

ESSEX

PROPERTY TRUST, INC.

First Quarter 2015

Earnings Release & Supplemental Financial Information



8th & Hope

Los Angeles, CA

290 Units

Acquired February 2015

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ESSEX

PROPERTY TRUST, INC.

Essex Announces First Quarter 2015 Results Core FFO per Diluted Share Grows 13.6% in the First Quarter

Palo Alto, California—May 6, 2015—Essex Property Trust, Inc. (NYSE:ESS) announced today its first quarter 2015 earnings results and related business activities.

Funds from Operations (“FFO”) and Net Income per diluted share for the quarter ended March 31, 2015 are detailed below. FFO and Net Income for the quarter ended March 31, 2015 include \$2.4 million in merger and integration related expenses compared to \$16.1 million of expenses in the prior year period. Core FFO excludes merger and integration expenses, acquisition costs and non-routine items.

	Three Months Ended		% Change
	2015	March 31, 2014	
<u>Per Diluted Share</u>			
Total FFO	\$2.27	\$1.68	35.0%
Core FFO	\$2.29	\$2.02	13.6%
Earnings per Share	\$0.92	\$0.58	58.6%

First Quarter Highlights:

- Grew Core FFO per diluted share by 13.6% compared to Q1 2014, which exceeded the high end of the Company’s initial guidance range, primarily due to strong same-property operating results.
- Achieved same-property gross revenues and net operating income (“NOI”) growth of 7.7% and 10.7%, respectively, compared to Q1 2014.
- Realized a sequential increase in same-property revenue growth of 1.6%.
- Acquired three communities for a total contract price of \$300.1 million, including the buyout of our joint venture partner’s interest in two communities.
- Formed a joint venture which acquired a fully entitled land parcel located in downtown San Francisco for a total contract price of \$43.6 million. Construction of the apartment community totaling 545 homes is expected to begin in the second half of 2015.
- Purchased a fully entitled land parcel located in San Mateo for a total contract price of \$67.0 million. Construction of the apartment community totaling 599 homes is expected to begin in the second half of 2015.
- Increased the dividend by 10.8% to an annual rate of \$5.76 per share.
- Raised the midpoint of guidance for same-property revenue growth for the full year by 50 basis points to 7.25% and NOI growth by 88 basis points to 9.4%.
- Provided Core FFO guidance range for the second quarter of 2015 of \$2.27 to \$2.35 per diluted share, which incorporates recent financing and investment transactions.
- Revised the full-year Core FFO guidance range per diluted share to \$9.36 to \$9.60, raising the midpoint by \$0.08 per share.

“Housing demand has exceeded our expectations so far in 2015, resulting in exceptional same-property revenue growth of 7.7% relative to the first quarter of 2014. This is the eighth consecutive quarter where same-property revenue growth has exceeded 6%. Strong revenue growth contributed to 13.6% Core FFO per share growth, exceeding the high-end of our guidance range. Our core markets in coastal California and Seattle are among the top job-growth markets in the nation, producing healthy housing demand relative to a limited supply of new apartments. These fundamentals should position us well as we enter the peak leasing season,” commented Michael Schall, President and Chief Executive Officer of the Company.

SAME-PROPERTY OPERATIONS

Essex same-property operating results exclude properties that are not comparable for the periods presented, including all properties acquired in the merger with BRE. The table below illustrates the percentage change in same-property gross revenues for the quarter ended March 31, 2015 compared to the quarter ended March 31, 2014, and the sequential percentage change for the quarter ended March 31, 2015 versus the quarter ended December 31, 2014 by submarket for the Company:

	Q1 2015 vs. Q1 2014	Q1 2015 vs. Q4 2014	% of Total Q1 2015 Revenues
Southern California			
Los Angeles County	5.2%	0.7%	16.5%
Ventura County	5.1%	1.6%	8.6%
Orange County	7.6%	2.4%	11.1%
San Diego County	6.7%	1.4%	5.5%
Other Southern California	7.0%	-0.3%	1.7%
Total Southern California	6.1%	1.4%	43.4%
Northern California			
Santa Clara County	10.4%	2.7%	18.7%
Contra Costa County	9.1%	1.8%	6.3%
Alameda County	10.3%	1.7%	5.9%
Other Northern California	8.5%	0.9%	6.9%
Total Northern California	9.8%	2.0%	37.8%
Seattle Metro	7.2%	1.4%	18.8%
Same-Property Portfolio	7.7%	1.6%	100.0%

	Year Over Year Growth Q1 2015 compared to Q1 2014		
	Gross Revenues	Operating Expenses	NOI
Southern California	6.1%	-0.1%	9.0%
Northern California	9.8%	3.0%	12.6%
Seattle Metro	7.2%	-0.3%	10.9%
Same-Property Portfolio	7.7%	0.9%	10.7%

	Sequential Growth		
	Q1 2015 compared to Q4 2014		
	Gross Revenues	Operating Expenses	NOI
Southern California	1.4%	-2.1%	2.9%
Northern California	2.0%	0.4%	2.7%
Seattle Metro	1.4%	-6.6%	5.5%
Same-Property Portfolio	1.6%	-2.2%	3.3%

	Financial Occupancies		
	Quarter Ended		
	3/31/2015	12/31/2014	3/31/2014
Southern California	96.4%	96.4%	96.4%
Northern California	96.2%	96.2%	96.5%
Seattle Metro	96.2%	95.8%	96.5%
Same-Property Portfolio	96.3%	96.2%	96.5%

LEGACY BRE SAME-PROPERTY REVENUE

The table below represents the first quarter 2015 results for the legacy BRE portfolio acquired in the merger with BRE, excluding the 17 properties contributed to joint ventures, compared on a pro forma same-property basis to the results for the first quarter 2014 while owned by BRE. Certain re-classifications were made to make the results comparable. These properties will be included in the same-property results starting in the second quarter of 2015.

	Q1 2015 vs. Q1 2014	% of Total
	Gross Revenues	Q1 2015 Revenues
Southern California	4.9%	50.9%
Northern California	9.7%	32.5%
Seattle Metro	6.9%	16.6%
Same-Property Portfolio	6.8%	100.0%

INVESTMENT ACTIVITY

In February, the Company acquired 8th and Hope located in downtown Los Angeles, CA for a contract price of \$200.0 million. Please see the press release dated February 27, 2015 for additional details about the transaction.

In March, the Company purchased the joint venture partner's 50% interest in The Huxley and The Dylan, for a total contract price of \$100.1 million. The two properties have a total of 371 apartment homes located in West Hollywood, CA. The properties are now consolidated and the Company recorded a \$21.4 million gain to remeasure the Company's investment in the joint venture to fair value. The gain is not included in the calculation of FFO.

