ESSEX
PROPERTY TRUST, INC.

FOR IMMEDIATE RELEASE

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ESSEX ANNOUNCES SECOND QUARTER 2006 EARNINGS RESULTS
FFO GUIDANCE RANGE INCREASED TO $4.90 - $5.00 PER SHARE

Palo Alto, California—August 2, 2006—Essex Property Trust, Inc. (NYSE:ESS) announces its Second Quarter 2006 earnings results and related business activities.

Net income available to common stockholders for the quarter ended June 30, 2006 totaled $22.0 million, or $.95 per diluted share, compared to net income available to common stockholders of $38.4 million, or $1.64 per diluted share, for the quarter ended June 30, 2005. Funds from Operations ("FFO") increased 34.9% to $37.2 million or $1.45 per diluted share for the quarter ended June 30, 2006, compared to $27.5 million, or $1.07 per diluted share for the quarter ended June 30, 2005.

Keith R. Guericke, Essex Property Trust's President and CEO states "We are pleased with the strong growth in our markets and with the expected operating performance for the remainder of 2006. We have increased our FFO guidance for 2006 to $4.90 - $5.00 per diluted share."

SAME-PROPERTY OPERATIONS

Same-property operating results exclude properties that do not have comparable results for the three months ended June 30, 2006 and 2005. The table below illustrates the percentage change in same-property revenues, operating expenses, and net operating income ("NOI") for the quarter ended June 30, 2006, compared to the quarter ended June 30, 2005, for the Company's apartment communities:

	Q2 2006 compared to Q2 2005		
	Revenues	**Expenses**	**NOI**
Southern California	5.4%	2.5%	6.8%
San Francisco Bay Area	7.5%	9.0%	6.8%
Pacific Northwest	8.1%	8.5%	7.9%
Same-Property Average	**6.3%**	**5.1%**	**7.0%**

The following is the **sequential percentage** change in same-property revenues, expenses, and NOI for the three months ended June 30, 2006 versus the three months ended March 31, 2006:

	Q2 2006 compared to Q1 2006		
	Revenues	**Expenses**	**NOI**
Southern California	0.8%	0.1%	1.1%
San Francisco Bay Area	3.5%	-1.6%	6.1%
Pacific Northwest	3.1%	-0.3%	5.2%
Same-Property Average	**1.8%**	**-0.4%**	**2.9%**

SAME-PROPERTY OPERATIONS - Continued

The following is same-property **financial occupancies** for the Company's apartment communities for the quarters ended:

	6/30/06	3/31/06	6/30/05
Southern California	95.9%	96.1%	96.5%
San Francisco Bay Area	97.8%	96.4%	97.2%
Pacific Northwest	97.5%	96.7%	96.8%
Same-Property Average	**96.6%**	**96.3%**	**96.7%**

The Company's FFO excluding non-recurring items increased 10.2% or $2.7 million for the quarter ended June 30, 2006 compared to the prior year quarter. The following non-recurring items impacted the Company's second quarter results for 2006 and 2005:

- The Company recorded a gain resulting from the sale of the Vista Pointe joint venture property for $8.8 million (not included in FFO), and a promote distribution and fees totaling $8.2 million or $.32 per diluted share (included in FFO) during the second quarter of 2006.
- An impairment loss in the amount of $.8 million (included in FFO) or $.03 per diluted share resulting from the write-down of a property in Houston, Texas during the second quarter of 2006.
- The Company recorded a gain resulting from the sale of Eastridge for $28.5 million (not included in FFO) during the second quarter of 2005.
- Recognition of a deferred gain in the amount of $3.9 million (not included in FFO) on a $5 million participating loan the Company originated in connection with the sale of Essex at Lake Merritt during the second quarter of 2005.
- Income generated by a participating loan that the Company originated in connection with the sale of condominium units and a promote distribution from Fund I was offset by a charge resulting from an employee-related litigation settlement resulting in a net amount of $.6 million or $.02 per diluted share (included in FFO) during the second quarter of 2005.

DISPOSITIONS

During June 2006, the unconsolidated joint venture property, Vista Pointe, a 286-unit apartment community located in Anaheim, California, was sold for approximately $46 million. The Company's share of the proceeds from the transaction totaled $19.3 million, resulting in an $8.8 million gain on the sale, and an additional $8.2 million for fees and a promote distribution.

DEVELOPMENT

Development activity has progressed consistent with the Company's 2006 business plan. Currently the development pipeline has over 2,800 units in various stages of development with a total estimated cost of approximately $790 million. Additional information pertaining to the geographic locations, as well as ownership interests in these projects can be found on S-9 in the Company's Financial Supplemental Information package.

ESSEX APARTMENT VALUE FUND II, L.P.

In April 2006, the Essex Apartment Value Fund II, L.P. ("Fund II") acquired two land parcels including a 1.26 acre parcel of land, fully entitled for 149 units, located in Studio City, California for a total estimated cost of approximately $53.3 million, and a 0.9 acre parcel of fully entitled land for 127 units, located in Seattle, Washington, for a total estimated cost of approximately $29.5 million. The combined projected cost to develop these two parcels is $82.8 million.

In April, Fund II acquired Davey Glen, a 69-unit apartment community located in Belmont, California for approximately $13.5 million.

REDEVELOPMENT ACTIVITIES

As of June 30, 2006, the Company had six redevelopment communities (1,850 units) in various stages of renovation, with estimated redevelopment costs of $34 million. In April 2006, Woodland Commons, a 236-unit apartment community and Foothill Commons, a 360-unit community located adjacent to each other in Bellevue, Washington were selected as a joint redevelopment project with estimated costs of approximately $3.2 million. The Company is currently in the process of landscaping the entry road to the properties. This redevelopment project will also include full renovation of the existing leasing office/recreation building, conversion of the two tennis courts to a landscaped park, renovation of interior hallways, and elevator modernization. The redevelopment project is expected to be completed by early 2007. The Company expects to produce a 10% - 12% incremental return on the invested capital on these projects. A summary of the major redevelopment projects can be found on S-10 in the Company's Supplemental Financial Information package.

LIQUIDITY AND BALANCE SHEET

During July 2006, the Company sold 5.98 million shares of 4.875% Series G Cumulative Convertible Preferred Stock at $25 per share for estimated gross proceeds of $149.5 million. Holders may convert Series G Preferred Stock into shares of the Company's common stock subject to certain conditions. The conversion rate will initially be .1830 shares of common stock per the $25 per share liquidation preference, which is equivalent to an initial conversion price of approximately $136.62 per share of common stock. The conversion rate will be subject to adjustment upon the occurrence of specified events. On or after July 31, 2011, the Company may, under certain circumstances, cause some or all of the Series G Preferred Stock to be converted into that number of shares of common stock at the then prevailing conversion rate. The Company intends to use the net proceeds from the offering to pay down outstanding borrowings under the Company's lines of credit, to fund the development pipeline and for general corporate purposes.

During the second quarter 2006, the Company issued and sold approximately 140,500 shares of common stock for $14.8 million, net of fees and commissions, under its Controlled Equity Offering program. Under this program, the Company may from time to time sell shares of common stock into the existing trading market at current market prices, and the Company anticipates using the net proceeds from such sales to fund the development and redevelopment pipelines.

Essex's total market capitalization as of June 30, 2006 was approximately $4.5 billion. A detailed calculation of such market capitalization is included on S-6 in the Company's Supplemental Financial Information package. The Company's mortgage notes payable had an average maturity of 8.3 years and an overall average interest rate of 6.1%.

