ESSEX

PROPERTY TRUST, INC.

First Quarter 2014

Earnings Release & Supplemental Financial Information

The Huxley

West Hollywood, CA

187 Units

Began Lease-Up in Q1 2014

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ESSEX

PROPERTY TRUST, INC.

Essex Announces First Quarter 2014 Results

Robust Housing Conditions Underlie 7.2% Same-Property Revenue Growth

Palo Alto, California—May 7, 2014—Essex Property Trust, Inc. (NYSE:ESS) announced today its first quarter 2014 earnings results and related business activities.

Funds from Operations ("FFO") and Net Income for the quarter ended March 31, 2014 are detailed below. Total FFO and Net Income for the quarter ended March 31, 2014 includes $16.1 million in merger related expenses. Core FFO excludes merger expenses, acquisition costs and non-recurring items.

	Quarter Ended March 31,		%
Earnings (in millions)	**2014**	2013	change
Total FFO	**$67.8**	$77.4	-12.4%
Core FFO	**$81.1**	$73.2	10.8%
Net Income	**$21.9**	$25.2	-13.1%
Per Diluted Share			
Total FFO	**$1.68**	$1.97	-14.6%
Core FFO	**$2.02**	$1.87	8.0%
Earnings per Share	**$0.58**	$0.68	-14.7%

First Quarter Highlights:

- Completed the merger with BRE Properties on April 1st, creating the preeminent West Coast multifamily REIT.
- On March 31, 2014, contributed $888 million in BRE properties to three new co-investment entities to fund a significant portion of the cash consideration of the BRE merger.
- Grew Core FFO per diluted share by 8.0% compared to Q1 2013.
- Increased same-property gross revenues and net operating income ("NOI") by 7.2% and 8.3%, respectively, compared to Q1 2013.
- Achieved a 1.4% sequential increase in quarterly gross revenues and 2.6% sequential increase in net operating income ("NOI") for the same-property portfolio.
- Completed the lease-up of Connolly Station, a 309 unit community located in Dublin, CA, and began the lease-up of two additional development communities during the quarter.
- The Company was added to the S&P 500 Index on April 1, 2014.
- Established Core FFO guidance range for the second quarter of 2014 of $1.96 to $2.04 per diluted share, which incorporates the BRE portfolio and recent financing transactions.
- Revised the full year Core FFO per diluted share range to $8.15 to $8.45, raising the midpoint by $0.05 per share.

"We are pleased to highlight the Company's strong operating performance as we begin 2014, demonstrated by 7.2% same-property revenue growth. Fundamentals on the West Coast continue to be robust, driven by nation-leading job growth and muted deliveries of new rental and for-sale housing. We are also pleased with the performance of the legacy BRE portfolio, which generated a 5.6% increase in same-property revenues in the first quarter," commented Michael J. Schall, President and Chief Executive Officer of the Company. Mr. Schall continued, "We are excited that the consummation of the merger with BRE occurred substantially as planned, and we look forward to continuing integration efforts for the next 12-18 months. Our recent capital markets activities support our belief that the Company's larger operating platform and unique geographic profile will provide cost of capital benefits that will complement a variety of synergies that are expected to be realized from the merger."

SAME-PROPERTY OPERATIONS

Essex same-property operating results exclude properties that are not comparable for the periods presented. The table below illustrates the percentage change in same-property gross revenues for the quarter ended March 31, 2014 compared to the quarter ended March 31, 2013, and the sequential percentage change for the quarter ended March 31, 2014 versus the quarter ended December 31, 2013 by submarket for the Company:

	Q1 2014 vs. Q1 2013	Q1 2014 vs. Q4 2013	% of Total
	Gross Revenues	**Gross Revenues**	**Q1 2014 Revenues**
Southern California			
Los Angeles County	4.7%	0.9%	17.2%
Ventura County	4.6%	1.6%	8.9%
Orange County	5.3%	1.1%	11.2%
San Diego County	4.6%	1.2%	5.6%
Other Southern California	6.7%	0.4%	1.8%
Total Southern California	**4.9%**	**1.1%**	**44.7%**
Northern California			
Santa Clara County	9.2%	1.9%	18.4%
Contra Costa County	8.0%	2.3%	6.4%
Alameda County	11.3%	2.7%	5.8%
Other Northern California	10.2%	1.1%	5.6%
Total Northern California	**9.5%**	**2.0%**	**36.2%**
Seattle Metro	**8.3%**	**1.3%**	**19.1%**
Same-Property Portfolio	**7.2%**	**1.4%**	**100.0%**

	Year Over Year Growth		
	Q1 2014 compared to Q1 2013		
	Gross Revenues	**Operating Expenses**	**NOI**
Southern California	4.9%	4.5%	5.1%
Northern California	9.5%	3.6%	12.0%
Seattle Metro	8.3%	6.8%	9.1%
Same-property portfolio	**7.2%**	**4.6%**	**8.3%**

	Sequential Growth		
	Q1 2014 compared to Q4 2013		
	Gross Revenues	Operating Expenses	NOI
Southern California	1.1%	-1.8%	2.5%
Northern California	2.0%	-3.3%	4.3%
Seattle Metro	1.3%	5.1%	-0.6%
Same-property portfolio	**1.4%**	**-1.0%**	**2.6%**

	Financial Occupancies		
	Quarter Ended		
	3/31/2014	12/31/2013	3/31/2013
Southern California	96.4%	96.3%	96.5%
Northern California	96.5%	96.1%	96.5%
Seattle Metro	96.5%	95.9%	96.6%
Same-property portfolio	**96.5%**	**96.2%**	**96.5%**

BRE MERGER CLOSED

As previously announced, Essex completed the merger with BRE Properties (BRE) on April 1, 2014. On March 31, 2014, 17 BRE properties were contributed to three joint ventures with a total estimated property value of $888 million. Properties were contributed to Wesco III, Wesco IV and a joint venture formed with AEW Capital Management. Please see page S-14 of the supplement for the list of properties contributed to the joint ventures. As of April 1, 2014, Essex has a 50% ownership interest in each of the joint ventures and will receive property management, acquisition, and redevelopment fees and a promote interest if certain return hurdles are achieved. New secured mortgage debt totaling $475 million was placed on the properties at LIBOR plus 160 basis points for a five year initial term with up to two years of extension options. The Company has swapped 80% of the $475 million of secured mortgages to an effective fixed rate of 3.6% for a 5.7 year term. As a result of the joint venture financing, Essex did not utilize the committed bridge loan facility it had in place at the time the merger was announced. Please see the press release dated April 1, 2014 for additional details about the merger.

On March 31, 2014, BRE contributed 14 properties valued at $1.4 billion to Essex Portfolio L.P. (the “Operating Partnership”) in exchange for 8.6 million of Essex Operating Partnership Units (“OP Units”). The OP Units were subsequently retired by the Company on April 1, 2014. The purpose of this transaction was tax efficiency. The balance sheet at March 31, 2014 reflects the acquisition of these properties on the last day of the quarter along with the issuance of OP Units.