Subsequent to quarter end, the Company purchased the joint venture partner's 49.5% interest in Reveal from Wesco I, LLC, for a contract price of \$73.0 million. Reveal has 438 apartment homes located in Woodland Hills, CA. Starting in the second quarter of 2015, the property will be consolidated.

DISPOSITIONS

In January, the Company sold Pinnacle South Mountain located in Phoenix, AZ for total proceeds of \$63.8 million. Total gain on the sale was \$4.7 million, which has been excluded from the calculation of FFO. With the sale of Pinnacle South Mountain, the Company has exited the Phoenix, AZ apartment market.

In March, the Company sold two commercial buildings aggregating 120,000 square feet located in Emeryville, CA for \$13.0 million. The sites were acquired in the merger with BRE and held for future development. Total gain on the sale was \$2.4 million, which has been excluded from the calculation of FFO.

DEVELOPMENT ACTIVITY

The table below represents the percentage of units leased for each community in lease-up as of May 3, 2015.

Project Name	Location	Total Units	ESS Ownership	% Leased as of 5/3/15
Mosso (Phase I and II)	San Francisco, CA	463	55%	95%
MB 360 Phase I	San Francisco, CA	188	100%	93%
Park 20	San Mateo, CA	197	55%	69%
Emme	Emeryville, CA	190	55%	72%
One South Market	San Jose, CA	312	55%	14%
Total/Average % Leased				69%

In February, the Company formed a joint venture to purchase a land parcel located at the intersection of Folsom and First Streets in downtown San Francisco, CA for a contract price of \$43.6 million. The site is located near the Transbay Terminal transportation hub which is expected to open in 2017. The Company plans to develop a forty-two story apartment community comprising 545 homes and 5,900 square feet of ground floor retail space. The Company has an approximate 50% interest in the joint venture. The parcel is fully entitled and construction is expected to commence in October 2015 with a projected opening in the fall of 2018. Please see the press release dated February 10, 2015 for additional details.

In March, the Company purchased a fully entitled 12 acre parcel of land located in San Mateo, CA for a contract price of \$67.0 million. The Company plans to develop 599 apartment homes, 25,000 square feet of retail and 10,000 square feet of office space. The transit-oriented site is located adjacent to a Caltrain station providing easy access to high paying jobs in San Francisco or Silicon Valley. The property will contain a rooftop pool, fitness center, cyber café, clubroom and a 1-acre park in the center of the community. Construction of Station Park Green is expected to begin in the fall 2015 and open in the fall of 2017.

OTHER INVESTMENTS

In March, the Company received cash of \$11.1 million from the redemption of a preferred equity investment related to a property located in Redwood City, CA. The Company recorded \$0.5 million of income from prepayment penalties due to the early termination of the investment.

LIQUIDITY AND BALANCE SHEET

Common Stock

During the first quarter, the Company issued 822,071 shares of common stock through our equity distribution program at an average price of \$225.51 for net proceeds of \$184.2 million. Subsequent to quarter end, the Company has issued 34,125 shares of common stock at an average price of \$229.50 for net proceeds of \$7.8 million.

Balance Sheet

In March, the Company issued \$500 million of 10-year senior unsecured notes at an interest rate per annum of 3.5%. Please see the press release dated March 10, 2015 for additional details about the transaction. As of April 30, 2015, the Company has over \$900 million in undrawn capacity on its unsecured credit facilities.

Guidance

The Company has revised its full year Core FFO guidance range from \$9.25 to \$9.55 to a range of \$9.36 to \$9.60, raising the midpoint by \$0.08. The revised guidance includes an increase to same-property growth rates, which are detailed in the table below, and reflects capital markets and investment transactions through April 2015. For additional details regarding our 2015 assumptions, please see page S-12 of the Supplemental Financial Information. For the second quarter of 2015, the Company has established a guidance range for Core FFO per diluted share of \$2.27 to \$2.35.

	Same-Property Growth for Full Year 2015 based on 28,596 apartment units		Same-Property Growth for Q2 '15 - Q4 '15 based on 43,111 apartment units	
	Revised	February 2015	Revised	February 2015
Gross Revenue	6.75% - 7.75%	6.25% - 7.25%	6.25% - 7.25%	6.00% - 7.00%
Operating Expense	2.50% - 3.00%	2.50% - 3.50%	2.50% - 3.50%	2.50% - 3.50%
Net Operating Income	8.50% - 10.25%	7.50% - 9.50%	7.50% - 9.50%	7.00% - 9.00%

UPCOMING EVENTS

Essex is scheduled to participate in the NAREIT Institutional Investor Forum in New York, NY, from June 9-11, 2015 and the Company's President and Chief Executive Officer, Michael J. Schall, will present at the conference on Tuesday, June 9, 2015, at 3:45 p.m. ET. The presentation will be webcast and can be accessed on the Investors section of the Company's website at www.essex.com. An archive of the web cast will be available for three months following the event. A copy of any materials provided by the Company at the conference will also be made available on the Investors section of the Company's website.

CONFERENCE CALL WITH MANAGEMENT

The Company will host an earnings conference call with management to discuss its quarterly results on Thursday, May 7, 2015 at 10 a.m. PT (1 p.m. ET), which will be broadcast live via the Internet at www.essex.com, and accessible via phone by dialing toll-free, (888) 503-8172, or toll/international, (719) 325-2423. No passcode is necessary.

A rebroadcast of the live call will be available online for 90 days and digitally for 7 days. To access the replay online, go to www.essex.com and select the fourth quarter earnings link. To access the replay digitally, dial (877) 870-5176 using the replay pin number 7370659. If you are unable to access the information via the

Company's website, please contact the Investor Relations Department at investors@essex.com or by calling (650) 494-3700.

CORPORATE PROFILE

Essex Property Trust, Inc., an S&P 500 company, is a fully integrated real estate investment trust (REIT) that acquires, develops, redevelops, and manages multifamily residential properties in selected West Coast markets. Essex currently has ownership interests in 241 apartment communities with an additional 12 properties in various stages of active development. Additional information about Essex can be found on the Company's web site at www.essex.com.

This press release and accompanying supplemental financial information will be filed electronically on Form 8-K with the Securities and Exchange Commission and can be accessed from the Company's Web site at www.essex.com. If you are unable to obtain the information via the Web, please contact the Investor Relations Department at (650) 494-3700.