During the second quarter of 2006, the Company entered into two, ten-year forward-starting interest rate swaps totaling a notional amount of $125 million with settlement dates in the first quarter of 2011. As of June 30, 2006, the Company had seven, ten-year forward-starting interest rate swaps totaling $350 million with rates ranging from 4.9% to 5.9% and settlement dates from October 1, 2007 through February 1, 2011. These derivatives qualify for hedge accounting and effectively lock in favorable long-term rates for a majority of the fixed rate debt maturities through 2010 and have a fair value, as of June 30, 2006, of approximately $11.7 million.

GUIDANCE

The Company has increased its 2006 guidance to an estimated FFO range of $4.90 - $5.00 per diluted share and increased its estimated EPS range of $2.15 - $2.30. These revisions reflect the better than expected regional and national economic strength that is currently benefiting the Company's targeted supplied constrained markets.

CONFERENCE CALL INFORMATION

The Company will host an earnings conference call with management on Thursday, August 3, 2006, at 9:00 a.m. PDT or 12:00 p.m. EDT, which can be accessed by:

- Internet at www.essexpropertytrust.com (replay available for 90 days following the live call);
- Phone by dialing **(866) 578-5747 and enter the passcode 71931673** (replay available digitally for 7 days at (888) 286-8010 using the passcode, 98233501).

Essex Property Trust, Inc., located in Palo Alto, California and traded on the New York Stock Exchange (ESS), is a fully integrated real estate investment trust (REIT) that acquires, develops, redevelops, and manages multifamily residential properties in selected West Coast communities. Essex currently has ownership interests in 126 multifamily properties (26,559 units), and has 551 units in various stages of development. Additional information about Essex can be found on the Company's web site at www.essexpropertytrust.com.

This press release and accompanying supplemental financial information has been filed electronically on Form 8-K with the Securities and Exchange Commission and can be accessed on the Company's Web site at www.essexpropertytrust.com. If you are unable to obtain the information via the Web, please contact the Company's Investor Relations at (650) 849-1649.

FUNDS FROM OPERATIONS RECONCILIATION

Funds from Operations, 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, gains/ losses on sales of real estate and extraordinary items. Management considers FFO to be a useful financial performance measurement of an equity REIT because, together with net income and cash flows, FFO provides investors with an additional basis to evaluate the performance and ability of a REIT to incur and service debt and to fund acquisitions and other capital expenditures.

FFO does not represent net income or cash flows from operations as defined by generally accepted accounting principles (GAAP) and is 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 Funds from Operations to all periods presented; however, FFO as disclosed by other REITs may not be comparable to the Company's calculation of FFO. The following table sets forth the Company's calculation of FFO for the three months ended June 30, 2006 and 2005.

	Three Months Ended 6/30/06	
Funds from operations	**2006**	2005
Net income available to common stockholders	**22,023**	38,390
Adjustments:		
Depreciation and amortization	**20,675**	20,043
Co-investments (1)	**876**	207
Gains not included in FFO	**(8,800)**	(35,072)
Minority interests	**2,378**	3,972
Funds from operations	**37,152**	27,540

(1) Amount includes the following: (i) depreciation add back for Fund II assets and minority interests, (ii) joint venture NOI, and (iii) City Heights land lease income not recognized for GAAP.

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 regarding 2006 FFO per share estimates, anticipated timing of the completion and stabilization of property developments and redevelopments, the anticipated costs and investment returns of property developments and redevelopments, and the Company’s projected development projects in 2006. 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, changes in economic conditions, unexpected delays in the development and stabilization of development and redevelopment projects, unexpected difficulties in leasing of development and redevelopment projects, total costs of renovation and development investments exceeding our 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 our most recent Report on Form 10-K for the year ended December 31, 2005.

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Second Quarter 2006
Supplemental Financial Information

ESSEX

PROPERTY TRUST, INC.

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Operating Results *(Dollars in thousands, except per share amounts)*	Three Months Ended June 30, **2006**	Three Months Ended June 30, 2005	Six Months Ended June 30, **2006**	Six Months Ended June 30, 2005
Revenues:				
Rental and other property	**$ 86,656**	$ 79,662	**$ 171,919**	$ 157,938
Management and other fees from affiliates	**830**	931	**1,654**	7,507
	87,486	80,593	**173,573**	165,445
Expenses:				
Property operating, excluding real estate taxes	**22,095**	20,685	**44,710**	40,913
Real estate taxes	**7,374**	6,610	**14,770**	13,451
Depreciation and amortization	**20,675**	20,043	**40,766**	39,622
Interest	**19,497**	18,153	**38,487**	36,300
Amortization of deferred financing costs	**497**	563	**1,193**	1,039
General and administrative	**5,002**	4,573	**9,901**	9,014
Other expenses	**800**	1,500	**1,770**	1,500
	75,940	72,127	**151,597**	141,839
Gain on sale of real estate	**-**	5,276	**-**	6,391
Interest and other income, net	**654**	2,431	**3,048**	2,954
Equity income (loss) in co-investments	**(374)**	2,724	**(816)**	17,316
Minority interests	**(4,760)**	(5,360)	**(9,687)**	(11,801)
Income from continuing operations before income tax provision	**7,066**	13,537	**14,521**	38,466
Income tax provision	**(138)**	(1,100)	**(175)**	(1,201)
Income from continuing operations	**6,928**	12,437	**14,346**	37,265
Income and gain from discontinued operations, net of minority interests	**15,584**	26,441	**18,488**	28,491
Net income	**22,512**	38,878	**32,834**	65,756
Dividends to preferred stockholders	**(489)**	(488)	**(977)**	(977)
Net income available to common stockholders	**$ 22,023**	$ 38,390	**$ 31,857**	$ 64,779
Net income per share - basic	**$ 0.96**	$ 1.66	**$ 1.39**	$ 2.81
Net income per share - diluted	**$ 0.95**	$ 1.64	**$ 1.38**	$ 2.77

See Company's 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results
Selected Line Item Detail
(Dollars in thousands)

	Three Months Ended June 30, **2006**	Three Months Ended June 30, 2005	Six Months Ended June 30, **2006**	Six Months Ended June 30, 2005
Rental and other property				
Rental	**$ 81,782**	$ 75,250	**$ 162,315**	$ 149,141
Other property	**4,874**	4,412	**9,604**	8,797
Rental and other property	**$ 86,656**	$ 79,662	**$ 171,919**	$ 157,938
Management and other fees from affiliates				
Management	**$ 816**	$ 690	**$ 1,640**	$ 2,250
Development and redevelopment	**14**	-	**14**	143
Promote distribution from Fund I	**-**	241	**-**	5,114
Management and other fees from affiliates	**$ 830**	$ 931	**$ 1,654**	$ 7,507
General and administrative				
General and administrative	**$ 7,428**	$ 6,456	**$ 14,460**	$ 12,410
Allocated to property operating expenses - administrative	**(1,374)**	(1,261)	**(2,636)**	(2,506)
Capitalized and incremental to real estate under development	**(1,052)**	(622)	**(1,923)**	(890)
Net general and administrative	**$ 5,002**	$ 4,573	**$ 9,901**	$ 9,014
Interest and other income				
Interest income	**$ 262**	$ 196	**$ 452**	$ 284
Lease income	**392**	416	**785**	832
Participating loan (Condo conversion)	**-**	1,813	**-**	1,813
Gain from sale of Town & Country stock	**-**	-	**1,687**	-
Miscellaneous - non-recurring	**-**	6	**124**	25
Interest and other income	**$ 654**	$ 2,431	**$ 3,048**	$ 2,954
Equity income (loss) in co-investments				
Equity income (loss) in co-investments	**$ (374)**	$ 21	**$ (816)**	$ 353
Gain on sale of co-investment activities, net	**-**	2,703	**-**	17,084
Early extinguishment of debt	**-**	-	**-**	(121)
Equity income (loss) in co-investments	**$ (374)**	$ 2,724	**$ (816)**	$ 17,316
Minority interests				
Limited partners of Essex Portfolio, L.P.	**$ 672**	$ 1,250	**$ 1,421**	$ 3,742
Perpetual preferred distributions	**2,559**	2,559	**5,119**	5,118
Series Z and Z-1 incentive units	**151**	100	**302**	200
Third party ownership interests	**312**	364	**704**	577
Down REIT limited partners' distributions	**1,066**	1,087	**2,141**	2,164
Minority interests	**$ 4,760**	$ 5,360	**$ 9,687**	$ 11,801

