

# ESSEX PROPERTY TRUST, INC.

Q4 2017 UPDATE

**ESSEX**  
PROPERTY TRUST, INC.



8<sup>th</sup> & Republican – Seattle, WA

# CREDIT RATINGS AND SELECTED RATIOS

## Public Bond Covenants and Selected Credit Ratios

	12/31/17	9/30/17	6/30/17	3/31/17	12/31/16	Covenant	Company Target
<b>Adjusted Debt to Adjusted Total Assets</b>	37%	37%	38%	38%	38%	< 65%	< 40%
<b>Secured Debt to Undepreciated Book Value</b>	13%	14%	14%	15%	15%	< 40%	< 15%
<b>Interest Coverage</b>	421%	412%	402%	394%	390%	> 150%	> 325%
<b>Unsecured Debt Ratio <sup>(1)</sup></b>	283%	294%	289%	292%	282%	> 150%	> 250%
<b>Net Indebtedness to Adjusted EBITDA <sup>(2) (3)</sup></b>	5.6X	5.5X	5.6X	5.7X	5.9X	-	5.5X-7.0X
<b>Unencumbered NOI to Adjusted Total NOI</b>	71%	70%	69%	68%	67%	-	> 70%

## Credit Ratings

Agency	Rating	Outlook
S&P	BBB+	Stable
Moody's	Baa1	Stable
Fitch	BBB+	Stable

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

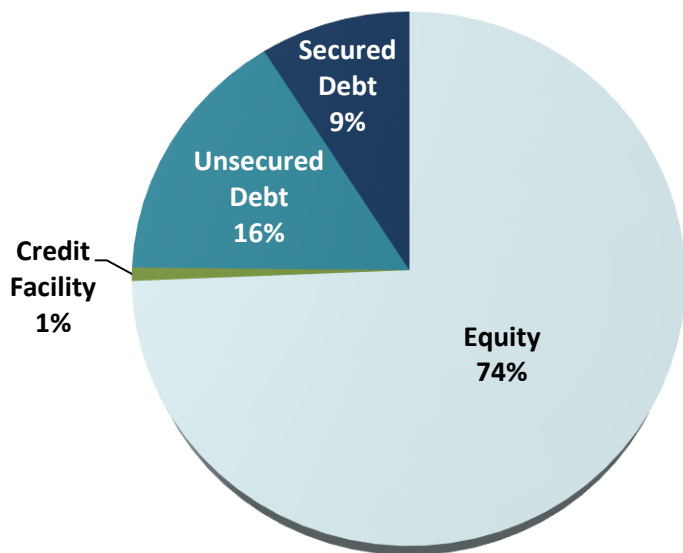
(2) Net Indebtedness is total debt less unamortized premiums, debt issuance costs, unrestricted cash and cash equivalents, and marketable securities.

(3) Adjusted EBITDA excludes non-routine items in earnings and other adjustments as outlined on page S-17.1 of the supplemental financial information filed as Exhibit 99.1 to the Company's Current Report on Form 8-K filed with the SEC on February 7, 2018.

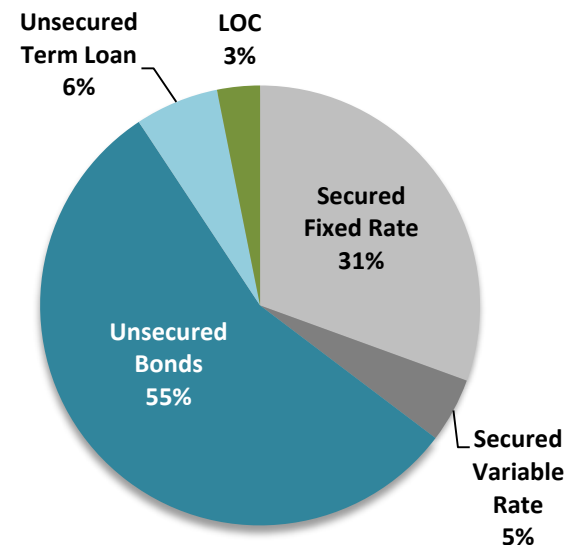
- Grew Core FFO per diluted share by 7.1% compared to Q4 2016 and 7.9% for the full-year. Achieved same-property gross revenue and net operating income (“NOI”) growth of 3.0% and 3.4%, respectively, compared to Q4 2016. For the full-year, achieved same-property gross revenue and NOI growth of 3.7% and 4.2%.
- During the fourth quarter of 2017, the Company issued 33,571 shares of common stock through its equity distribution program at an average price of \$261.19 for net proceeds of \$8.7 million. For the full-year 2017, the Company issued 345,444 shares of common stock at an average price of \$260.38 for net proceeds of \$89.1 million. Subsequent to quarter-end through February 2, 2018, the Company did not issue any common stock through its equity distribution program.
- During the fourth quarter of 2017, the Company prepaid \$91.9 million of secured mortgages with an effective interest rate of 5.7%. The Company incurred approximately \$1.8 million of prepayment penalties and related costs, which are excluded from the calculation of Core FFO.
- In January 2018, the Company amended its unsecured line of credit facility, increasing the line size to \$1.2 billion from \$1.0 billion and extending the maturity to December 2021.
- As of February 2, 2018, the Company had approximately \$891.0 million in undrawn capacity on its unsecured credit facilities.
- Provided 2018 full-year guidance, which at the midpoint assumes same-property revenue and NOI growth of 2.5%, and Core FFO per share growth of 4.5%.