FUNDS FROM OPERATIONS ("FFO") RECONCILIATION

FFO, as defined by the National Association of Real Estate Investment Trusts ("NAREIT"), is generally considered by industry analysts as an appropriate measure of performance of an equity REIT. Generally, FFO adjusts the net income of equity REITs for non-cash charges such as depreciation and amortization of rental properties, impairment charges, gains/losses on sales of real estate and extraordinary items. Management considers FFO and FFO which excludes merger, integration and acquisition costs and items that are not routine or not related to the Company's core business activities, which is referred to as ("Core FFO"), to be useful financial performance measurements of an equity REIT because, together with net income and cash flows, FFO and Core FFO provide investors with an additional basis to evaluate the operating performance and ability of a REIT to incur and service debt and to fund acquisitions and other capital expenditures and the ability to pay dividends.

FFO does not represent net income or cash flows from operations as defined by U.S. generally accepted accounting principles ("GAAP") and are not intended to indicate whether cash flows will be sufficient to fund cash needs. It should not be considered as an alternative to net income as an indicator of the REIT's operating performance or to cash flows as a measure of liquidity. FFO does not measure whether cash flow is sufficient to fund all cash needs including principal amortization, capital improvements and distributions to shareholders. FFO also does not represent cash flows generated from operating, investing or financing activities as defined under GAAP. Management has consistently applied the NAREIT definition of FFO to all periods presented. However, there is judgment involved and other REITs' calculation of FFO may vary from the NAREIT definition for this measure, and thus their disclosures of FFO may not be comparable to the Company's calculation.

The following table sets forth the Company's calculation of diluted FFO and Core FFO for the quarters ended March 31, 2015 and 2014:

Funds from Operations (In thousands)	Three Month Ended March 31,	
	2015	2014
Net income available to common stockholders	\$59,363	\$21,912
Adjustments:		
Depreciation and amortization	106,907	50,312
Gains not included in FFO	(28,474)	(10,292)
Depreciation add back from unconsolidated co-investments	11,917	4,760
Noncontrolling interest related to Operating Partnership units	2,063	1,417
Depreciation attributable to third party ownership and other	(249)	(329)
Funds from Operations	\$151,527	\$67,780
Merger and integration expenses	2,388	16,059
Acquisition costs	547	188
Gain on sale of marketable securities and note prepayment	—	(427)
Gain on sale of land	—	(400)
Co-investment promote income	—	(3,848)
Income from early redemption of preferred equity investments	(469)	—
Other non-core adjustments	(1,375)	1,768
Core Funds from Operations	\$152,618	\$81,120

SAFE HARBOR STATEMENT UNDER THE PRIVATE LITIGATION REFORM ACT OF 1995:

This press release includes “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. Such forward-looking statements include statements in the “First Quarter Highlights” and “Guidance” sections of the release regarding 2015 same-property revenue growth, 2015 net operating income growth, core FFO per share for the second quarter of 2015 and for the full year 2015; statements regarding development plans; and statements and estimates set forth under the captions “Development Pipeline—March 31, 2015” and “Redevelopment Pipeline and Capital Expenditures—March 31, 2015” on pages S-9 and S-10 of the Company's Supplemental Financial Information Package, which accompanies this press release, regarding estimated costs of property development and redevelopment and regarding the anticipated timing of redevelopments and of the construction start, initial occupancy and stabilization of property development and the various financial projections and assumptions, including those regarding 2015 NOI, FFO and Core FFO, set forth in the columns “2015 Guidance Range” on page S-12 of the Company's Supplemental Financial Information Package and the forecasts, set forth on page S-14 of the Company's Supplemental Financial Information Package, of residential supply, jobs, and rent growth in various areas. The Company's actual results may differ materially from those projected in such forward-looking statements. Factors that might cause such a difference include, but are not limited to, changes in market demand for rental units and the impact of competition and competitive pricing, unforeseen consequences from cyber-intrusion, unanticipated difficulties in integrating the businesses of Essex and BRE and realizing anticipated synergies, changes in economic conditions, unexpected delays in the development and stabilization of development projects, unexpected difficulties in leasing of development projects, total costs of development investments exceeding the Company's projections and other risks detailed in the Company's filings with the Securities and Exchange

Commission (SEC). All forward-looking statements are made as of today, and the Company assumes no obligation to update this information. For more details relating to risk and uncertainties that could cause actual results to differ materially from those anticipated in our forward-looking statements, and risks to our business in general, please refer to our SEC filings, including the Company's Report on Form 10-K for the year ended December 31, 2014.

Contact Information

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ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results

(Dollars in thousands, except share and per share amounts)

	Three Months Ended	
	March 31,	
	2015	2014
Revenues:		
Rental and other property	\$ 280,229	\$ 159,349
Management and other fees	2,644	1,660
	<u>282,873</u>	<u>161,009</u>
Expenses:		
Property operating	87,171	52,306
Depreciation and amortization	106,907	50,312
General and administrative	10,545	7,583
Merger and integration expenses	2,388	16,059
Acquisition costs	547	188
	<u>207,558</u>	<u>126,448</u>
Earnings from operations	75,315	34,561
Interest expense	(47,546)	(29,041)
Interest and other income	4,199	2,879
Equity income from co-investments	4,311	10,526
Gain on sale of real estate and land	7,112	7,481
Gain on remeasurement of co-investment	21,362	-
Net income	<u>64,753</u>	<u>26,406</u>
Net income attributable to noncontrolling interest	(4,076)	(3,126)
Net income attributable to controlling interest	60,677	23,280
Dividends to preferred stockholders	(1,314)	(1,368)
Net income available to common stockholders	<u>\$ 59,363</u>	<u>\$ 21,912</u>
Net income per share - basic	<u>\$ 0.92</u>	<u>\$ 0.58</u>
Shares used in income per share - basic	<u>64,185,455</u>	<u>37,685,073</u>
Net income per share - diluted	<u>\$ 0.92</u>	<u>\$ 0.58</u>
Shares used in income per share - diluted	<u>64,394,680</u>	<u>37,931,454</u>

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results	Three Months Ended	
Selected Line Item Detail	March 31,	
<i>(Dollars in thousands)</i>	2015	2014
Rental and other property		
Rental	\$ 262,365	\$ 148,326
Other property	17,864	11,023
Rental and other property	<u>\$ 280,229</u>	<u>\$ 159,349</u>
Property operating expenses		
Real estate taxes	\$ 31,553	\$ 15,339
Administrative and insurance	18,240	13,174
Maintenance and repairs	16,467	10,436
Utilities	14,829	9,469
Property management	6,082	3,888
Property operating expenses	<u>\$ 87,171</u>	<u>\$ 52,306</u>
Interest and other income		
Marketable securities and other interest income	\$ 3,199	\$ 2,411
Notes receivable	-	41
Gain from sale of marketable securities and note prepayment	-	427
Insurance reimbursement for cyber expenses	1,000	-
Interest and other income	<u>\$ 4,199</u>	<u>\$ 2,879</u>
Equity income from co-investments		
Equity income (loss) from co-investments	\$ 1,227	\$ (18)
Income from preferred equity investments	2,615	3,485
Gain on sale of co-investments	-	3,211
Co-investment promote income	-	3,848
Income from early redemption of preferred equity investments	469	-
Equity income from co-investments	<u>\$ 4,311</u>	<u>\$ 10,526</u>
Noncontrolling interest		
Limited partners of Essex Portfolio, L.P.	\$ 2,063	\$ 1,417
DownREIT limited partners' distributions	1,300	1,144
Third-party ownership interest	713	565
Noncontrolling interest	<u>\$ 4,076</u>	<u>\$ 3,126</u>