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Funds From Operations *(Dollars in thousands, except share and per share amounts)*	Three Months Ended June 30, **2006**	Three Months Ended June 30, 2005	Six Months Ended June 30, **2006**	Six Months Ended June 30, 2005
Funds from operations				
Net income available to common shareholders	**$ 22,023**	$ 38,390	**$ 31,857**	$ 64,779
Adjustments:				
Depreciation and amortization	**20,675**	20,043	**40,766**	39,770
Co-investments (1)	**876**	207	**1,751**	356
Gains not included in FFO	**(8,800)**	(35,072)	**(11,862)**	(51,303)
Minority interests	**2,378**	3,972	**3,555**	6,770
Funds from operations	**$ 37,152**	$ 27,540	**$ 66,067**	$ 60,372
FFO per share-diluted	**$ 1.45**	**$** 1.07	**$ 2.58**	**$** 2.35
Components of the change in FFO				
Non-recurring items:				
Fund I - promote distribution		(241)		(5,114)
Income generated from TRS activities, net of taxes and expenses		(1,813)		(1,813)
Deferred lease revenue on sale of RV parks				(1,134)
Legal settlement		1,500		1,500
Early extinguishment of debt				121
Vista Pointe - promote distribution and fees	**(8,221)**		**(8,221)**	
Net gain on sale of Town and Country stock			**(717)**	
Impairment of property	**800**		**800**	
Funds from operations excluding non-recurring items	**29,731**	26,986	**57,929**	53,932
FFO excluding non-recurring items per share-diluted	**$ 1.16**	**$** 1.05	**$ 2.26**	**$** 2.10
Percentage change in FFO excluding non-recurring items	**10.2%**		**7.4%**	
Changes in recurring items:				
Same property NOI	**$ 3,418**		**$ 6,248**	
Non-same property NOI	**1,402**		**2,615**	
Management fees from joint ventures	**140**		**(739)**	
Interest expense and amortization of deferred financing costs	**(1,278)**		**(2,337)**	
Other items, net	**(937)**		**(1,790)**	
	$ 2,745		**$ 3,997**	
Percentage change in FFO	**34.9%**		**9.4%**	
Weighted average number of shares outstanding diluted (2)	**25,697,237**	25,672,234	**25,628,728**	25,675,972

(1) Amount includes the following: (i) depreciation addback for Fund II assets and minority interests, (ii) joint venture NOI, and (iii) City Heights land lease income not recognized for GAAF

(2) Assumes conversion of the weighted average operating partnership interests in the Operating Partnership into shares of the Company's common stocl

See Company's 10-Q for additional disclosures

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Balance Sheets

(Dollars in thousands)

	June 30, 2006	December 31, 2005
Real Estate:		
Land and land improvements	$ 561,560	$ 551,132
Buildings and improvements	1,994,741	1,932,113
	2,556,301	2,483,245
Less: accumulated depreciation	(437,154)	(398,476)
	2,119,147	2,084,769
Real estate under development	75,429	54,416
Investments	36,498	27,228
	2,231,074	2,166,413
Cash and cash equivalents	23,057	28,274
Other assets	59,735	29,488
Deferred charges, net	14,378	15,115
Total assets	$ 2,328,244	$ 2,239,290
Mortgage notes payable	$ 1,100,965	$ 1,104,918
Exchangeable bonds	225,000	225,000
Lines of credit	95,030	25,000
Other liabilities	74,580	67,998
Deferred gain	2,193	2,193
Total liabilities	1,497,768	1,425,109
Minority interests	229,694	233,214
Stockholders' Equity:		
Common stock	2	2
Series F cumulative redeemable preferred stock, liquidation value	25,000	25,000
Additional paid-in-capital	648,142	632,646
Distributions in excess of accumulated earnings	(84,066)	(77,341)
Accumulated other comprehensive income	11,704	660
Total liabilities and stockholders' equity	$ 2,328,244	$ 2,239,290

E S S E X P R O P E R T Y T R U S T, I N C.

Debt Summary - June 30, 2006
(Dollars in thousands)

	Percentage of Total Debt		Balance Outstanding	Weighted Average Interest Rate	Weighted Average Maturity In Years
Mortgage notes payable					
Fixed rate - secured	64%	$	914,433	6.4%	4.9
Tax exempt variable (1)	13%		186,532	4.7%	25.1
Total mortgage notes payable	77%		**1,100,965**	6.1%	8.3
Exchangeable bonds (2)	16%		**225,000**	3.6%	
Line of credit - secured (3)	5%		69,030	5.4%	
Line of credit - unsecured (4)	2%		26,000	6.6%	
	7%		**95,030**	5.8%	
Total debt	100%	**$**	**1,420,995**	**5.7%**	

Scheduled principal payments (excludes lines of credit)

2006	$	-
2007		69,960
2008		147,745
2009		24,937
2010		157,891
Thereafter		925,432
Total	$	1,325,965

Capitalized interest for the quarter ended June 30, 2006 was approximately $711.

(1) Subject to interest rate protection agreements.
(2) Exchangeable bonds total $225 million and mature in November 2025. This is an unsecured obligation of the operating partnership, and is fully and unconditionally guaranteed by Essex Property Trust, Inc.
(3) Secured line of credit commitment is $100 million and matures in January 2009. This line is secured by six of Essex's multi family communities. The underlying interest rate is currently the Freddie Mac Reference Rate plus .55% to .59%.
(4) Unsecured line of credit commitment is $200 million and matures in March 2009. 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 0.80%.

E S S E X P R O P E R T Y T R U S T, I N C.

Capitalization - June 30, 2006

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

Total debt	$	1,420,995	
Common stock and potentially dilutive securities			
Common stock outstanding		23,047	
Limited partnership units (1)		2,470	
Options-treasury method		233	
Total common stock and potentially dilutive securities		25,750	shares
Common stock price per share as of June 30, 2006	$	111.66	
Market value of common stock and potentially dilutive securities	$	2,875,245	
Perpetual preferred units/stock	$	155,000	7.865% weighted average pay rate
Total equity capitalization	$	3,030,245	
Total market capitalization	$	4,451,240	
Ratio of debt to total market capitalization		31.9%	

(1) Assumes conversion of all outstanding operating partnership interests in the Operating Partnership into shares of the Company's common stock.

E S S E X P R O P E R T Y T R U S T, I N C.