The table below represents the BRE Properties same-property revenue results for the stabilized portfolio of properties, excluding developments and properties held for sale. The Company did not own BRE during the first quarter 2014 but acquired the portfolio on March 31, 2014, as described above, and on April 1, 2014. Therefore, these results are not reflected in the Company’s income statement during the quarter. The table below illustrates the percentage change in same-property revenues for the quarter ended March 31, 2014 compared to the quarter ended March 31, 2013, and the sequential percentage change for the quarter ended March 31, 2014 versus the quarter ended December 31, 2013 by submarket:

BRE LEGACY PROPERTIES

	Q1 2014 vs. Q1 2013	Q1 2014 vs. Q4 2013	% of Total
	Total Revenues	**Total Revenues**	**Q1 2014 Revenues**
Southern California			
Los Angeles County	4.1%	-0.4%	18.2%
Orange County	4.5%	1.0%	18.4%
San Diego County	3.5%	0.3%	16.6%
Riverside County	2.6%	0.6%	3.7%
Total Southern California	**3.9%**	**0.3%**	**56.9%**
Northern California			
San Mateo County	9.0%	0.3%	8.6%
Santa Clara County	5.9%	0.0%	4.3%
Contra Costa County	9.6%	0.9%	3.5%
Alameda County	8.7%	1.0%	9.4%
Other Northern California	9.6%	2.6%	1.3%
Total Northern California	**8.5%**	**0.7%**	**27.1%**
Seattle Metro	**6.7%**	**0.8%**	**16.0%**
Same-Property Portfolio	**5.6%**	**0.5%**	**100.0%**

MB360 FIRE UPDATE

On March 11, 2014, a fire broke out at one of the two buildings at BRE's MB360 development located in San Francisco, CA. The building that contained the fire consisted of 172 units, all of which were destroyed above the podium structure, which was also damaged. The second phase of the development, containing 188 units, suffered no damage and is expected to begin delivering apartment homes in the fourth quarter of 2014. BRE carried comprehensive insurance coverage, including lost profits, related to the property. Insurance proceeds will be set up as a receivable on the balance sheet. We estimate Core FFO for 2014 will be reduced by $0.03-$0.05 per share as the cost basis of MB360 that qualifies for interest capitalization is lower than the previous investment balance and the generation of rental revenue will be delayed. The insurance policies covering MB360 provide coverage for loss of rental income and soft costs, although we are not assuming recovery of these costs in 2014.

INVESTMENT ACTIVITY

Subsequent to quarter end, the Company acquired Piedmont Apartments for $76.8 million. The 396 unit community was built in 1969 and subsequently renovated in 1997 and 2005. The Company assumed a $44.8 million mortgage loan secured by the property at a fixed rate of 5.6% for a remaining term of three years. The property is located in Bellevue, a submarket of Seattle and within one mile of Microsoft's World Headquarters.

Dispositions

In January, the Company sold Vista Capri, a 106 unit community located in San Diego, CA for $14.4 million. The total gain on sale was $7.1 million, net of internal disposition costs. The gain has been excluded from the calculation of FFO.

In March, Essex Apartment Value Fund II, L.P. ("Fund II") sold one of the two remaining communities for $23.8 million. The total gain on sale was $11.4 million. The Company has a 28.2% ownership stake in Fund II and received promote income of $3.8 million which has been excluded from Core FFO.

During the first quarter, BRE, which was not owned by the Company at the time, sold three properties located in Sacramento, CA, Spring Valley, CA and San Diego, CA for total proceeds of $156.8 million.

Development Activity

During the quarter, Connolly Station, a 309 unit community located in Dublin, CA achieved stabilized occupancy. As of the end of April, the community was 99% occupied.

Leasing at Phase II of Epic, located in San Jose, CA, is proceeding ahead of schedule. As of May 5, 2014, 78% of the 289 units were leased. The Company now expects the community to stabilize during the second quarter 2014, six months ahead of schedule.

In March, the Company began leasing The Huxley, a 187 unit community located in West Hollywood, CA. Through May 5, 2014, 49% of the apartment homes were leased.

In March, The Avery, located in Los Angeles, CA received final certificate of occupancy and Essex purchased the property subject to a pre-sale arrangement, for approximately $35 million. The 121 unit community is currently 62% leased as of May 5, 2014.

As part of the merger agreement, the Company acquired two development communities that are currently in lease up. Solstice, a 280 unit community located in Sunnyvale, CA was 77% leased as of May 5, 2014. The Company expects to stabilize the community during the third quarter of 2014. Wilshire at La Brea, a 478 unit community located in Los Angeles, CA was 38% leased as of May 5, 2014. The Company expects Wilshire at La Brea to stabilize in the first quarter of 2015.

Extraordinary Events

During the first quarter, the Company incurred $1.6 million in damages at two properties that were related to earthquake damages and unusual wet weather in the Pacific Northwest. These costs were charged to earnings and excluded from Core FFO in the first quarter of 2014.

Liquidity and Balance Sheet

Common Stock

During the first quarter, the Company issued 958,055 shares of common stock for $157.6 million, net of commissions, at an average per share price of $166.24. Subsequent to quarter end through May 7, 2014, excluding the approximately 23.1 million shares issued in connection with the BRE merger, the Company has issued 197,600 shares of stock at an average price of $171.62, for total proceeds of $33.7 million, net of commissions.

Unsecured Notes Offering

In April, the Company issued $400 million of 3.875% senior unsecured notes that mature in May 2024. Please see our press release dated April 8, 2014 for additional details about the notes offering.

Balance Sheet

At the end of April, the Company had $5.1 billion in total debt outstanding, reflecting the approximately $1.7 billion of debt assumed from BRE and the new $400 million unsecured notes issued in April 2014. At the end of April, the Company had $845 million available on its $1.0 billion revolving line of credit and total shares and operating partnership units outstanding for Essex was approximately 64.0 million.

Guidance

The Company has revised its full year guidance for Core FFO per diluted share from a range of $8.10 - $8.40 to a range of $8.15 to $8.45. The revised numbers reflect the BRE transaction, timing of the first quarter equity offering, and the $400 million unsecured note offering announced in April. The Company has not revised its same-property NOI growth outlook for the Essex portfolio for the full year but will do so as part of its second quarter earnings release. The table below outlines the key assumptions relating to BRE and additional details can be found on page S-13 of the Supplemental Financial Information.

Key BRE Assumptions
(all dollars are in millions and at Essex's pro rata share)

	Q2 2014 to Q4 2014 Range	**Full Year Run Rate Range**
Operating & G&A Synergies	$18 to $20	$24 to $27
Prop 13 Tax Adjustment	($15 to $17)	($20 to $23)
Mark-to-Market Debt	$17 to $21	$23 to $28
MB360 Fire Impact	($2 to $3)	($2 to $3)

For the second quarter, the Company has established a range for Core FFO per diluted share of $1.96 to $2.04. During the quarter, the Company does not expect to achieve the full operating synergy benefits it expects on a full year run rate basis as it will take several months to implement new processes. In the fourth quarter, the Company expects the majority of the savings it has initially identified will be in-place. The second quarter will be impacted by the amount and timing of capital markets activities and a lower cost basis of MB360 that qualifies for interest capitalization.