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Funds From Operations

(Dollars in thousands, except share and per share amounts)

	Three Months Ended		% Change
	March 31,		
	2015	2014	
Funds from operations			
Net income available to common stockholders	\$ 59,363	\$ 21,912	
Adjustments:			
Depreciation and amortization	106,907	50,312	
Gains not included in FFO	(28,474)	(10,292)	
Depreciation add back from unconsolidated co-investments	11,917	4,760	
Noncontrolling interest related to Operating Partnership units	2,063	1,417	
Depreciation attributable to third party ownership and other	(249)	(329)	
Funds from operations	<u>\$ 151,527</u>	<u>\$ 67,780</u>	
FFO per share-diluted	<u>\$ 2.27</u>	<u>\$ 1.68</u>	35.0%
Components of the change in FFO			
Non-core items:			
Merger and integration expenses	\$ 2,388	16,059	
Acquisition costs	547	188	
Gain on sale of marketable securities and note prepayment	-	(427)	
Gain on sale of land	-	(400)	
Co-investment promote income	-	(3,848)	
Income from early redemption of preferred equity investments	(469)	-	
Other non-core adjustments	(1,375)	1,768	
Core funds from operations	<u>152,618</u>	<u>81,120</u>	
Core FFO per share-diluted	<u>\$ 2.29</u>	<u>\$ 2.02</u>	13.6%
Changes in core items:			
Same-property NOI	\$ 10,940		
Non-same property NOI	73,504		
Management and other fees, net	609		
Equity income from co-investments	7,335		
Interest and other income	747		
Interest expense	(18,505)		
General and administrative	(2,962)		
Other items, net	(170)		
	<u>\$ 71,498</u>		
Weighted average number of shares outstanding diluted (1)	<u>66,641,225</u>	<u>40,238,064</u>	

(1) Assumes conversion of the weighted average operating partnership interests in the Operating Partnership into shares of the Company's common stock and excludes DownREIT units of 904,785.

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Balance Sheets

(Dollars in thousands)

	March 31, 2015	December 31, 2014
Real Estate:		
Land and land improvements	\$ 2,505,257	\$ 2,424,930
Buildings and improvements	9,332,472	8,819,751
	11,837,729	11,244,681
Less: accumulated depreciation	(1,658,692)	(1,564,806)
	10,179,037	9,679,875
Real estate under development	339,386	429,096
Co-investments	1,057,298	1,042,423
Real estate held for sale, net	-	56,300
	11,575,721	11,207,694
Cash and cash equivalents	255,230	95,749
Marketable securities and other investments	128,502	117,240
Notes and other receivables	28,954	24,923
Acquired in-place lease value and other assets	96,752	110,565
Total assets	\$ 12,085,159	\$ 11,556,171
Mortgage notes payable	\$ 2,322,837	\$ 2,246,255
Unsecured debt	3,113,216	2,617,482
Lines of credit	-	246,391
Other liabilities	323,334	286,719
Total liabilities	5,759,387	5,396,847
Redeemable noncontrolling interest	24,916	23,256
Equity:		
Common stock	6	6
Cumulative redeemable preferred stock, liquidation value	73,750	73,750
Additional paid-in capital	6,848,255	6,651,165
Distributions in excess of accumulated earnings	(684,436)	(650,797)
Accumulated other comprehensive loss, net	(50,868)	(51,452)
Total stockholders' equity	6,186,707	6,022,672
Noncontrolling interest	114,149	113,396
Total equity	6,300,856	6,136,068
Total liabilities and equity	\$ 12,085,159	\$ 11,556,171

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Debt Summary - March 31, 2015

(Dollars in thousands)

	Balance Outstanding	Weighted Average		Scheduled principal payments and unamortized premiums (discounts) are as follows - excludes lines of credit:						
		Interest Rate	Maturity In Years	Secured	Unsecured	Unamortized premiums (discounts)	Total	Weighted Average Interest Rate	Percentage of Total Debt	
Mortgage Notes Payable										
Fixed rate - secured	\$ 1,952,547	4.9%	4.4	2015	\$ 74,177	\$ -	22,775	\$ 96,952	4.6%	1.8%
Variable rate - secured (1)	292,069	1.7%	23.1	2016	41,519	350,000	30,011	421,530	3.3%	7.7%
Unamortized premiums	78,221	-	-	2017	199,178	365,000	20,307	584,485	3.2%	10.8%
Total mortgage notes payable	<u>2,322,837</u>	<u>4.5%</u>	<u>6.6</u>	2018	320,621	-	16,654	337,275	5.4%	6.2%
				2019	566,393	75,000	11,571	652,964	4.2%	12.0%
Unsecured Debt				2020	693,447	-	5,698	699,145	5.0%	12.8%
Bonds private - fixed rate	465,000	4.5%	4.0	2021	51,152	500,000	(1,681)	549,471	4.3%	10.1%
Bonds public - fixed rate	2,400,000	3.5%	7.5	2022	1,186	300,000	(2,325)	298,861	3.7%	5.5%
Term loan (2)	225,000	2.4%	1.6	2023	1,282	600,000	(598)	600,684	3.6%	11.1%
Unamortized premiums	23,216	-	-	2024	19,158	400,000	(247)	418,911	4.0%	7.7%
Total lines of credit	<u>3,113,216</u>	<u>3.5%</u>	<u>6.5</u>	2025	14,611	500,000	(68)	514,543	3.5%	9.5%
Unsecured Lines of Credit				Thereafter	261,892	-	(660)	261,232	1.8%	4.8%
Line of credit (3)	-	-		Total	<u>\$ 2,244,616</u>	<u>\$ 3,090,000</u>	<u>\$ 101,437</u>	<u>\$ 5,436,053</u>	<u>3.9%</u>	<u>100.0%</u>
Line of credit (4)	-	-								
Total lines of credit	-	-								
Total debt	<u>\$ 5,436,053</u>	<u>3.9%</u>								

Capitalized interest for the three months ended March 31, 2015 was approximately \$4.3 million.