Property Operating Results - Quarter ended June 30, 2006 and 2005
(Dollars in thousands)

	Southern California			Northern California			Pacific Northwest			Other real estate assets (1)			Total		
	2006	2005	% Change	**2006**	2005	% Change	**2006**	2005	% Change	**2006**	2005	% Change	**2006**	2005	% Change
Revenues:															
Same property revenue	**$ 46,314**	$ 43,954	5.4%	**$ 18,057**	$ 16,796	7.5%	**$ 13,926**	$ 12,879	8.1%	**$ -**	$ **-**	n/a	**$ 78,297**	$ 73,629	6.3%
Non same property revenue (2)	**5,253**	3,014		**-**	-		**1,985**	1,970		**1,121**	1,049		**8,359**	6,033	
Total Revenues	**$ 51,567**	$ 46,968		**$ 18,057**	$ 16,796		**$ 15,911**	$ 14,849		**$ 1,121**	$ 1,049		**$ 86,656**	$ 79,662	
Property operating expenses:															
Same property operating expenses	**$ 14,815**	$ 14,452	2.5%	**$ 5,822**	$ 5,339	9.0%	**$ 5,143**	$ 4,739	8.5%	**$ -**	$ **-**	n/a	**$ 25,780**	$ 24,530	5.1%
Non same property operating expenses (2)	**1,777**	1,058		**-**	-		**738**	731		**1,174**	976		**3,689**	2,765	
Total property operating expenses	**$ 16,592**	$ 15,510		**$ 5,822**	$ 5,339		**$ 5,881**	$ 5,470		**$ 1,174**	$ 976		**$ 29,469**	$ 27,295	
Net operating income:															
Same property net operating income	**$ 31,499**	$ 29,502	6.8%	**$ 12,235**	$ 11,457	6.8%	**$ 8,783**	$ 8,140	7.9%	**$ -**	$ -	n/a	**$ 52,517**	$ 49,099	7.0%
Non same property operating income (2)	**3,476**	1,956		**-**	-		**1,247**	1,239		**(53)**	73		**4,670**	3,268	
Total net operating income	**$ 34,975**	$ 31,458		**$ 12,235**	$ 11,457		**$ 10,030**	$ 9,379		**$ (53)**	$ 73		**$ 57,187**	$ 52,367	
Same property operating margin	**68%**	67%		**68%**	68%		**63%**	63%		**n/a**	n/a		**67%**	67%	
Same property turnover percentage	**55%**	58%		**55%**	56%		**65%**	65%		**n/a**	n/a		**57%**	59%	
Same property concessions	**$ 175**	$ 127		**$ 64**	$ 116		**$ 30**	$ 105		**$ -**	$ -		**$ 269**	$ 348	
Average same property concessions per turn (3	**$ 107**	$ 97		**$ 104**	$ 223		**$ 36**	$ 128		**$ -**	$ -		**$ 87**	$ 132	
Net operating income percentage of total	**61%**	60%		**21%**	22%		**18%**	18%		**0%**	0%		**100%**	100%	
Loss to lease (4)	**$ 12,135**			**$ 6,905**			**$ 3,639**			**$ n/a**			**$ 22,679**		
Loss to lease as a percentage of rental income	**6.1%**			**7.4%**			**5.3%**			**n/a**			**6.3%**		
Reconciliation of apartment units at end of period															
Same property apartment units	**11,575**			**4,621**			**5,091**			**-**			**21,287**		
Consolidated Apartment Units	**12,957**	12,724		**4,621**	4,621		**5,847**	5,831		**302**	302		**23,727**	23,478	
Joint Venture	**312**	598		**2,005**	1,549		**515**	173		**-**	-		**2,832**	2,320	
Under Development (5)	**424**	607		**-**	**-**		**127**	-		**-**	-		**551**	607	
Total apartment units at end of period	**13,693**	13,929		**6,626**	6,170		**6,489**	6,004		**302**	302		**27,110**	26,405	
Percentage of total	**51%**	53%		**24%**	23%		**24%**	23%		**1%**	1%		**100%**	100%	
Average same property financial occupancy	**95.9%**	96.5%		**97.8%**	97.2%		**97.5%**	96.8%		**n/a**	n/a		**96.6%**	96.7%	

(1) Includes apartment communities located in other geographic areas, other rental properties and commercial properties.
(2) Includes properties which subsequent to March 31, 2005 were either acquired or in a stage of development or redevelopment without stabilized operations.
(3) 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 times the same property apartment units.
(4) Loss to lease represents the annualized difference between market rents (without considering the impact of rental concessions) and contractual rents. These numbers include the Company's pro-rata interest in unconsolidated properties.
(5) Fund II owns 424 of the units under development as of June 30, 2006

E S S E X P R O P E R T Y T R U S T, I N C.

Same Property Revenue by County - Quarters ended June 30, 2006, June 30, 2005 and March 31, 2006
(Dollars in thousands)

	Units	June 30, 2006	June 30, 2005	% Change	March 31, 2006	Sequential % Change
Southern California						
Ventura County	2,236	$ **8,798**	$ 8,393	4.8%	$ 8,723	0.9%
Los Angeles County	4,540	**20,486**	19,449	5.3%	20,442	0.2%
Orange County	2,037	**8,907**	8,297	7.4%	8,709	2.3%
San Diego County	2,486	**7,442**	7,161	3.9%	7,407	0.5%
Riverside County	276	**681**	654	4.1%	685	-0.6%
Total Southern California	11,575	$ **46,314**	$ 43,954	5.4%	$ 45,966	0.8%
Northern California						
San Francisco MSA	175	$ **806**	$ 757	6.5%	$ 793	1.6%
Santa Clara County	2,260	**9,105**	8,417	8.2%	8,744	4.1%
Alameda County	1,116	**3,727**	3,516	6.0%	3,622	2.9%
Contra Costa County	1,070	**4,419**	4,106	7.6%	4,285	3.1%
Total Northern California	4,621	$ **18,057**	$ 16,796	7.5%	$ 17,444	3.5%
Pacific Northwest						
Seattle	4,216	$ **11,874**	$ 10,975	8.2%	$ 11,519	3.1%
Portland	875	**2,052**	1,904	7.8%	1,987	3.3%
Total Pacific Northwest	5,091	$ **13,926**	$ 12,879	8.1%	$ 13,506	3.1%
Total same property revenue	21,287	$ **78,297**	$ 73,629	6.3%	$ 76,916	1.8%

Development Pipeline - June 30, 2006
(Dollars in millions)

		Estimated Units	Total Incurred to Date		Estimated Remaining	Estimated Total Cost	Initial Occupancy	Stabilized Operations
Development Projects								
Project Name	Location							
Northwest Gateway	Los Angeles, CA	275	$ 19.9		$ 51.2	$ 71.1	Dec-07	Sep-08
Predevelopment Projects								
Number of Projects	Region							
3	Southern California	633	7.9	(1)	164.2	172.1		
3	Northern California	1,339	9.8		340.6	350.4		
		1,972	17.7		504.8	522.5		
For-Sale Projects (TRS)								
Number of Projects	Region							
3	Northern California	129	12.2		30.6	42.8		
2	Pacific Northwest	91	18.2	(2)	8.7	26.9		
		220	30.4		39.3	69.7		
Development Joint Ventures (3)		-	7.4		1.0	8.4		
Consolidated- Real Estate Under Development		2,467	75.4		596.3	671.7		
Development Projects - Fund II								
Project Name	Location							
Lake Union (4)	Seattle, WA	127	5.9		23.6	29.5	Dec-07	Mar-08
Studio City	Studio City, CA	149	20.8		32.5	53.3	Oct-08	Feb-09
		276	26.7		56.1	82.8		
Predevelopment Project - Fund II								
Number of Projects	Region							
1	Southern California	119	0.7		36.8	37.5		
Fund II - Real Estate Under Development		395	27.4		92.9	120.3		
Grand Total - Development Pipeline		2,862	$ 102.8		$ 689.2	$ 792.0		

(1) During July 2006, the Company purchased 2.1 acres in Hollywood, California. The property is currently leased, and the Company's intent is to finalize the approval process for the development of apartments.
(2) In April 2006, Peregrine Point was reclassed from rental property to real estate under development for sale. The property is in the process of being converted to condo units. Land, building and conversion costs for Peregrine Point totaled $15.3 mllion as of June 30, 2006.
(3) The Company has entered into two joint venture development projects with third parties. Total estimated costs are not determinable at this time, except for $1.0 in additional commitments as of June 30, 2006.
(4) Development includes approximately 9,300 square feet of commercial space.