CONFERENCE CALL WITH MANAGEMENT

The Company will host an earnings conference call with management to discuss its quarterly results on Thursday May 8, 2014 at 10 a.m. PDT (1 p.m. EDT), which will be broadcast live via the Internet at www.essexpropertytrust.com, and accessible via phone by dialing (877) 407-0784, 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.essexpropertytrust.com and select the first quarter earnings link. To access the replay digitally, dial (877) 870-5176 using the replay pin number 13578671. If you are unable to access the information via the Company's website, please contact the Investor Relations Department at investors@essexpropertytrust.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 234 apartment communities with an additional 14 properties in various stages of active 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 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.essexpropertytrust.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 acquisition costs and items that are non-recurring 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 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 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, 2014 and 2013:

	Quarter Ended March 31,	
Funds from Operations (In thousands)	**2014**	2013
Net income available to common stockholders	**$21,912**	$25,203
Adjustments:		
Depreciation	**50,312**	47,144
Gains not included in FFO, net of internal disposition costs	**(10,292)**	-
Depreciation add back from unconsolidated co-investments, and add back convertible preferred dividend – Series G	**4,760**	3,842
Noncontrolling interest related to Operating Partnership units	**1,417**	1,501
Depreciation attributable to noncontrolling interests	**(329)**	(327)
Funds from Operations	**$67,780**	$77,363
Acquisition costs	**188**	387
Gain on sales of marketable securities and note prepayment	**(427)**	(2,611)
Gain on sale of land	**(400)**	(1,503)
Earthquake related and other	**1,571**	-
Loss on early retirement of debt add back from unconsolidated co-investments	**197**	-
Merger expenses	**16,059**	-
Co-investment promote income	**(3,848)**	-
Income from early redemption of preferred equity investments	**-**	(423)
Core Funds from Operations	**$81,120**	$73,213

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 and estimates on page 1 and under the caption "Guidance" on page 6 with respect to Core FFO and same-property NOI growth for the second quarter 2014 and for the full year 2014, statements and estimates regarding plans for a dividend increase, regarding the timing and realization of cost of capital and synergy benefits from the BRE merger and regarding the anticipated insurance proceeds in connection with the MB360 fire and regarding stabilization dates of the development properties, and statements and estimates set forth under the captions "Development Pipeline—March 31, 2014" and "Redevelopment Pipeline and Capital Expenditures—March 31, 2014" 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 estimates and assumptions set forth in the columns "ESS Standalone 2014 Midpoint", "Impact from BRE Merger" and "2014 Revised Guidance Range for ESS"on page S-13 of the Company's Supplemental Financial Information Package and the forecasts, set forth on page S-15 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, 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, 2013.

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Q1 2014 Supplemental
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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 share and per share amounts)*	Three Months Ended March 31, 2014	Three Months Ended March 31, 2013
Revenues:		
Rental and other property	**$ 159,017**	$ 145,057
Management and other fees	**2,628**	2,948
	161,645	148,005
Expenses:		
Property operating	**51,973**	46,326
Depreciation	**50,312**	46,787
General and administrative	**7,075**	6,239
Merger expenses	**16,059**	-
Cost of management and other fees	**1,477**	1,701
Acquisition and disposition costs	**975**	387
	127,871	101,440
Earnings from operations	**33,774**	46,565
Interest expense before amortization	**(26,055)**	(25,211)
Amortization expense	**(2,986)**	(2,930)
Interest and other income	**2,879**	5,023
Equity income from co-investments	**10,526**	4,211
Gain on sale of real estate and land	**8,268**	1,503
Income before discontinued operations	**26,406**	29,161
Income from discontinued operations	**-**	542
Net income	**26,406**	29,703
Net income attributable to noncontrolling interest	**(3,126)**	(3,132)
Net income attributable to controlling interest	**23,280**	26,571
Dividends to preferred stockholders	**(1,368)**	(1,368)
Net income available to common stockholders	**$ 21,912**	$ 25,203
Net income per share - basic	**$ 0.58**	$ 0.68
Shares used in income per share - basic	**37,685,073**	37,003,925
Net income per share - diluted	**$ 0.58**	$ 0.68
Shares used in income per share - diluted	**37,931,454**	37,092,062

See Company's 10-K 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 Operating Results **Selected Line Item Detail** *(Dollars in thousands)*	Three Months Ended March 31, **2014**	2013
Rental and other property		
Rental	**$ 147,994**	$ 135,512
Other property	**11,023**	9,545
Rental and other property	**$ 159,017**	$ 145,057
Management and other fees		
Management	**$ 1,656**	$ 2,007
Development and redevelopment	**972**	941
Management and other fees	**$ 2,628**	$ 2,948
Property operating expenses		
Real estate taxes	**$ 15,339**	$ 14,073
Administrative and insurance	**13,056**	10,484
Maintenance and repairs	**10,221**	9,350
Utilities	**9,469**	8,942
Property management	**3,888**	3,477
Property operating expenses	**$ 51,973**	$ 46,326
Interest and other income		
Marketable securities and other interest income	**$ 2,411**	$ 1,625
Notes receivable	**41**	787
Gain from sale of marketable securities and note prepayment	**427**	2,611
Interest and other income	**$ 2,879**	$ 5,023
Equity income from co-investments		
Equity loss from co-investments	**$ (18)**	$ (41)
Income from preferred equity investments	**3,485**	3,829
Gain on sale of co-investment	**3,211**	-
Co-investment promote income	**3,848**	-
Income from early redemption of preferred equity investments	**-**	423
Equity income from co-investments	**$ 10,526**	$ 4,211
Noncontrolling interest		
Limited partners of Essex Portfolio, L.P.	**$ 1,417**	$ 1,501
DownREIT limited partners' distributions	**1,144**	1,175
Third-party ownership interest	**565**	456
Noncontrolling interest	**$ 3,126**	$ 3,132

See Company's 10-K 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 Funds From Operations *(Dollars in thousands, except share and per share amounts)*	Three Months Ended March 31, 2014	2013	% Change
Funds from operations			
Net income available to common stockholders	**$ 21,912**	$ 25,203	
Adjustments:			
Depreciation	**50,312**	47,144	
Gains not included in FFO, net of internal disposition costs	**(10,292)**	-	
Depreciation add back from unconsolidated co-investments, and add back convertible preferred dividend - Series G	**4,760**	3,842	
Noncontrolling interest related to Operating Partnership units	**1,417**	1,501	
Depreciation attributable to noncontrolling interest	**(329)**	(327)	
Funds from operations	**$ 67,780**	$ 77,363	
FFO per share-diluted	**$ 1.68**	$ 1.97	-14.6%
Components of the change in FFO			
Non-core items:			
Acquisition costs	**188**	387	
Gain on sale of marketable securities and note prepayment	**(427)**	(2,611)	
Gain on sale of land	**(400)**	(1,503)	
Earthquake related and other	**1,571**	-	
Loss on early retirement of debt add back from unconsolidated co-investment	**197**	-	
Merger expenses	**16,059**	-	
Co-investment promote income	**(3,848)**	-	
Income from early redemption of preferred equity investments	**-**	(423)	
Core funds from operations	**81,120**	73,213	
Core FFO per share-diluted	**$ 2.02**	$ 1.87	8.0%
Changes in core items:			
Same-property NOI	**$ 7,770**		
Non-same property NOI	**2,114**		
Management and other fees, net	**(96)**		
Equity income from co-investments	**794**		
Interest and other income	**40**		
Interest and amortization expense	**(900)**		
General and administrative	**(836)**		
Discontinued operations	**(899)**		
Other items, net	**(80)**		
	$ 7,907		
Weighted average number of shares outstanding diluted (1)	**40,238,064**	39,205,611	

(1) Assumes conversion of the weighted average 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.