- (1) Variable rate debt of \$282.1 million is tax exempt to the note holders and \$263.9 million is subject to interest rate protection agreements and total return swap contracts.
- (2) The unsecured term loan has a variable interest rate of LIBOR plus 1.05%. The Company has entered into interest rate swap contracts with a notional amount totaling \$225 million, which effectively converts the interest rate on \$225 million of the term loan to a fixed rate of 2.4%.
- (3) The unsecured line of credit facility aggregates to \$1 billion and the line matures in December 2018 with one 18-month extension, exercisable at the Company's option. The underlying interest rate on this line is based on a tiered rate structure tied to the Company's corporate ratings and is currently at LIBOR plus 0.95%.
- (4) The unsecured line of credit facility is \$25 million and matures in January 2016. The underlying interest rate on this line is based on a tiered rate structure tied to the Company's corporate ratings and is currently at LIBOR plus 0.95%.

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Property Operating Results - Quarters ended March 31, 2015 and 2014

(Dollars in thousands, except per unit amounts)

	Southern California			Northern California			Seattle Metro			Other real estate assets (1)		Total		
	2015	2014	% Change	2015	2014	% Change	2015	2014	% Change	2015	2014	2015	2014	% Change
Revenues:														
Same-property revenue	\$ 69,356	\$ 65,390	6.1%	\$ 60,449	\$ 55,038	9.8%	\$ 29,961	\$ 27,960	7.2%	\$ -	\$ -	\$ 159,766	\$ 148,388	7.7%
Non-same property revenue (2)	6,467	4,221		6,560	1,450		4,310	745		5,693	4,545	23,030	10,961	
Legacy BRE portfolio property revenue (3)	47,632	-		35,418	-		14,383	-		-	-	97,433	-	
Total Revenues	\$ 123,455	\$ 69,611		\$ 102,427	\$ 56,488		\$ 48,654	\$ 28,705		\$ 5,693	\$ 4,545	\$ 280,229	\$ 159,349	
Property operating expenses:														
Same-property operating expenses														
Real estate taxes	\$ 5,818	\$ 5,697		\$ 5,392	\$ 5,272		\$ 2,919	\$ 2,909		\$ -	\$ -	\$ 14,129	\$ 13,878	1.8%
Administrative and insurance	5,769	5,798		3,367	3,241		1,930	1,882		-	-	11,066	10,921	1.3%
Maintenance and repairs	4,377	4,375		3,486	3,416		1,779	1,855		-	-	9,642	9,646	0.0%
Utilities	3,476	3,620		3,208	3,070		1,987	2,019		-	-	8,671	8,709	-0.4%
Management fees	1,435	1,406		1,074	1,042		773	750		-	-	3,282	3,198	2.6%
Total same-property operating expenses	20,875	20,896	-0.1%	16,527	16,041	3.0%	9,388	9,415	-0.3%	-	-	46,790	46,352	0.9%
Non-same property operating expenses (2)	2,703	1,776		2,083	524		1,322	244		1,368	3,410	7,476	5,954	
Legacy BRE portfolio property operating expenses (3)	16,789	-		11,301	-		4,815	-		-	-	32,905	-	
Total property operating expenses	\$ 40,367	\$ 22,672		\$ 29,911	\$ 16,565		\$ 15,525	\$ 9,659		\$ 1,368	\$ 3,410	\$ 87,171	\$ 52,306	
Net operating income (NOI):														
Same-property NOI	\$ 48,481	\$ 44,494	9.0%	\$ 43,922	\$ 38,997	12.6%	\$ 20,573	\$ 18,545	10.9%	\$ -	\$ -	\$ 112,976	\$ 102,036	10.7%
Non-same property NOI (2)														
Legacy BRE portfolio (3)	30,843	-		24,117	-		9,568	-		-	-	64,528	-	
Redevelopment communities	1,309	1,454		-	-		-	-		-	-	1,309	1,454	
Acquired communities - Other (4)	1,743	991		4,477	926		2,988	501		-	-	9,208	2,418	
Acquired communities - 2015 (5)	712	-		-	-		-	-		-	-	712	-	
Other real estate assets (1)	-	-		-	-		-	-		4,325	1,135	4,325	1,135	
Total non-same property NOI	34,607	2,445		28,594	926		12,556	501		4,325	1,135	80,082	5,007	
Total NOI	\$ 83,088	\$ 46,939		\$ 72,516	\$ 39,923		\$ 33,129	\$ 19,046		\$ 4,325	\$ 1,135	\$ 193,058	\$ 107,043	
Same-property operating margin	70%	68%		73%	71%		69%	66%				71%	69%	
Annualized same-property turnover percentage	43%	45%		42%	45%		37%	39%				41%	44%	
Average same-property concessions per turn (6)	\$ 38	\$ 38		\$ 60	\$ 39		\$ 33	\$ 29				\$ 44	\$ 37	
Reconciliation of apartment units at end of period														
Same-property apartment units	12,875			9,184			6,537			-		28,596		
Consolidated apartment units	14,492	13,870		9,998	9,430		7,395	6,703		-	-	31,885	30,003	
Legacy BRE portfolio (3)	8,337	-		4,791	-		2,821	-		-	-	15,949	-	
Co-investments (7)	4,770	1,870		3,049	1,592		1,958	1,157		-	-	9,777	4,619	
Under development	-	571		2,657	1,780		-	-		-	-	2,657	2,351	
Total apartment units at end of period	27,599	16,311		20,495	12,802		12,174	7,860		-	-	60,268	36,973	
Percentage of total	46%	44%		34%	35%		20%	21%		-	-	100%	100%	
Average same-property financial occupancy	96.4%	96.4%		96.2%	96.5%		96.2%	96.5%				96.3%	96.5%	

(1) Other real estate assets consists mainly of retail space, commercial properties, boat slips, and properties sold.

(2) Includes properties which subsequent to January 1, 2014 were either acquired or in a stage of development or redevelopment without stabilized operations.

(3) Properties acquired as part of the BRE Properties merger on April 1, 2014, excluding 17 properties contributed to joint ventures.

(4) Acquired communities during 2014 includes Apex, The Avery, Collins on Pine, Ellington at Bellevue, Paragon, and Piedmont. Acquired communities during 2013 which stabilized during 2014 includes Slater 116, Vox, and Domain. Also, included is Bennett Lofts which was acquired during 2012.

(5) Acquired communities during 2015 includes 8th & Hope, The Dylan, and The Huxley.

(6) Average same-property concessions per turn is the dollar amount per unit resulting from the same-property concessions divided by the product of the same property turnover percentage for the quarter times the same-property apartment units.