E S S E X P R O P E R T Y T R U S T, I N C.

Redevelopment Communities - June 30, 2006
(Dollars in thousands)

Project Name	Units	Total Incurred To Date	Estimated Remaining Cost	Estimated Total Cost	Redevelopment Start Date
Mira Woods, Mira Mesa, CA	355	3,886	1,838	5,724	Sep-04
Palisades - Phase I and II, Bellevue, WA	192	3,338	2,545	5,883	Sep-04
Avondale at Warner Center, Woodland Hills, CA	446	6,707	4,722	11,429	Oct-04
Bridle Trails, Kirkland, WA	108	4,045	516	4,561	May-05
Sammamish View, Bellevue, WA	153	446	2,718	3,164	Dec-05
Woodland/Foothill Commons, Bellevue, WA	596	81	3,122	3,203	Apr-06
Total	1,850	$ 18,503	$ 15,461	$ 33,964	

Re-stabilized Communities - Second Quarter 2006

Kings Road, Los Angeles, CA

The redevelopment communities are re-stabilized and added back to same-property operations when the property reaches 95% occupancy after substantial completion of the redevelopment project, and the property has been stablized for five full quarters since the redevelopment project was substantially completed.

E S S E X P R O P E R T Y T R U S T, I N C.

Investments - June 30, 2006 *(In thousands)*	**Essex Book Value**	**Fund Estimated Value**	**Debt Amount**	**Debt Type**	**Debt Interest Rate**	**Debt Maturity Date**	**Essex Value of Equity**	**Essex Ownership**	**Essex Equity Value**	**For the three months ended June 30, 2006 NOI**
Joint Ventures										
Essex Apartment Value Fund, L.P. (Fund I)										
Net assets (1)	$ 582	$ 2,900					$ 2,900	21.4%	$ 621	$ -
Essex Apartment Value Fund II, L.P. (Fund II)										
Carlmont Woods, Belmont, CA			13,230	Fixed	4.89%	Dec-2013				
Echo Ridge, Snoqualmie, WA			13,555	Fixed	5.01%	Sep-2014				
Enclave, San Jose, CA			22,555	Fixed	7.26%	Jan-2018				
Enclave, San Jose, CA			60,000	Variable	3.48%	Dec-2029				
Harbor Cove, Foster City, CA			35,675	Fixed	4.89%	Dec-2013				
Morning Run, Monroe, WA			14,008	Fixed	5.10%	Oct-2014				
Parcwood, Corona, CA			25,975	Fixed	4.89%	Dec-2013				
Regency Towers, Oakland, CA			11,305	Fixed	5.16%	Mar-2015				
Tower @ 801, Seattle, WA			19,762	Fixed	4.91%	Aug-2014				
Line of credit			76,450	Var.	LIBOR+0.875%	Jun-2007				
	27,890	398,055	292,515				105,540	28.2%	29,762	
Capitalized costs	720								720	
	28,610								30,482	4,767
Mountain Vista Apartments	6,806								6,806	1,130
Other	500								500	-
	$ 36,498								$ 38,409	

(1) Net assets primarily consist of cash proceeds less estimated liabilities from the sale of River Terrace and Kelvin properties.

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Co-Investments - June 30, 2006
(Dollars in thousands)

The Company enters into co-investment transactions with third party developers, owners and investors of apartment properties. In accordance with FIN 46R, the Company consolidates certain of these co-investment transactions, resulting in minority interests corresponding to the ownership interest of the third-party developer, owner or investor.

The following table summarizes the consolidated co-investment transactions:

	Balance as of June 30, 2006				Operations for the quarter ended June 30, 2006		
	Investment in Real Estate	**Related Debt**	**Minority Interest**	**Down-REIT Units (1)**	**Revenue**	**Operating Expenses**	**NOI**
Down-REITs:							
Anchor Village	10,851	10,750	2,505	118,988	649	278	371
Barkley Apartments	9,640	5,034	2,320	80,302	586	207	379
Brookside Oaks	20,986	14,442	9,363	230,938	589	202	387
Capri at Sunny Hills	16,417	11,799	4,069	188,467	576	134	442
Hearthstone Apartments	13,752	9,576	3,951	90,591	579	157	422
Hidden Valley (Parker Ranch)	46,001	33,783	6,089	62,647	1,331	361	970
Highridge Apartments	20,956	18,863	6,699	321,249	1,269	373	896
Montejo Apartments	9,015	5,941	1,534	38,038	428	121	307
Treehouse Apartments	12,289	7,999	3,265	75,700	574	158	416
Valley Park Apartments	15,848	10,133	1,167	63,827	686	166	520
Villa Angelina Apartments	20,958	13,702	2,611	62,339	923	227	696
	196,713	142,022	43,573	1,333,086	8,190	2,384	5,806
Other Co-investments transactions:							
Derian Office Building	17,432	-	-	n/a (note 2)	466	109	357
City Heights	31,602	32,850	-	n/a (note 3)	2,209	788	1,421
The Bluffs	9,016	12,466	(177)	n/a	724	207	517

(1) Represents the number of Down-REIT units that are currently outstanding. Generally, Down-REIT units can be redeemed at the holder's election for cash equal to the current price of Essex's common stock.

(2) Essex has mortgage loans to the owners of this property with an aggregate principal balance outstanding of $23.9 million as of June 30, 2006.

(3) The Company owns the land and has leased the improvements to an unrelated third-party investor. The leashold interest entitles the Company to receive a monthly payment during the 34 year term of the lease. The Company may sell its interest in the property starting 2007, in which case the Company is entitled to receive 20% of the net sales price (without considering related debt), plus an incentive payment.