Consolidated Balance Sheets

(Dollars in thousands)

	March 31, 2014	December 31, 2013
Real Estate:		
Land and land improvements	$ 1,354,748	$ 1,083,552
Buildings and improvements	5,286,033	4,360,205
	6,640,781	5,443,757
Less: accumulated depreciation	(1,300,793)	(1,254,886)
	5,339,988	4,188,871
Real estate under development	308,266	50,430
Co-investments	716,443	677,133
	6,364,697	4,916,434
Cash and cash equivalents	48,671	53,766
Marketable securities	100,348	90,084
Notes and other receivables	36,105	68,255
Other assets	83,221	58,300
Total assets	$ 6,633,042	$ 5,186,839
Mortgage notes payable	$ 1,408,232	$ 1,404,080
Unsecured debt	1,410,162	1,410,023
Lines of credit	135,903	219,421
Other liabilities	114,883	148,046
Derivative liabilities	2,109	2,682
Total liabilities	3,071,289	3,184,252
Cumulative convertible preferred stock, carrying value	4,349	4,349
Equity:		
Common stock	4	4
Cumulative redeemable preferred stock, liquidation value	73,750	73,750
Additional paid-in-capital	2,505,003	2,345,763
Distributions in excess of accumulated earnings	(498,368)	(474,426)
Accumulated other comprehensive loss	(56,395)	(60,472)
Total stockholders' equity	2,023,994	1,884,619
Noncontrolling interest	1,533,410 (1)	113,619
Total equity	3,557,404	1,998,238
Total liabilities and equity	$ 6,633,042	$ 5,186,839

(1) Includes $1.4 billion related to the issuance of Operating Partnership Units issued to BRE Properties on March 31, 2014 for the contribution of 14 properties to the Operating Partnership. On April 1, 2014, the units were retired in the merger with BRE.

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

Debt Summary - March 31, 2014
(Dollars in thousands)

	Percentage of Total Debt	Balance Outstanding	Weighted Average Interest Rate	Weighted Average Maturity In Years
Mortgage Notes Payable				
Fixed rate - secured	42%	$ 1,230,625	6.0%	4.9
Variable rate - secured (1)	6%	177,607	1.5%	18.8
Total mortgage notes payable	48%	**1,408,232**	5.4%	6.7
Unsecured Debt				
Bonds private - fixed rate	16%	465,000	4.5%	5.0
Bonds public - fixed rate	20%	595,162	3.5%	8.7
Term loan (2)	12%	350,000	2.4%	2.9
	48%	**1,410,162**	3.6%	6.1
Unsecured Lines of Credit				
Line of credit (3)	4%	124,000	1.6%	
Line of credit (4)	-	11,903	1.6%	
Total lines of credit	4%	**135,903**	1.6%	
Total debt	100%	**$ 2,954,297**	**4.4%**	

Scheduled principal payments (excludes lines of credit)

	Balance Outstanding Secured	Balance Outstanding Unsecured	Balance Outstanding Total	Weighted Average Interest Rate	Percentage of Total Debt
2014	$ -	$ -	$ -	-	-
2015	67,070	-	67,070	5.2%	2.4%
2016	12,319	350,000	362,319	3.3%	12.9%
2017	182,049	190,000	372,049	4.3%	13.2%
2018	269,939	-	269,939	5.8%	9.6%
2019	264,984	75,000	339,984	5.4%	12.0%
2020	396,721	-	396,721	6.4%	14.1%
2021	47,543	200,000	247,543	5.0%	8.8%
2022	-	297,387	297,387	3.7%	10.5%
2023	-	297,775	297,775	3.4%	10.6%
2024	-	-	-	-	-
Thereafter	167,607	-	167,607	1.5%	5.9%
Total	$ 1,408,232	$ 1,410,162	$ 2,818,394	4.5%	100.0%

Capitalized interest for the three months ended March 31, 2014 was approximately $3.4 million.

(1) Variable rate debt of $167.6 million is tax exempt to the note holders and $156.9 million is subject to interest rate protection agreements.
(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 $300 million, which effectively converts the interest rate on $300 million of the term loan to a fixed rate of 2.4%.
(3) The unsecured line of credit facility is $1 billion and the line matures in December 2017 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%.

ESSEX PROPERTY TRUST, INC.

Capitalization Data, Public Bond Covenants, Credit Ratings and Selected Credit Ratios - March 31, 2014
(Dollars and shares in thousands, except per share amounts)

Capitalization Data		
Total debt	$	2,954,297
Common stock and potentially dilutive securities		
Common stock outstanding		38,392
Limited partnership units (1)(2)		2,176
Options-treasury method		348
Total shares of common stock and potentially dilutive securities		40,916
Common stock price per share as of March 31, 2014	$	170.05
Market value of common stock and potentially dilutive securities	$	6,957,766
Preferred stock	$	73,079
Total equity capitalization	$	7,030,845
Total market capitalization	$	9,985,142
Ratio of debt to total market capitalization		29.6%

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

(2) Excludes 8.6 million of Operating Partnership Units issued to BRE Properties on March 31, 2014 for the contribution of 14 properties to the Operating Partnership. On April 1, 2014, the units were retired as part of the merger with BRE.

Credit Ratings

Rating Agency	Rating	Outlook
Fitch	BBB+	Stable
Moody's	Baa2	Stable
Standard & Poors	BBB	Stable

Public Bond Covenants (1)	Actual	Requirement
Debt to Total Assets:	46%	< 65%
Secured Debt to Total Assets:	22%	< 40%
Interest Coverage:	347%	> 150%
Unsecured Debt Ratio (2) :	243%	> 150%

Selected Credit Ratios (1)	Actual
Indebtedness Divided by Adjusted EBITDA (3):	6.8x
Unencumbered NOI to Total NOI:	60%

(1) Excludes 14 properties, or approximately $1.4 billion, contributed to the Operating Partnership at March 31, 2014 by BRE in exchange for OP units. On April 1, 2014, the units were retired by Essex.