(7) Includes BRE properties contributed to joint ventures.

ESSEX PROPERTY TRUST, INC.

Revenue by County - Quarters ended March 31, 2015, March 31, 2014 and December 31, 2014

(Dollars in thousands, except average property rental rates)

Region	Units	Average Property Rental Rates			Three months ended March 31, 2015		Three months ended March 31, 2014		Three months ended December 31, 2014			
		QTD 2015	QTD 2014	% Change	Property Revenue	Financial Occupancy	Property Revenue	Financial Occupancy	Property Revenue % Change	Property Revenue	Sequential % Change	
Southern California												
Los Angeles County	4,400	\$ 1,978	\$ 1,867	5.9%	\$ 26,394	96.2%	\$ 25,079	96.5%	5.2%	\$ 26,205	0.7%	
Ventura County	2,898	1,526	1,442	5.8%	13,694	96.3%	13,027	96.9%	5.1%	13,484	1.6%	
Orange County	2,887	2,007	1,889	6.2%	17,758	96.6%	16,504	95.8%	7.6%	17,346	2.4%	
San Diego County	2,067	1,352	1,273	6.2%	8,754	96.4%	8,205	96.2%	6.7%	8,630	1.4%	
Santa Barbara County	347	1,876	1,750	7.2%	2,030	99.1%	1,897	99.6%	7.0%	2,052	-1.1%	
Riverside County	276	828	791	4.7%	726	97.3%	678	95.7%	7.1%	713	1.8%	
Total same-property	12,875	1,755	1,655	6.0%	69,356	96.4%	65,390	96.4%	6.1%	68,430	1.4%	
Los Angeles County	4,160	2,296			23,263		2,389					
Orange County	2,899	1,725			15,192		-					
San Diego County	2,895	1,812			15,644		1,832					
Non-same property	9,954	1,989			54,099		4,221					
Northern California												
Santa Clara County	4,279	2,297	2,075	10.7%	29,890	96.4%	27,063	96.6%	10.4%	29,117	2.7%	
Contra Costa County	1,720	1,937	1,771	9.4%	10,172	96.3%	9,325	96.3%	9.1%	9,997	1.8%	
Alameda County	1,542	1,977	1,757	12.5%	9,398	96.5%	8,522	97.3%	10.3%	9,239	1.7%	
San Mateo County	768	2,373	2,146	10.6%	5,612	96.5%	5,117	96.7%	9.7%	5,508	1.9%	
San Francisco MSA	645	2,200	2,043	7.7%	4,105	93.0%	3,826	94.0%	7.3%	4,117	-0.3%	
Other	230	1,804	1,683	7.2%	1,272	96.8%	1,185	96.3%	7.3%	1,265	0.6%	
Total same-property	9,184	2,163	1,959	10.4%	60,449	96.2%	55,038	96.5%	9.8%	59,243	2.0%	
Santa Clara County	1,595	2,612			12,359		-					
Contra Costa County	550	2,103			3,523		-					
Alameda County	1,596	2,309			11,065		-					
San Mateo County	1,358	2,827			11,099		-					
San Francisco MSA	335	3,795			2,634		1,450					
Other	171	2,419			1,298		-					
Non-same property	5,605	2,500			41,978		1,450					
Seattle Metro												
King County	6,072	1,472	1,369	7.5%	28,365	96.3%	26,468	96.5%	7.2%	27,949	1.5%	
Snohomish County	465	1,089	990	10.0%	1,596	95.4%	1,492	97.6%	7.0%	1,593	0.2%	
Total same-property	6,537	1,445	1,342	7.7%	29,961	96.2%	27,960	96.5%	7.2%	29,542	1.4%	
King County	3,171	1,611			16,162		745					
Snohomish County	508	1,621			2,531		-					
Non-same property	3,679	1,612			18,693		745					
Other real estate assets (1)												
	-				5,693		4,545					
Total same-property revenue	28,596	\$ 1,815	\$ 1,681	8.0%	\$ 159,766	96.3%	\$ 148,388	96.5%	7.7%	\$ 157,215	1.6%	
Total non-same property revenue	19,238	\$ 2,093			\$ 120,463		\$ 10,961					

(1) Other real estate assets consists mainly of retail space, commercial properties, boat slips, and properties sold.

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Development Pipeline - March 31, 2015

(Dollars in millions, except per unit amounts in thousands)

		Ownership %	Estimated Units	Estimated Retail sq. feet	Incurred to Date	Remaining Costs	Estimated Total Cost	Essex Share of Estimated Total Cost	Apartment Cost per Unit (1)	Construction Start	Initial Occupancy	Stabilized Operations
Development Projects - Consolidated (2) (3)												
Project Name		Location										
MB 360 Phase I	San Francisco, CA	100%	188		\$ 137	\$ 3	\$ 140	\$ 140	\$ 745	Q2 2012	Q4 2014	Q2 2015
MB 360 Phase II (4)	San Francisco, CA	100%	172	11,500	97	38	135	135	744	Q3 2014	Q4 2015	Q2 2016
Station Park Green	San Mateo, CA	100%	599	35,000 (5)	73	281	354	354	531	Q3 2015	Q3 2017	Q4 2018
Total Development Projects - Consolidated			959	46,500	307	322	629	629	656			
Land Held for Future Development - Consolidated												
Project Name		Location										
Other Projects	Various	100%			32	-	32	32				
Total Development Pipeline - Consolidated			959	46,500	339	322	661	661				
Development Projects/Land Held for Future Development - Joint Venture (2)												
Project Name		Location										
Epic - Phase III	San Jose, CA	55%	200	-	72	25	97	53	483	Q3 2013	Q3 2015	Q1 2016
Mosso II	San Francisco, CA	55%	282	4,270	146	4	150	83	525	Q2 2012	Q3 2014	Q2 2015
Park 20	San Mateo, CA	55%	197	-	77	-	77	42	391	Q3 2012	Q1 2015	Q3 2015
One South Market	San Jose, CA	55%	312	6,000	129	16	145	80	458	Q2 2013	Q2 2015	Q2 2016
Agora	Walnut Creek, CA	50%	49	35,000	68	21	89	45	834	Q3 2013	Q4 2015	Q1 2016
Emme	Emeryville, CA	55%	190	-	63	-	63	35	336	Q3 2012	Q1 2015	Q3 2015
Owens	Pleasanton, CA	55%	255	5,729	30	59	89	49	341	Q3 2014	Q2 2016	Q2 2017
Hacienda	Pleasanton, CA	55%	251	-	25	61	86	47	343	Q1 2015	Q3 2016	Q3 2017
Century Towers	San Jose, CA	50%	376	2,006	51	121	172	86	455	Q3 2014	Q1 2017	Q1 2018
500 Folsom	San Francisco, CA	50%	545	6,000	52	329	381	191	688	Q4 2015	Q4 2018	Q2 2020
Total Development Projects - Joint Venture			2,657	59,005	713	636	1,349	711	\$ 486			
Grand Total - Development Pipeline			3,616	105,505	\$ 1,052	\$ 958	\$ 2,010	1,372				
Essex Cost Incurred to Date								(722)				
Essex Remaining Commitment								\$ 650				

(1) Excludes the estimated allocation to retail square feet.