ESSEX PROPERTY TRUST, INC.
REAL ESTATE INFORMATION
30-Jun-06

	Property Name	Address	City	State	Units	Square Footage	Year Acquired	Year Built	
			MULTIFAMILY COMMUNITIES						
	SAN FRANCISCO BAY AREA								
	Santa Clara County								
1	Pointe at Cupertino, The (Westwood)	19920 Olivewood Street	Cupertino	CA	116	135,200	1998	1963	
1	Carlyle, The	2909 Nieman Boulevard	San Jose	CA	132	129,200	2000	2000	
1	Enclave, The	4355 Renaissance Drive	San Jose	CA	637	525,463	2005	1998	
1	Esplanade	350 East Taylor St.	San Jose	CA	278	279,000	2004	2002	
1	Waterford, The	1700 N. First Street	San Jose	CA	238	219,600	2000	2000	
1	Le Parc (Plumtree)	440 N. Winchester Avenue	Santa Clara	CA	140	113,200	1994	1975	
1	Marina Cove	3480 Granada Avenue	Santa Clara	CA	292	250,200	1994	1974	
1	Bristol Commons	732 E. Evelyn Avenue	Sunnyvale	CA	188	142,600	1995	1989	
1	Brookside Oaks	1651 Belleville Way	Sunnyvale	CA	170	119,900	2000	1973	
1	Oak Pointe	450 N. Mathilda Avenue	Sunnyvale	CA	390	294,100	1988	1973	
1	Summerhill Park	972 Corte Madera Avenue	Sunnyvale	CA	100	78,500	1988	1988	
1	Windsor Ridge	825 E. Evelyn Avenue	Sunnyvale	CA	216	161,800	1989	1989	
				11%	2,897	2,448,763			
	Alameda County								
1	Stevenson Place (The Apple)	4141 Stevenson Blvd.	Fremont	CA	200	146,200	1983	1971	
1	Waterstone at Fremont (Mountain Vista)	39600 Fremont Blvd	Fremont	CA	526	433,100	2000	1975	
1	Treetops	40001 Fremont Blvd.	Fremont	CA	172	131,200	1996	1978	
1	Wimbeldon Woods	25200 Carlos Bee Blvd.	Hayward	CA	560	462,400	1998	1975	
1	Regency Towers	1130 Third Ave.	Oakland	CA	178	140,900	2005	1975	
1	Summerhill Commons	36826 Cherry Street	Newark	CA	184	139,000	1987	1987	
				7%	1,820	1,452,800			
	Contra Costa County								
1	San Marcos (Vista del Mar)	Hilltop Drive at Richmond Pkwy	Richmond	CA	432	407,600	2003	2003	120 units 2005
1	Bel Air (The Shores)	2000 Shoreline Drive	San Ramon	CA	462	391,000	1995	1988	114 units 2000
1	Foothill Gardens	1110 Harness Drive	San Ramon	CA	132	155,100	1997	1985	
1	Twin Creeks	2711-2731 Morgan Drive	San Ramon	CA	44	51,700	1997	1985	
				4%	1,070	1,005,400			
	San Mateo County								
1	Carlmont Woods	2515 Carlmont Drive	Belmont	CA	195	107,200	2004	1971	
1	Harbor Cove	900 E. Hillsdale Blvd.	Foster City	CA	400	306,600	2004	1971	
1	Davey Glen	200 Davey Glen Road	Belmont	CA	69	65,974	2006	1962	
				3%	664	479,774			
	San Francisco and Marin County								
1	Mt. Sutro Terrace Apartments	480 Warren Drive	San Francisco,CA	CA	99	64,000	1999	1973	
1	Vista Belvedere	15 Red Hill Circle	Tiburon	CA	76	78,300	2004	1963	
				1%	175	142,300			
27	**Total San Francisco Bay Area**			25%	**6,626**	**5,529,037**			
	SOUTHERN CALIFORNIA								
	Los Angeles County								
1	Hampton Court (Columbus)	1136 N. Columbus Avenue	Glendale	CA	83	71,500	1999	1974	
1	Hampton Place (Loraine)	245 W. Loraine Street	Glendale	CA	132	141,500	1999	1970	
1	Marbrisa	1809 Termino Ave.	Long Beach	CA	202	122,800	2002	1987	
1	Pathways	5945 E. Pacific Coast Hwy.	Long Beach	CA	296	197,700	1991	1975	
1	Bunker Hill	222 and 234 S. Figueroa St.	Los Angeles	CA	456	346,600	1998	1968	
1	City Heights	209 S. Westmoreland	Los Angeles	CA	687	424,100	2000	1968	
1	Cochran Apartments	612 South Cochran	Los Angeles	CA	58	51,400	1998	1989	
1	Kings Road	733 North Kings Road	Los Angeles	CA	196	132,100	1997	1979	
1	Marbella	600 South Detroit Street	Los Angeles	CA	60	50,108	2005	1991	
	Northwest Gateway	1302 West 2nd St.	Los Angeles	CA	275	225,000			
1	Park Place	400 S. Detroit Street	Los Angeles	CA	60	48,000	1997	1988	
1	Windsor Court	401 S. Detroit Street	Los Angeles	CA	58	46,600	1997	1988	
1	Marina City Club	4333 Admiralty Way	Marina Del Rey	CA	101	127,200	2004	1971	
1	Mirabella (Marina View)	13701 Marina Point Drive	Marina Del Rey	CA	188	176,800	2000	2000	
1	Hillcrest Park (Mirabella)	1800 West Hillcrest Drive	Newbury Park	CA	608	521,900	1998	1973	
1	Monterra del Mar (Windsor Terrace)	280 E. Del Mar Boulevard	Pasadena	CA	123	74,400	1997	1972	
1	Monterra del Rey (Glenbrook)	350 Madison	Pasadena	CA	84	73,100	1999	1972	
1	Monterra del Sol (Euclid)	280 South Euclid	Pasadena	CA	85	69,200	1999	1972	
1	Fountain Park	13141 Fountain Park Drive	Playa Vista	CA	705	608,900	2004	2002	
1	Highridge	28125 Peacock Ridge Drive	Rancho Palos Verde	CA	255	290,200	1997	1972	
1	Walnut Heights	20700 San Jose Hills Road	Walnut	CA	163	146,700	2003	1964	
1	Avondale at Warner Center	22222 Victory Blvd.	Woodland Hills	CA	446	331,000	1999	1970	
				19%	5,046	4,051,808			
	Ventura County								
1	Camarillo Oaks	921 Paseo Camarillo	Camarillo	CA	564	459,000	1996	1985	
1	Mountain View	649 E. Las Posas Road	Camarillo	CA	106	83,900	2004	1980	
1	Mariner's Place	711 South B Street	Oxnard	CA	105	77,200	2000	1987	
1	Tierra Vista	Rice and Gonzales	Oxnard	CA	404	387,100	2001	2001	
1	Monterey Villas (Village Apartments)	1040 Kelp Lane	Oxnard	CA	122	122,100	1997	1974	
1	Meadowood	1733 Cochran Street	Simi Valley	CA	320	264,500	1996	1986	
1	Hidden Valley (Parker Ranch)	5065 Hidden Park Court	Simi Valley	CA	324	310,900	2004	2004	
1	Lofts at Pinehurst,The (Villa Scandia)	1021 Scandia Avenue	Ventura	CA	118	71,100	1997	1971	
1	Pinehurst	3980 Telegraph Road	Ventura	CA	28	21,200	2004	1973	
1	Woodside Village	675 Providence Ave.	Ventura	CA	145	136,500	2004	1987	
				8%	2,236	1,933,500			
	Santa Barbara County								
1	Chimney Sweep		Isle Vista	CA	91		2006	1967	
1	CBC		Isle Vista	CA	148		2006	1962	
				1%	239	179,908			
	Orange County								
1	Barkley Apartments	2400 E. Lincoln Ave.	Anahiem	CA	161	139,800	2000	1984	
1	Valley Park Apartments	17300 Euclid Ave.	Fountain Valley	CA	160	169,700	2001	1969	
1	Capri at Sunny Hills	2341 Daphne Place	Fullerton	CA	100	128,100	2001	1961	
1	Wilshire Promenade	141 West Wilshire Avenue	Fullerton	CA	149	128,000 (1)	1997	1992	
1	Montejo Apartments	12911 Dale St.	Garden Grove	CA	124	103,200	2001	1974	
1	Huntington Breakers	21270 Beach Boulevard	Huntington Beach	CA	342	241,700	1997	1984	
1	Hillsborough Park	1501 South Beach Boulevard	La Habra	CA	235	215,500	1999	1999	
1	Trabuco Villas	25362 Mosswood Way	Lake Forest	CA	132	131,000	1997	1985	
1	Fairways Apartments	2 Pine Valley Lane	Newport Beach	CA	74	107,100	1999	1972	
1	Villa Angelina	201 E. Chapman Ave.	Placentia	CA	256	217,600	2001	1970	
1	Brentwood Apartment Homes (Hearthstone)	2301 E. Santa Clara Ave.	Santa Ana	CA	140	154,800	2001	1970	
1	Treehouse Apartments	2601 N. Grand Ave.	Santa Ana	CA	164	135,700	2001	1970	
				8%	2,037	1,872,200			

SOUTHERN CALIFORNIA (cont'd)