(2) Unsecured Debt Ratio is unsecured assets (excluding investments in co-investments) divided by unsecured indebtedness.

(3) Adjusted EBITDA is annualized current quarter NOI adjusted for non-recurring items and proforma NOI for current quarter acquisitions.

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

Property Operating Results - Quarters ended March 31, 2014 and 2013
(Dollars in thousands, except per unit amounts)

	Southern California			Northern California			Seattle Metro			Other real estate assets (1)		Total		
	2014	2013	% Change	**2014**	2013	% Change	**2014**	2013	% Change	**2014**	2013	**2014**	2013	% Change
Revenues:														
Same-property revenue	**$ 65,475**	$ 62,431	4.9%	**$ 53,054**	$ 48,461	9.5%	**$ 27,896**	$ 25,751	8.3%	**$ -**	$ -	**$ 146,425**	$ 136,643	7.2%
Non-same property revenue (2)	**4,212**	2,309		**3,890**	2,309		**745**	-		**3,745**	3,796	**12,592**	8,414	
Total Revenues	**$ 69,687**	$ 64,740		**$ 56,944**	$ 50,770		**$ 28,641**	$ 25,751		**$ 3,745**	$ 3,796	**$ 159,017**	$ 145,057	
Property operating expenses:														
Same-property operating expenses														
Real estate taxes	**$ 5,721**	$ 5,511		**$ 4,989**	$ 4,818		**$ 2,909**	$ 2,598		**$ -**	$ -	**$ 13,619**	$ 12,927	5.4%
Administrative and insurance	**5,756**	5,596		**2,984**	2,958		**1,871**	1,834		**-**	-	**10,611**	10,388	2.1%
Maintenance and repairs	**4,326**	4,111		**3,139**	2,995		**1,803**	1,638		**-**	-	**9,268**	8,744	6.0%
Utilities	**3,630**	3,351		**2,978**	2,851		**2,019**	1,980		**-**	-	**8,627**	8,182	5.4%
Management fees	**1,421**	1,394		**1,024**	967		**750**	706		**-**	-	**3,195**	3,067	4.2%
Total same-property operating expenses	**20,854**	19,963	4.5%	**15,114**	14,589	3.6%	**9,352**	8,756	6.8%	**-**	-	**45,320**	43,308	4.6%
Non-same property operating expenses (2)(7)	**1,767**	1,069		**1,477**	898		**244**	-		**3,165**	1,051	**6,653**	3,018	
Total property operating expenses	**$ 22,621**	$ 21,032		**$ 16,591**	$ 15,487		**$ 9,596**	$ 8,756		**$ 3,165**	$ 1,051	**$ 51,973**	$ 46,326	
Net operating income (NOI):														
Same-property NOI	**$ 44,621**	$ 42,468	5.1%	**$ 37,940**	$ 33,872	12.0%	**$ 18,544**	$ 16,995	9.1%	**$ -**	$ -	**$ 101,105**	$ 93,335	8.3%
Non-same property NOI (2)														
Redevelopment communities	**1,454**	1,240		**-**	-		**-**	-		**-**	-	**1,454**	1,240	
Development communities - 2014 (3)	**(13)**	-		**-**	-		**-**	-		**-**	-	**(13)**	-	
Acquired communities - 2013 (4)	**1,004**	-		**2,413**	1,411		**501**	-		**-**	-	**3,918**	1,411	
Other real estate assets (1)	**-**	-		**-**	-		**-**	-		**580**	2,745	**580**	2,745	
Total non-same property NOI (6)	**2,445**	1,240		**2,413**	1,411		**501**	-		**580**	2,745	**5,939**	5,396	
Total NOI	**$ 47,066**	$ 43,708		**$ 40,353**	$ 35,283		**$ 19,045**	$ 16,995		**$ 580**	$ 2,745	**$ 107,044**	$ 98,731	
Same-property operating margin	**68%**	68%		**72%**	70%		**66%**	66%				**69%**	68%	
Annualized same-property turnover percentage	**45%**	45%		**45%**	46%		**39%**	37%				**44%**	43%	
Average same-property concessions per turn (5)	**$ 117**	$ 148		**$ 173**	$ 178		**$ 126**	$ 133				**$ 137**	$ 155	
Reconciliation of apartment units at end of period														
Same-property apartment units	**12,914**			**8,840**			**6,537**					**28,291**		
Consolidated apartment units	**13,870**	13,656		**9,430**	9,431		**6,703**	6,720				**30,003**	29,807	
Joint venture	**1,870**	1,788		**1,592**	1,236		**1,157**	1,512				**4,619**	4,536	
Under development	**571**	492		**1,780**	1,728		**-**	-				**2,351**	2,220	
Total apartment units at end of period	**16,311**	15,936		**12,802**	12,395		**7,860**	8,232				**36,973**	36,563	
Percentage of total	**44%**	44%		**35%**	34%		**21%**	22%				**100%**	100%	
Average same-property financial occupancy	**96.4%**	96.5%		**96.5%**	96.5%		**96.5%**	96.6%				**96.5%**	96.5%	

(1) Other real estate assets consists mainly of retail space, commercial properties, boat slips, and properties sold during 2014. Their operating results are classified in non-same property results.
(2) Includes properties which subsequent to January 1, 2013 were either acquired or in a stage of development or redevelopment without stabilized operations.
(3) In March 2014, the Company purchased The Avery, a development community that is in lease up.
(4) Acquired communities during 2013 includes Annaliese, Fox Plaza, Slater 116, Vox, and Domain.
(5) 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.
(6) Non-same property NOI excludes operating results related to 14 BRE properties contributed to the Operating Partnership on March 31, 2014.
(7) Other real estate asset expenses for the quarter ended March 31, 2014, includes $1.6 million related to earthquake and flood damage at two communities.

ESSEX PROPERTY TRUST, INC.

Revenue by County - Quarters ended March 31, 2014, March 31, 2013 and December 31, 2013
(Dollars in thousands, except average property rental rates)