(2) The company share of cost totaled \$4.0M of capitalized interest, \$1.1M of capitalized overhead and \$2.9M of co-investment development fees related to development in Q1 2015.

(3) NOI for the three months ended March 31, 2015 was \$0.5 million.

(4) To date the Company has received \$40 million of the \$45 million of expected insurance proceeds related to the fire.

(5) Includes 25,000 square feet of retail and 10,000 square feet of office space.

ESSEX PROPERTY TRUST, INC.

Redevelopment Pipeline and Capital Expenditures - March 31, 2015

(Dollars in thousands, except per unit amounts)

Region/Project Name (1)	Units	Total Incurred To Date	Estimated Remaining Cost	Estimated Total Cost	Project Start Date	NOI For the three months ended	
						2015	2014
Same-property - Redevelopment Projects (2) (3)							
Northern California							
Summerhill Park	100	\$ 1,043	\$ 8,834	9,877	Q4 2014		
Southern California							
Hamptons	215	3,711	15,770	19,481	Q1 2014		
Monterras	292	12,394	13,989	26,383	Q1 2014		
Total Same-property - Redevelopment Projects	<u>607</u>	<u>\$ 17,148</u>	<u>\$ 38,593</u>	<u>\$ 55,741</u>		<u>\$ 2,472</u>	<u>\$ 2,294</u>
Non-same property - Redevelopment Projects							
Southern California							
Bunker Hill Towers	456	\$ 18,729	\$ 57,415	\$ 76,144	Q3 2013		
Total Non-same property - Redevelopment Projects	<u>456</u>	<u>\$ 18,729</u>	<u>\$ 57,415</u>	<u>\$ 76,144</u>		<u>\$ 1,296</u>	<u>\$ 1,454</u>

- (1) The Company incurred \$0.3 million of capitalized interest, \$0.9 million of capitalized overhead and \$0.1 million of co-investment redevelopment fees related to redevelopment in Q1 2015.
- (2) Redevelopment activities are ongoing at these communities, but the communities have stabilized operations, therefore results are classified in same-property operations.
- (3) The Company incurred \$0.4 million of vacancy loss for the same-property portfolio, and \$0.8 million of vacancy loss for the total portfolio during the three months ended March 31, 2015. The Company completed the redevelopment of interiors totaling 247 units for the redevelopment-related same-property portfolio and 484 units for the total portfolio, during the three months ended March 31, 2015.

Non-revenue Generating Capital Expenditures	Q1 2015	Q4 2014	Q3 2014	Q2 2014
Non-revenue generating capital expenditures	\$ 7,164	\$ 14,632	\$ 14,022	\$ 10,623
Average apartment units in quarter	47,780	47,806	47,381	46,638
Capital expenditures per apartment unit in the quarter	\$ 150	\$ 306	\$ 296	\$ 228
Capital expenditures per apartment unit-trailing four quarters	<u>\$ 980</u>	<u>\$ 978</u>	<u>\$ 845</u>	<u>\$ 871</u>

See Company's 10-K for additional disclosures

ESSEX PROPERTY TRUST, INC.

Co-investments - March 31, 2015

(Dollars in thousands)

	Essex Ownership Percentage	Units	Total Unde depreciated Book Value	Debt Amount	Essex Book Value	Weighted Average Borrowing Rate	Remaining Term of Debt/(in Years)	For the Quarter Ended March 31, 2015	2014
Operating Non-Consolidated Joint Ventures									
								Net Operating Income	
Essex Apartment Value Fund II, L.P. (Fund II) (1)	28.2%	-	\$ -	\$ -	\$ 232	-	-	\$ 139	\$ 305
Wesco I, LLC	50.0%	2,713	684,281	362,245	136,257	3.6%	8.5	9,882	8,939
Wesco III, LLC	50.0%	993	231,564	120,079	50,410	3.6%	5.5	3,165	1,956
Wesco IV, LLC	50.0%	1,116	298,060	155,000	67,904	3.9%	5.9	4,180	-
BEXAEW, LLC	50.0%	2,723	519,673	321,894	93,842	3.0%	5.9	7,756	-
CPPIB	55.0%	878	254,570	-	170,501	-	-	4,077	-
Palm Valley	50.0%	1,098	370,832	232,269	69,817	2.5%	1.8	4,843	-
Other	50.0%	275	65,647	51,000	6,877	3.6%	5.4	1,613	1,157
Total Operating Non-Consolidated Joint Ventures		9,796	\$ 2,424,627	\$ 1,242,487	\$ 595,840	3.3%	6.0	\$ 35,655	\$ 12,357
Development Non-Consolidated Joint Ventures (2)	50/55%	2,657	713,000	57,659	354,384	1.9%	1.9	2,012	1,262
Total Non-Consolidated Joint Ventures		12,453	\$ 3,137,627	\$ 1,300,146	\$ 950,224			\$ 37,667	\$ 13,619

	Essex Portion of NOI and Expenses	
NOI	\$ 19,095	\$ 6,860
Depreciation	(11,917)	(4,760)
Interest expense and other	(5,951)	(2,118)
Gain on sale of co-investments	-	3,211
Promote income	-	3,848
Net income from operating co-investments	\$ 1,227	\$ 7,041

	Weighted Average Preferred Return	Weighted Average Expected Term	Income from Preferred Equity Investments	
Income from preferred equity investments			\$ 2,615	\$ 3,485
Income from early redemption of preferred equity investments			469	-
Preferred Equity Investments (3)	107,074	9.8%	\$ 3,084	\$ 3,485
Total Co-investments (4)	\$ 1,057,298		\$ 4,311	\$ 10,526

(1) The Company has a 28.2% interest as a general partner and limited partner in Fund II. There are no properties remaining in the Fund at quarter end.

(2) The Company has interests in 10 development co-investments, which are detailed on S-9.

(3) As of March 31, 2015 the Company has invested in seven preferred equity investments.

(4) The Company consolidates Hidden Valley and Hillsdale Garden Apartments. Noncontrolling interests' share of net operating income in these investments for the three months ended March 31, 2015 was \$0.9 million.