	San Diego County							
1	Alpine Country	2660 Alpine Blvd.	Alpine	CA	108	81,900	2002	1986
1	Alpine Village	2055 Arnold Way	Alpine	CA	306	254,400	2002	1971
1	Bonita Cedars	5155 Cedarwood Rd.	Bonita	CA	120	120,800	2002	1983
1	Cambridge	660 F. St.	Chula Vista	CA	40	22,100	2002	1965
1	Woodlawn Colonial	245-255 Woodlawn Ave.	Chula Vista	CA	159	104,500	2002	1974
1	Mesa Village	5265 Clairemont Mesa Blvd.	Clairemont	CA	133	43,600	2002	1963
1	Coral Gardens	425 East Bradley	El Cajon	CA	200	182,000	2002	1976
1	Tierra del Sol/Norte	989 Peach Ave.	El Cajon	CA	156	117,000	2002	1969
1	Grand Regacy	2050 E. Grand Ave.	Escondido	CA	60	42,400	2002	1967
1	Mira Woods Villa	10360 Maya Linda Rd.	Mira Mesa	CA	355	262,600	2002	1982
1	Country Villas	283 Douglas Drive	Oceanside	CA	180	179,700	2002	1976
1	Mission Hills	218 Rancho Del Oro	Oceanside	CA	282	244,000	2005	1984
1	Bluffs II, The	6466 Friars Road	San Diego	CA	224	126,700	1997	1974
1	Emerald Palms	2271 Palm Ave.	San Diego	CA	152	133,000	2002	1986
1	Summit Park	8563 Lake Murray Blvd.	San Diego	CA	300	229,400	2002	1972
1	Vista Capri - North	3277 Berger Ave.	San Diego	CA	106	51,800	2002	1975
1	Carlton Heights	9705 Carlton Hills Blvd.	Santee	CA	70	48,400	2002	1979
1	Shadow Point	9830 Dale Ave.	Spring Valley	CA	172	131,200	2002	1983
				12%	3,123	2,375,500		
	Riverside County							
1	Parcwood	1700 Via Pacifica	Corona	CA	312	270,000	2004	1989
1	Devonshire Apartments	2770 West Devonshire Ave.	Hemet	CA	276	207,200	2002	1988
				2%	588	477,200		
65	**Total Southern California**			50%	**13,269**	**10,890,116**		

SEATTLE METROPOLITAN AREA

1	Cedar Terrace	3205 115th Ave. NE	Bellevue	WA	180	174,200	2005	1984
1	Emerald Ridge	3010 118th Avenue SE	Bellevue	WA	180	144,000	1994	1987
1	Foothill Commons	13800 NE 9th Place	Bellevue	WA	360	288,300	1990	1978
1	Palisades, The	13808 NE 12th	Bellevue	WA	192	159,700	1990	1977
1	Sammamish View	16160 SE Eastgate Way	Bellevue	WA	153	133,500	1994	1986
1	Woodland Commons	13700 NE 10th Place	Bellevue	WA	236	172,300	1990	1978
1	Canyon Pointe	1630 228th St. SE	Bothell	WA	250	210,400	2003	1990
1	Inglenook Court	14220 Juanita Drive, NE	Bothell	WA	224	183,600	1994	1985
1	Salmon Run at Perry Creek	2109 228th Street SE	Bothell	WA	132	117,100	2000	2000
1	Stonehedge Village	14690 143rd Blvd., NE	Bothell	WA	196	214,800	1997	1986
1	Park Hill at Issaquah	22516 SE 56th Street	Issaquah	WA	245	277,700	1999	1999
1	Peregrine Point	21209 SE 42nd Street	Issaquah	WA	67	85,900	2003	2003
1	Wandering Creek	12910 SE 240th	Kent	WA	156	124,300	1995	1986
1	Bridle Trails	6600 130th Avenue, NE	Kirkland	WA	108	73,400	1997	1986
1	Evergreen Heights	12233 NE 131st Way	Kirkland	WA	200	188,300	1997	1990
1	Morning Run	18463 Blueberry Lane	Monroe	WA	222	221,786	2005	1991
1	Laurels at Mill Creek	1110 164th Street SE	Mill Creek	WA	164	134,300	1996	1981
1	Anchor Village	9507 49th Avenue West	Mukilteo	WA	301	245,900	1997	1981
1	Castle Creek	7000 132nd Place, SE	Newcastle	WA	216	191,900	1998	1998
1	Brighton Ridge	2307 NE 4th Street	Renton	WA	264	201,300	1996	1986
1	Fairwood Pond	14700 SE Petrovitsky Rd.	Renton	WA	194	189,200	2004	1997
1	Forest View	650 Duvall Ave. NE	Renton	WA	192	182,500	2003	1998
1	Fountain Court	2400 4th Street	Seattle	WA	320	207,000	2000	2000
1	Linden Square	13530 Linden Avenue North	Seattle	WA	183	142,200	2000	1994
1	Maple Leaf	7415 5th Avenue, NE	Seattle	WA	48	35,500	1997	1986
1	Spring Lake	12528 35th Avenue, NE	Seattle	WA	69	42,300	1997	1986
1	Wharfside Pointe	3811 14th Avenue West	Seattle	WA	142	119,200 (2)	1994	1990
1	Tower @ 801	801 Pine Street	Seattle	WA	173	118,500	2005	1970
1	Echo Ridge	34907 SE Kinsey Street	Snoqualmie	WA	120	124,359	2005	2000
29	**Total Seattle Metropolitan Area**			21%	**5,487**	**4,703,445**		

PORTLAND METROPOLITAN AREA

1	Jackson School Village	300 NE Autumn Rose Way	Hillsboro	OR	200	196,800	1996	1996
1	Landmark Apartments	3120 NW John Olsen Ave.	Hillsboro	OR	285	282,900	1996	1990
1	Meadows @ Cascade Park	314 SE 19th Street	Vancouver	WA	198	199,300	1997	1989
1	Village @ Cascade Park	501 SE 123rd Avenue	Vancouver	WA	192	178,100	1997	1989
4	**Total Portland Metropolitan Area**			3%	**875**	**857,100**		

OTHER AREAS

1	St. Cloud Apartments	6525 Hilcroft	Houston	TX	302	306,800	2002	1968
1				1%	**302**	**306,800**		
	126	**Multifamily Properties**			**26,559**	**22,286,498**		
	3	**Multifamily Properties Under Construction**			**551**	**376,488**		

Avg. square footage	839
Avg. units per property	211
Avg. age of property	2004

(1) Also has 11,836 square feet of commercial/retail space.
(2) Also has 9,512 square feet of commercial space.

OTHER REAL ESTATE ASSETS

Manufactured Housing Communities							
Green Valley	2130 Sunset Dr.	Vista	CA	157 pads		2002	1973
Recreational Vehicle Parks							
Circle RV	1835 E. Main St.	El Cajon	CA	179 spaces		2002	1977
Vacationer	1581 E. Main St.	El Cajon	CA	159 spaces		2002	1973
Office Buildings							
Essex Corporate Headquarter Bldg.	925 E. Meadow Dr.	Palo Alto	CA		17,400	1997	1988
Derian Office Building	17461 Derian Av.	Irvine	CA		110,000	2000	1983
Essex Southern Cal. Office Building	22110-22120 Clarendon St.	Woodland Hills	CA		38,940	2001	1982
					166,340		

New Residential Supply: Permits as % of Current Stock
12 Month Permit Period: Trailing 12 Months June 2006

