

ESSEX

PROPERTY TRUST, INC.

ESSEX REPORTS CHARACTERISTICS OF 2018 DIVIDENDS

San Mateo, California—January 17, 2019—Essex Property Trust, Inc. (NYSE:ESS) announced today the income tax treatment for its 2018 distributions to shareholders. The 2018 distribution characteristics are as follows:

Common Stock – CUSIP Number 297178105:

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (20% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)	Section 199A Dividend
12/29/2017	1/16/2018	\$1.75000	\$1.39517	\$0.00000	\$0.26853	\$0.08630	\$1.39517
3/29/2018	4/16/2018	\$1.86000	\$1.48285	\$0.00000	\$0.28542	\$0.09173	\$1.48285
6/29/2018	7/13/2018	\$1.86000	\$1.48285	\$0.00000	\$0.28542	\$0.09173	\$1.48285
9/28/2018	10/12/2018	\$1.86000	\$1.48285	\$0.00000	\$0.28542	\$0.09173	\$1.48285
Totals:		\$7.33000	\$5.84372	\$0.00000	\$1.12479	\$0.36149	
Percentages:		100%	79.723%	0.0000%	15.345%	4.932%	

For purposes of calculating alternative minimum taxable income under Sec. 55 of the Internal Revenue Code of 1986, the Company apportions \$0.25 per common share attributable to depreciation assuming a full year of ownership.

The Company did not incur any foreign taxes during 2018.

Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Essex Property Trust, Inc. dividends.

About Essex Property Trust, Inc.

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. The Company currently has ownership interests in 245 apartment communities comprising approximately 60,000 apartment homes with an additional 6 properties in various stages of active development. Additional information about Essex can be found on the Company's website at www.essex.com.

Contact Information

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