		Average Property Rental Rates			Three months ended March 31, 2014		Three months ended March 31, 2013				
Region	Units	QTD 2014	QTD 2013	% Change	Property Revenue	Financial Occupancy	Property Revenue	Financial Occupancy	Property Revenue % Change	Property Revenue December 31, 2013	Sequential % Change
Southern California											
Los Angeles County	4,439	$ **1,865**	$ 1,783	4.6%	$ **25,237**	**96.5%**	$ 24,106	96.7%	4.7%	$ 25,019	0.9%
Ventura County	2,898	**1,442**	1,384	4.2%	**13,016**	**96.9%**	12,446	96.9%	4.6%	12,815	1.6%
Orange County	2,887	**1,889**	1,795	5.2%	**16,467**	**95.8%**	15,644	96.4%	5.3%	16,290	1.1%
San Diego County	2,067	**1,273**	1,222	4.2%	**8,186**	**96.2%**	7,828	96.2%	4.6%	8,092	1.2%
Santa Barbara County	347	**1,750**	1,670	4.8%	**1,892**	**99.6%**	1,779	97.6%	6.4%	1,892	0.0%
Riverside County	276	**791**	798	-0.9%	**677**	**95.7%**	628	89.5%	7.8%	668	1.3%
Total same-property	12,914	**1,655**	1,582	4.6%	**65,475**	**96.4%**	62,431	96.5%	4.9%	64,776	1.1%
Los Angeles County	577	**1,727**			**2,385**		2,309				
San Diego County	379	**1,895**			**1,827**		-				
Non-same property	956	**1,794**			**4,212**		2,309				
Northern California											
Santa Clara County	4,279	**2,075**	1,907	8.8%	**26,992**	**96.6%**	24,710	96.6%	9.2%	26,479	1.9%
Contra Costa County	1,720	**1,772**	1,647	7.6%	**9,305**	**96.3%**	8,619	96.4%	8.0%	9,094	2.3%
Alameda County	1,542	**1,757**	1,582	11.1%	**8,504**	**97.3%**	7,644	97.1%	11.3%	8,278	2.7%
San Mateo County	768	**2,146**	1,960	9.5%	**5,106**	**96.7%**	4,655	97.2%	9.7%	5,004	2.0%
San Francisco MSA	301	**2,235**	1,995	12.0%	**1,968**	**93.4%**	1,741	92.1%	13.0%	1,996	-1.4%
Other	230	**1,683**	1,572	7.1%	**1,179**	**96.3%**	1,092	95.8%	8.0%	1,163	1.4%
Total same-property	8,840	**1,962**	1,799	9.1%	**53,054**	**96.5%**	48,461	96.5%	9.5%	52,014	2.0%
San Francisco MSA	590	**2,271**			**3,890**		2,309				
Non-same property	590	**2,271**			**3,890**		2,309				
Seattle Metro											
King County	6,072	**1,369**	1,273	7.5%	**26,409**	**96.5%**	24,402	96.6%	8.2%	26,115	1.1%
Snohomish County	465	**990**	919	7.7%	**1,487**	**97.6%**	1,349	96.8%	10.2%	1,435	3.6%
Total same-property	6,537	**1,342**	1,247	7.7%	**27,896**	**96.5%**	25,751	96.6%	8.3%	27,550	1.3%
King County	166	**1,622**			**745**		-				
Non-same property	166	**1,622**			**745**		-				
Other real estate assets					**3,745**		3,796				
Total same-property revenue	28,291	$ **1,678**	$ 1,572	6.8%	$ **146,425**	**96.5%**	$ 136,643	96.5%	7.2%	$ 144,340	1.4%
Total non-same property revenue	1,712	$ **1,941**			$ **12,592**		$ 8,414				

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

Development Pipeline - March 31, 2014

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

Project Name	Location	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	Construction Start	Initial Occupancy	Stabilized Operations
Development Projects - Consolidated												
Emme	Emeryville, CA	100%	190	-	$ 40	$ 22	$ 62	$ 62	$ 326	Q3 2012	Q3 2014	Q1 2015
Avery (1)	Valley Village, CA	100%	121	-	37	1	38	38	314	Q3 2012	Q1 2014	Q2 2014
Total Development Projects - Consolidated			311	-	77	23	100	100	322			
Other Development Projects - Consolidated												
City Centre	Moorpark, CA	100%	200	-	12	-	12	12				
Other Projects	various	100%	-	-	3	-	3	3				
Real Estate under Development transferred from BRE on 3/31/14 (2)		100%	-	-	252	253	505	505				
Total Other Development Projects - Consolidated			200	-	267	253	520	520				
Total Development Pipeline - Consolidated			511	-	344	276	620	620				
Development Projects - Joint Venture												
Epic - Phase II	San Jose, CA	55%	289	-	88	9	97	54	336	Q1 2012	Q4 2013	Q2 2014
Epic - Phase III	San Jose, CA	55%	200	-	36	60	96	53	480	Q3 2013	Q3 2015	Q1 2016
The Huxley	West Hollywood, CA	50%	187	18,200	75	-	75	38 (3)	339	Q4 2011	Q1 2014	Q3 2014
The Dylan	West Hollywood, CA	50%	184	12,750	70	5	75	38 (3)	363	Q4 2011	Q2 2014	Q4 2014
Mosso I	San Francisco, CA	55%	181	5,030	78	22	100	55 (3)	538	Q2 2012	Q2 2014	Q1 2015
Mosso II	San Francisco, CA	55%	282	4,270	128	22	150	82 (3)	525	Q2 2012	Q3 2014	Q2 2015
Park 20	San Mateo, CA	55%	197	-	53	23	76	42	386	Q3 2012	Q3 2014	Q1 2015
One South Market	San Jose, CA	55%	312	6,000	41	104	145	80 (3)	458	Q2 2013	Q3 2015	Q2 2016
The Village	Walnut Creek, CA	50%	49	35,000	40	41	81	41 (3)	769	Q3 2013	Q3 2015	Q1 2016
Total Development Projects - Joint Venture			1,881	81,250	609	286	895	483	$ 439			
Grand Total - Development Pipeline			2,392	81,250	$ 953	$ 562	$ 1,515	1,103				
Essex Cost Incurred to Date								(670)				
Essex Remaining Commitment								$ 433				

(1) The Company purchased this property in March 2014 after it obtained a certificate of occupancy.

(2) The real estate under development was transferred on March 31, 2014 as part of the Operating Partnership unit trade that occurred one day prior to the close of the merger with BRE.

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

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

Redevelopment Pipeline and Capital Expenditures - March 31, 2014

(Dollars in thousands, except per unit amounts)

Region/Project Name	Units	Total Incurred To Date	Estimated Remaining Cost	Estimated Total Cost	Project Start	NOI For the three months ended 2014	NOI For the three months ended 2013
Same-property - Redevelopment Projects (1) (2)							
Southern California							
The Hamptons, Glendale, CA	215	$ 73	$ 19,408	$ 19,481	Q1 2014		
The Monterras, Pasadena, CA	292	691	25,692	26,383	Q1 2014		
Total Same-Property - Redevelopment Projects	507	$ 764	$ 45,100	$ 45,864		$ 1,792	$ 1,794
Same-Property Redevelopment Vacancy Loss						$ 441	$ 431
Non-same property - Redevelopment Projects							
Southern California							
Bunker Hill Towers, Los Angeles	456	4,189	71,955	76,144	Q3 2013		
Total Non-Same Property - Redevelopment Projects	456	$ 4,189	$ 71,955	$ 76,144		$ 1,454	$ 1,240

(1) Redevelopment activities are ongoing at these communities, but the communities have stabilized operations, therefore results are classified in same-property operations.

(2) The Company incurred $0.4 million of vacancy loss for the same-property portfolio, and $0.6 million of vacancy loss for the total portfolio during the three months ended March 31, 2014. The Company completed the redevelopment of interiors totaling 240 units for the same-property portfolio and 285 units for the total portfolio, during the three months ended March 31, 2014.