	Single Family Data					Multi-Family Data			All Residential Data	
Market	Median SF Price (2005**)	2005 SF Affordability*	SF Stock 2000	SF Permits Last 12 Months	% of Stock	MF Stock 2000	MF Permits Last 12 months	% of Stock	Total Residential Permits Last 12 Months	% of Stock
Nassau-Suffolk	$471,000	78%	740,000	4,511	0.6%	240,000	417	0.2%	4,928	0.5%
New York PMSA	$461,000	50%	760,000	2,379	0.3%	2,920,000	20,594	0.7%	22,973	0.6%
Boston	$431,000	72%	1,530,000	7,632	0.5%	670,800	7,886	1.2%	15,518	0.7%
Philadelphia	$231,000	108%	1,532,000	13,764	0.9%	515,100	4,019	0.8%	17,783	0.9%
Baltimore	$282,000	100%	797,000	7,977	1.0%	268,000	2,494	0.9%	10,471	1.0%
Wash. D.C. PMSA	$441,000	80%	1,299,000	21,516	1.7%	644,300	10,068	1.6%	31,584	1.6%
Chicago	$275,001	196%	1,700,000	35,496	2.1%	1,404,900	15,952	1.1%	51,448	1.7%
Minneapolis	$233,000	121%	818,000	15,627	1.9%	351,800	3,993	1.1%	19,620	1.7%
Denver	$254,000	108%	582,000	16,881	2.9%	274,900	4,168	1.5%	21,049	2.5%
Miami/Ft. Lauderdale	$386,000	53%	717,000	19,367	2.7%	876,000	22,977	2.6%	42,344	2.7%
Dallas-Ft. Worth	$147,000	166%	1,381,000	50,768	3.7%	650,000	11,001	1.7%	61,769	3.0%
Houston	$145,000	163%	1,027,000	54,495	5.3%	547,700	12,127	2.2%	66,622	4.2%
Phoenix	$268,000	83%	970,000	47,307	4.9%	360,500	8,800	2.4%	56,107	4.2%
Atlanta	$171,000	158%	1,122,000	61,632	5.5%	467,800	12,825	2.7%	74,457	4.7%
Orlando	$261,000	85%	482,000	26,659	5.5%	201,500	7,076	3.5%	33,735	4.9%
Austin	$167,001	255%	326,000	19,064	5.8%	169,900	7,236	4.3%	26,300	5.3%
Las Vegas	$313,000	68%	440,000	29,492	6.7%	215,700	11,686	5.4%	41,178	6.3%
Totals	**$290,589**	**117%**	**16,223,000**	**434,567**	**2.7%**	**10,778,900**	**163,319**	**1.5%**	**597,886**	**2.2%**
Seattle	$342,000	81%	656,000	11,426	1.7%	354,487	6,695	1.9%	18,121	1.8%
Portland	$253,000	99%	561,000	12,663	2.3%	225,335	4,854	2.2%	17,517	2.2%
San Francisco	$755,000	44%	368,000	990	0.3%	344,000	4,535	1.3%	5,525	0.8%
Oakland	$655,000	50%	625,000	6,293	1.0%	270,000	4,913	1.8%	11,206	1.3%
San Jose	$711,000	52%	388,000	2,463	0.6%	192,000	2,592	1.4%	5,055	0.9%
Los Angeles	$505,000	45%	1,877,000	12,007	0.6%	1,392,963	12,823	0.9%	24,830	0.8%
Ventura	$564,000	58%	199,000	1,850	0.9%	53,295	903	1.7%	2,753	1.1%
Orange	$696,000	46%	628,000	4,460	0.7%	340,800	3,149	0.9%	7,609	0.8%
San Diego	$615,000	40%	664,000	6,015	0.9%	375,664	2,573	0.7%	8,588	0.8%
PNW	$300,974	89%	1,217,000	24,089	2.0%	579,822	11,549	2.0%	35,638	2.0%
No Cal	$697,381	49%	1,381,000	9,746	0.7%	806,000	12,040	1.5%	21,786	1.0%
So Cal	$565,787	45%	3,368,000	24,332	0.7%	2,162,722	19,448	0.9%	43,780	0.8%
ESSEX	**$542,229**	**55%**	**5,966,000**	**58,167**	**1.0%**	**3,548,543**	**43,037**	**1.2%**	**101,204**	**1.1%**

Permits: Single Family equals 1 Unit, Multi-Family equals 5 or More Units

Sources: SF Prices - National Association of Realtors,Rosen Consulting Group : Permits, Total Residential Stock - U.S. Census, Axiometrics

Median Home Prices - National Association of Realtors; DataQuick, Mortgage Rates - Freddie Mac, Median Household Incomes - US Census; BEA; Essex

Single Family - Multi-Family Breakdown of Total Resdiences, Rosen Consulting Group, US Census, EASI, Essex

Single Family Affordability - Equals the ratio of the* ***actual* *Median Household Income to the Income* ***required*** *to purchase the Median Priced Home.*

The ***required*** *Income is defined such that the Mortgage Payment is 35% of said Income, assuming a 10% Down Payment and a 30-year fixed mortgage rate (6.0%).*

Median Household Income is estimated from US Census 2004 data and Income Growth from BEA and Population Growth from the US Census.

***2005 Median Home Prices - 3rd Quarter Estimates: Nationall Realtors Association*

Essex Markets Forecast 2006: Supply, Jobs and Apartment Market Conditions

Market	Residential Supply* New MF Supply	% of Total Stock	New SF Supply	% of Total Stock	Job Forecast** Est.New Jobs Dec-Dec	% Growth	Forecast Market Conditions*** Estimated Y-o-Y Rent Growth	Estimated Year End Occupancy
Seattle	2,300	0.6%	11,000	1.6%	46,000	3.3%	7.50%	95.50%
Portland	3,250	1.4%	11,000	2.0%	27,000	2.8%	5.00%	95.00%
San Francisco	2,300	0.6%	1,000	0.3%	14,000	1.5%	7.50%	96.50%
Oakland	2,300	0.8%	6,700	1.1%	20,000	1.9%	6.00%	96.00%
San Jose	2,400	1.2%	2,300	0.6%	12,000	1.4%	7.00%	96.00%
No. Cal.	**7,000**	**0.9%**	**10,000**	**0.7%**	**46,000**	**1.6%**	**6.75%**	**96.00%**
Ventura	700	1.3%	2,500	1.2%	7,000	2.5%	4.50%	95.50%
Los Angeles	9,200	0.6%	10,000	0.5%	60,000	1.5%	4.25%	96.00%
Orange	4,000	0.8%	4,500	0.7%	27,000	1.8%	5.50%	96.00%
San Diego	4,800	1.2%	9,000	1.3%	24,000	1.9%	3.00%	95.50%
So. Cal.	**18,700**	**0.8%**	**26,000**	**0.8%**	**118,000**	**1.6%**	**4.50%**	**95.75%**

All data is an Essex Forecast

U.S. Economic Assumptions: G.D.P. - 3.75% Growth, Jobs - 1.7% Growth

* **New Residential Supply**: represents Essex's internal estimate of ***actual deliveries*** during the year, which are related to but can differ from the 12 Month trailing ***Permit Levels*** reported on **New Residential Supply** schedule.

** **Job Forecast/Performance** refers to the difference between Total Non-Farm Industry Employment (not Seasonally Adjusted) projected through December 2006 over the comparable actual figures for December 2005. The first column represents the ***current*** Essex forecast of the increase in Total Non-Farm Industry Employment. The second column represents these forecasted new jobs as a percent of the December 2005 base.

***The **Forecast Market Conditions** represents Essex's estimates of the Change in Rents/Occupancy Rates at the end of 2006. The Estimated Year-over-Year Rent Growth represents the forecast change in Effective **Market** Rents for December 2006 vs.December 2005 (where **Market** refers to the entire MSA apartment market, NOT the Essex portfolio). The estimated Year-End Occupancy represents Essex's forecast of **Market** Occupancy Rates for December 2006.