# CAPITAL STRUCTURE & LIQUIDITY PROFILE

## \$22.2 Billion Total Capitalization

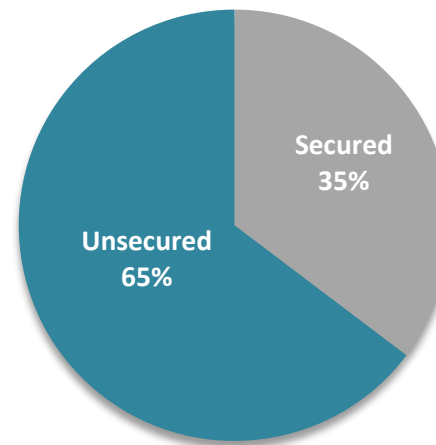


## Debt Composition<sup>(1)</sup>



### Liquidity Profile (\$ million)

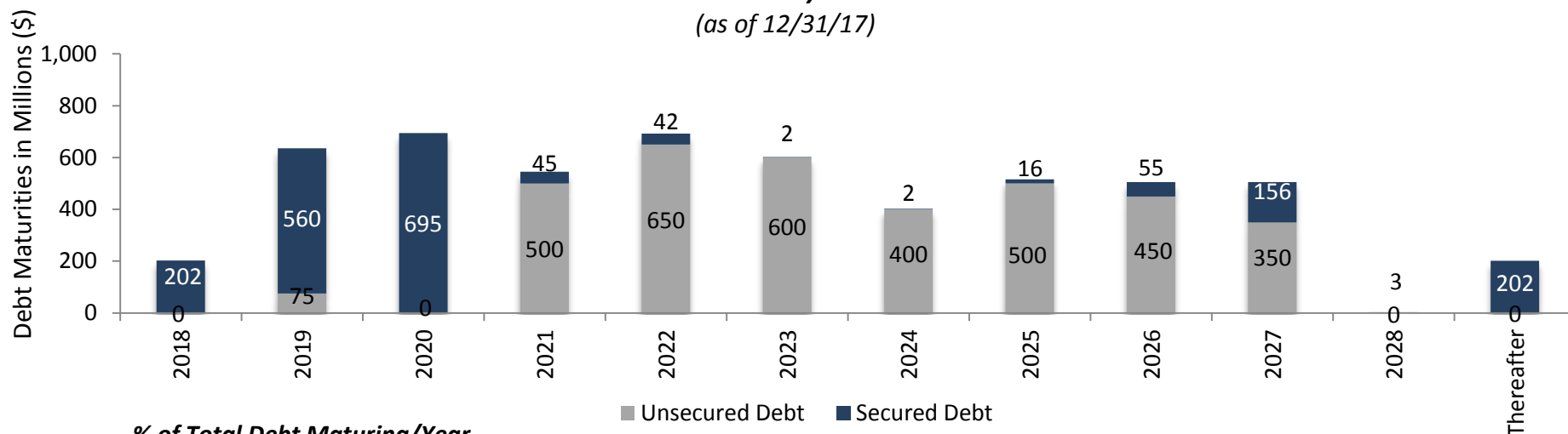
	12/31/17
Unsecured Credit Facility - Committed	\$1,025
Balance Outstanding	(179)
<b>Undrawn Portion of Credit Facility</b>	<b>\$846</b>
Cash, Cash Equivalents & Marketable Securities	251
<b>Total Liquidity</b>	<b>\$1,097</b>



As of 12/31/17

(1) Consolidated portfolio only.

## Debt Maturity Schedule (as of 12/31/17)



### % of Total Debt Maturing/Year

3.7%	11.5%	12.6%	9.9%	12.6%	10.9%	7.3%	9.4%	9.2%	9.2%	0.1%	3.6%
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#### Q4 '17 Conference Call Webcast Information:

February 8, 2018: 9:00 am Pacific Time

Dial-In Number – (877) 407-0784/www.essex.com

Digital webcast replay available until February 15, 2018

#### Contact Information: Barb Pak,

Group Vice President – Finance, Investor Relations

(650) 655-7807

[bpak@essex.com](mailto:bpak@essex.com)

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