Non-revenue Generating Capital Expenditures	Q1 2014	Q4 2013	Q3 2013	Q2 2013	Q1 2013	Q4 2012	Q3 2012
Non-revenue generating capital expenditures	$ 4,416	$ 5,153	$ 9,536	$ 8,330	$ 4,019	$ 14,715	$ 8,736
Average apartment units in quarter	29,886	29,833	29,646	29,338	28,900	28,269	27,815
Capital expenditures per apartment unit in the quarter	$ 148	$ 173	$ 322	$ 284	$ 139	$ 521	$ 314
Capital expenditures per apartment unit-trailing four quarters	$ 918	$ 906	$ 1,235	$ 1,220	$ 1,153	$ 1,079	$ 1,004

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

Co-investments - March 31, 2014 (Dollars in thousands)	Essex Ownership Percentage	Units	Total Undepreciated Book Value	Debt Amount	Essex Book Value	Weighted Average Borrowing Rate	Remaining Term of Debt/(in Years)	For the Quarter Ended March 31, 2014	2013
Operating Non-consolidated Joint Ventures								**Net Operating Income**	
Essex Apartment Value Fund II, L.P. (Fund II) (1)	28.2%	96	$ 14,421	$ 6,297	$ 7,235	5.6%	0.4	**$** 305	$ 4,416
Wesco I, LLC (2)	50.0%	2,713	672,617	368,832	136,495	4.0%	9.2	8,939	8,229
Wesco III, LLC (2)	50.0%	657	165,008	87,712	38,928	2.7%	6.0	1,956	629
Expo	50.0%	275	64,690	45,000	11,877	3.6%	6.4	1,157	385
Total Operating Non-consolidated Joint Ventures		**3,741**	$ **916,736**	$ **507,841**	**194,535**	**3.8%**	**8.3**	**$ 12,357**	$ 13,659
								Essex Portion of NOI and Expenses	
Essex portion of NOI								**$** 6,112	$ 5,867
Essex portion of depreciation								(4,706)	(3,788)
Essex portion of interest expense and other								(2,443)	(2,120)
Essex portion of gain and promote income (Fund II)								7,059	-
Essex portion of net income (loss) from operating co-investments								**$ 6,022**	$ (41)
Development Joint Ventures (3) (4)	50/55%	**2,470**	$ **784,989**	$ **109,100**	**378,200**	**1.5%**	**32.7**	**$ 1,019**	$ -
						Weighted Average Preferred Return	**Weighted Average Expected Term**	**Preferred Equity Equity Investments**	
Preferred Equity Investments					**143,708**	**10.0%**	**3.8**	**$ 3,485**	$ 4,252
Total Co-investments					$ **716,443**			**$ 10,526**	$ 4,211

(1) The Company has a 28.2% interest as a general partner and limited partner in Fund II, and may earn promote income if Fund II exceeds certain financial return benchmarks. As of Q1 2014, 13 of the 14 properties in Fund II were sold. The remaining property is expected to be sold in 2014.

(2) The Company has a 50% interest in Wesco I and III and the Company may earn promote income if the co-investment exceeds certain financial benchmarks.

(3) The Company has interests in nine development co-investments, which are detailed on S-9. NOI generated from the lease-up of Epic Phase 1 and 2 and Connolly Station are included in Development Joint Ventures.

(4) The Huxley and The Dylan have a combined $109.1 million of long-term tax-exempt bond debt that are subject to total return swaps that mature in 2016.

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

Summary of Consolidated Co-Investments and Noncontrolling Interest - March 31, 2014
(Dollars in thousands)

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

The following table summarizes the consolidated co-investments and noncontrolling interest:

	Balance as of March 31, 2014				Operations for the year ended March 31, 2014		
	Investment in Real Estate	Related Debt	Noncontrolling Interest	DownREIT Units Outstanding (1)	Revenue	Operating Expenses	NOI
Noncontrolling Interest - DownREIT:							
Barkley Apartments	$ 8,225	$ 16,466	$ 1,696	74,248	$ 683	$ 233	$ 450
Avery (2)	36,509	10,000	2,568	58,884	-	-	-
Brookside Oaks	31,478	19,565	2,239	80,903	1,037	195	842
Capri at Sunny Hills	15,594	-	2,945	158,665	654	177	477
Hidden Valley (3)	36,635	30,033	6,089	62,647	1,428	433	995
Highridge Apartments	29,835	44,807	2,826	270,158	1,739	397	1,342
Montejo Apartments	7,774	13,000	1,216	29,319	488	125	363
The Elliot at Mukilteo	15,396	10,750	1,212	100,713	932	327	605
Magnolia Square	30,697	18,044	6,356	57,231	1,016	258	758
Fairhaven Apartments	12,475	16,871	2,951	67,728	686	183	503
Valley Park Apartments	13,142	22,071	53	3,831	780	295	485
Villa Angelina Apartments	19,111	26,907	1,593	43,552	1,070	272	798
	$ 256,871	$ 228,514	31,744	1,007,879	$ 10,513	$ 2,895	$ 7,618
Other Components of Noncontrolling Interest:							
Hillsdale Garden Apartments (4)	$ 107,180		21,269		$ 4,599	$ 1,447	$ 3,152
Operating Partnership Units and Other			60,581				
Units from BRE Asset Contribution (5)			1,419,816				
Total Noncontrolling Interest			$ 1,533,410				

(1) Generally, DownREIT units are redeemed for cash at a value equal to Essex's common stock.

(2) Avery was acquired on March 28, 2014 as the replacement property for Brentwood which completed a 1031 exchange transaction. Attributable to the 1031 exchange, the partnership underlying the noncontrolling interest remains in place. The Avery is in lease-up and therefore had no NOI during the period.

(3) The DownREIT has a 75% interest in this community and a joint venture partner has a 25% interest.

(4) The Company has an 81.5% interest in this community and the joint venture partner has an 18.5% interest.

(5) Includes 8.6 million of Operating Partnership Units issued to BRE Properties on March 31, 2014 for the contribution of 14 properties to the Operating Partnership. On April 1, 2014, the units were retired as part of the merger with BRE.