ESSEX PROPERTY TRUST, INC.
Assumptions for 2015 FFO Guidance Range
Q1 2015 Earnings Results Supplement

(\$'s in thousands, except share and per share data) ⁽¹⁾

	YTD Actuals	2015 Guidance Range Low End High End		Changes from Guidance Provided in February 2015
Net Operating Income ("NOI")				
Reflects Q1 '15 results, revised same-property revenue growth for the full year to a midpoint of 7.25% and investment activity through April 2015.				
Total NOI from consolidated communities	\$ 193,058	\$ 803,500	812,500	
Management Fees	2,269	8,200	8,800	
Interest Expense				
Interest expense, before capitalized interest	(51,836)	(216,400)	(214,300)	Updated for \$500 million unsecured bond offering in mid-March. Capitalized interest updated for timing of development spend.
Forecasted interest capitalized	4,290	15,200	17,200	
Net interest expense	(47,546)	(201,200)	(197,100)	
Recurring Income and Expenses				
Interest and other income	3,199	13,000	14,100	Reflects three co-investments properties transferred to consolidated operations and the redemption of a preferred equity investment.
FFO from co-investments	15,759	63,900	66,900	
General and administrative expense	(10,545)	(43,000)	(45,000)	
Preferred dividends and non-controlling interest	(3,576)	(14,400)	(14,200)	
Total recurring income and expenses	4,837	19,500	21,800	
Non-Core Income and Expenses				
Income from early redemption of preferred equity investment	469	469	469	
Loss on early retirement of debt	-	(1,000)	(1,000)	
Merger and integration expenses	(2,388)	(7,500)	(5,500)	
Acquisition costs	(547)	(1,000)	(1,500)	
Other non-core adjustments	1,375	1,375	1,375	
Total non-core income and expenses	(1,091)	(7,656)	(6,156)	
Funds from Operations	\$ 151,527	622,344	639,844	
Funds from Operations per diluted Share	\$ 2.27	9.25	9.51	
% Change - Funds from Operations	35.0%	17.2%	20.5%	
Funds from Operations excluding non-core items	\$ 152,618	630,000	646,000	
Core Funds from Operations per diluted Share	\$ 2.29	9.36	9.60	
% Change - Core Funds from Operations	13.6%	9.7%	12.4%	
Weighted average shares outstanding	66,641	67,275	67,275	

(1) All non-core items are excluded from the YTD actuals and included in the non-core income and expense section of the FFO reconciliation.

ESSEX PROPERTY TRUST, INC.

Summary of Apartment Community Acquisitions and Dispositions Activity

Quarter ended March 31, 2015

(Dollars in thousands)

Acquisitions			Essex			Purchase	Price per	Average
Property Name	Location	Units	Ownership Percentage	Entity	Date	Price	Unit	Rent
8th & Hope	Los Angeles, CA	290	100%	EPLP	Feb-15	\$ 200,000	\$ 690	\$ 3,708
The Huxley (1)	Los Angeles, CA	187	100%	EPLP	Mar-15	48,784	522	2,439
The Dylan (1)	Los Angeles, CA	184	100%	EPLP	Mar-15	51,266	557	2,646
	Q1 2015	<u>661</u>				<u>\$ 300,050</u>	<u>\$ 605</u>	
Reveal (2)	Woodland Hills, CA	438	100%	EPLP	Apr-15	\$ 73,013	\$ 337	\$ 1,936
	Q2 2015 to date	<u>438</u>				<u>\$ 73,013</u>	<u>\$ 337</u>	

Dispositions (3)			Essex			Sales	Price per
Property Name	Location	Units	Ownership Percentage	Entity	Date	Price	Unit
Pinnacle South Mountain	Phoenix, AZ	552	100%	EPLP	Jan-15	\$ 63,750	\$ 115
	Q1 2015	<u>552</u>				<u>\$ 63,750</u>	<u>115</u>

(1) In March 2015, the Company purchased the joint venture partner's remaining membership interest in the co-investments The Huxley and The Dylan for a purchase price of \$100.1 million. The properties are now consolidated.

(2) In April 2015, the Company purchased the joint venture partner's 49.5% membership interest in the co-investment at Reveal for a purchase price of \$73.0 million.

(3) In March 2015, the Company sold two commercial buildings aggregating 120,000 square feet located in Emeryville, CA for \$13.0 million.

ESSEX PROPERTY TRUST, INC.

2015 MSA Level Forecast: Supply, Jobs, and Apartment Market Conditions

Market	Residential Supply ⁽¹⁾					Job Forecast ⁽²⁾		Market Forecast ⁽³⁾
	New MF Supply	New SF Supply	Total Supply	% of MF Supply to MF Stock	% of Total Supply to Total Stock	Est.New Jobs Dec-Dec	% Growth	Economic Rent Growth
Los Angeles	10,000	6,000	16,000	0.6%	0.5%	84,000	2.0%	5.4%
Ventura	550	700	1,250	0.8%	0.4%	5,500	1.9%	4.4%
Orange	3,500	3,900	7,400	0.9%	0.7%	29,700	2.0%	4.6%
San Diego	3,900	3,700	7,600	0.9%	0.6%	30,800	2.3%	4.5%
So. Cal.	17,950	14,300	32,250	0.8%	0.6%	150,000	2.1%	4.8%
San Francisco	5,000	900	5,900	1.3%	0.8%	33,100	3.0%	6.9%
Oakland	2,000	3,900	5,900	0.6%	0.6%	25,300	2.4%	7.2%
San Jose	4,400	2,200	6,600	1.8%	1.0%	31,800	3.2%	7.5%
No. Cal.	11,400	7,000	18,400	1.3%	0.8%	90,200	2.9%	7.3%
Seattle	9,000	7,500	16,500	1.9%	1.4%	43,300	2.8%	4.5%
Weighted Average ⁽⁴⁾	38,350	28,800	67,150	1.2%	0.8%	283,500	2.5%	5.6%

All data are based on Essex Property Trust, Inc. forecasts.

U.S. Economic Assumptions: 2015 G.D.P. Growth: 2.8% , 2015 Job Growth: 2.0%

(1) **New Residential Supply:** MF reflects Company's internal estimate of actual multifamily deliveries; SF is based on 12 month single family trailing permits reported by the US Census Bureau.

(2) **Job Forecast:** refers to the difference between total non-farm industry employment (not seasonally adjusted) projected through Dec 2015 over estimated Dec 2014, expressed as total new jobs and growth rates.

(3) **Market Forecast:** the estimated rent growth represents the forecasted change in effective market rents for Q4 2015 vs Q4 2014 (excludes submarkets not targeted by Essex).

(4) **Weighted Average:** markets weighted by scheduled rent in the Company's Portfolio