E S S E X P R O P E R T Y T R U S T, I N C.
Assumptions for 2014 FFO Guidance Range
Q1 2014 Earnings Results Supplement
Includes the Impact from BRE Properties as of April 1, 2014
($'s in thousands, except share and per share data)

		ESS Standalone 2014 Midpoint	Changes to Guidance Including BRE Merger: Low End	High End	2014 Revised Guidance Range for ESS: Low End	High End	Changes from Original 2014 Guidance
Net Operating Income ("NOI")							
Total NOI from consolidated communities	$	442,000	187,700	191,700	626,700	636,700	Includes NOI from the BRE properties, including the negative impact from Ave 64 redevelopment, the acquisition of Piedmont in May 2014, and Q1 '14 operating results for ESS
Accretion from external growth, net of dispositions		500	-	-	500	500	
Management Fees		10,650	2,000	2,200	12,100	13,400	Reflects mgmt. fees from the three co-investments formed in the BRE merger
Interest Expense							
Interest and amortization expense, before capitalized interest		(132,800)	(53,700)	(52,300)	(189,200)	(186,600)	Updated for assumed debt from BRE at the effective interest rate on April 1 and $400M unsecured note offering in April
Projected interest capitalized		12,700	9,300	10,300	19,900	22,100	Reflects capitalized interest on developments acquired from BRE, including the impact from MB360
Net interest expense		(120,100)	(44,400)	(42,000)	(169,300)	(164,500)	
Recurring Income and Expenses							
Interest and other income		9,800	-	-	9,400	10,200	
FFO from co-investments		36,700	13,400	14,800	49,600	52,000	Reflects the three co-investments formed as part of the BRE merger
General and administrative expense		(25,500)	(7,400)	(8,400)	(32,400)	(34,400)	Includes incremental G&A related to the merger
Cost of management and other fees		(6,800)	(700)	(700)	(7,500)	(7,500)	
Preferred dividends and non-controlling interest		(14,000)	-	-	(14,000)	(14,000)	
		200	5,300	5,700	5,100	6,300	
Non-Core Income and Expenses							
Promote income from co-investment		4,000	-	-	4,000	7,000	
Gains on sales of marketable securities, land, note prepayment		-	-	-	827	827	
Earthquake related and other		-	-	-	(1,571)	(1,571)	
Loss on early retirement of debt		-	-	-	(197)	(197)	
Merger expenses		-	(72,000)	(68,000)	(73,000)	(67,000)	Excludes BRE merger cost of $35 million
Acquisition costs		(1,300)	-	-	(1,100)	(1,600)	
		2,700	(72,000)	(68,000)	(71,041)	(62,541)	
Funds from Operations	$	335,950	78,600	89,600	404,059	429,859	
Funds from Operations per diluted Share	$	8.32			6.93	7.37	
% Change - Funds from Operations		9.6%			-8.7%	-2.9%	
Funds from Operations excluding non-core items	$	333,250			475,100	492,400	
Core Funds from Operations per diluted Share	$	8.25			8.15	8.45	
% Change - Core Funds from Operations		8.5%			7.2%	11.1%	
Weighted average shares outstanding		40,400	23,100	23,100	58,300	58,300	Includes the 23.1M shares issued in the BRE merger and equity issued through April 2014

See Company's 10-K for additional disclosures

Summary of Apartment Community Acquisitions and Dispositions Activity
Quarter ended March 31, 2014 and Q2 2014 to date
(Dollars in thousands)

Acquisitions Property Name	Location	Units	Essex Ownership Percentage	Ownership	Date	Purchase Price	Price per Unit	Average Rent
The Avery	Los Angeles, CA	121	100%	EPLP	Mar-14	35,000	289	2,386
	Q1 2014 Total	121				$ 35,000	$ 289	
Piedmont	Bellevue, WA	396	100%	EPLP	May-14	76,750	194	1,386
	Q2 2014 to date	396				$ 76,750	$ 194	

Dispositions		Units	Essex Ownership Percentage	Ownership	Date	Sales Price	Price per Unit
Vista Capri		106	100.0%	EPLP	Jan-14	14,350	135
Davey Glen		69	28.2%	Fund II	Mar-14	23,750	344
	Q1 2014 Total	175				$ 38,100	$ 218

BRE Properties Contributed to Joint Ventures as of April 1, 2014	Location		Units	Essex Ownership Percentage	Ownership	MSA	Purchase Price
Regency at Palm Court	Los Angeles, CA		116	50.0%	Wesco III	Los Angeles	
The Summit	Chino Hills, CA		125	50.0%	Wesco III	Los Angeles	
Windsor Court	Los Angeles, CA		95	50.0%	Wesco III	Los Angeles	
		Wesco III Total	336				
Bridgeport Coast	Santa Clarita, CA		188	50.0%	Wesco IV	Los Angeles	
City Centre	Hayward, CA		192	50.0%	Wesco IV	San Francisco	
Fairways at Westridge	Valencia, CA		234	50.0%	Wesco IV	Los Angeles	
Verandas	Union City, CA		282	50.0%	Wesco IV	San Francisco	
Vistas of West Hills	Valencia, CA		220	50.0%	Wesco IV	Los Angeles	
		Wesco IV Total	1,116				
Ballinger Commons	Seattle, WA		485	50.0%	AEW	Seattle	
Bothell Ridge	Bothell, WA		214	50.0%	AEW	Seattle	
Canyon Creek	Northridge, CA		200	50.0%	AEW	Los Angeles	
City Walk	Seattle, WA		102	50.0%	AEW	Seattle	
Enclave at Town Square	Chino Hills, CA		124	50.0%	AEW	Los Angeles	
Esplanade	San Diego, CA		616	50.0%	AEW	San Diego	
Parkside Court	Santa Ana, CA		210	50.0%	AEW	Orange County	
The Havens	Fountain Valley, CA		440	50.0%	AEW	Orange County	
The Heights	Chino Hills, CA		332	50.0%	AEW	Los Angeles	
		AEW Total	2,723				
		Total Joint Ventures	4,175				$ 888,000

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

2014 MSA Level Forecasts: Supply, Jobs and Apartment Market Conditions

	Residential Supply [1]					Job Forecast [2]		Market Forecast [3]
Market	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	Estimated Rent Growth
Los Angeles	9,000	3,300	12,300	0.6%	0.4%	75,500	1.9%	**5.3%**
Ventura	650	1,200	1,850	1.0%	0.7%	4,800	1.7%	**4.3%**
Orange	3,250	3,500	6,750	0.8%	0.6%	28,700	2.0%	**4.6%**
San Diego	2,500	2,500	5,000	0.6%	0.4%	23,400	1.8%	**3.7%**
So. Cal.	15,400	10,500	25,900	0.7%	0.5%	132,400	1.9%	**4.7%**
San Jose	4,300	1,800	6,100	1.7%	0.9%	26,500	2.8%	**7.9%**
San Francisco	4,500	525	5,025	1.2%	0.7%	26,200	2.5%	**6.4%**
Oakland	2,000	2,900	4,900	0.6%	0.5%	20,300	2.0%	**5.4%**
No. Cal.	10,800	5,225	16,025	1.3%	0.7%	73,000	2.5%	**6.8%**
Seattle	8,500	6,500	15,000	1.9%	1.3%	39,000	2.6%	**5.4%**
Weighted Average (4)	**34,700**	**22,225**	**56,925**	**1.1%**	**0.7%**	**244,400**	**2.2%**	**5.6%**

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

U.S. Economic Assumptions: 2014 G.D.P. Growth: **2.8%** , 2014 Job Growth: **1.8%**

(1) **New Residential Supply**: MF (multifamily) reflects the Company's internal estimate of actual multifamily deliveries; SF (single family) 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 2014 over estimated Dec 2013, 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 2014 vs Q4 2013 (excludes submarkets not targeted by Essex).

(4) **Weighted Average**: markets weighted by economic rent in the Company's portfolio.