

ESSEX PROPERTY TRUST INC

Form FWP

April 03, 2017

Filed Pursuant to Rule 433

Registration Nos. 333-209886 and 333-209886-01

April 3, 2017

Essex Portfolio, L.P.

\$350,000,000 3.625% Senior Notes due 2027

fully and unconditionally guaranteed by

Essex Property Trust, Inc.

Issuer: Essex Portfolio, L.P.

Guarantor: Essex Property Trust, Inc.

Principal Amount: \$350,000,000

Expected Ratings  
(Moody's / S&P /  
Fitch)\*: Baa1 / BBB+ / BBB+

Trade Date: April 3, 2017

Settlement Date: April 10, 2017 (T+5)

Maturity Date: May 1, 2027

Interest Payment Dates: May 1 and November 1, commencing November 1, 2017

Benchmark Treasury: 2.250% due February 15, 2027

Benchmark Treasury  
Price / Yield: 99-05+ / 2.344%

Spread to Benchmark  
Treasury: + 135 basis points

Yield to Maturity: 3.694%

Coupon: 3.625% per annum

Price to Public: 99.423% of the Principal Amount, plus accrued interest, if any, from the Settlement Date if  
settlement occurs after the Settlement Date

Optional Redemption  
Provisions: Prior to February 1, 2027, make-whole call as set forth in the preliminary prospectus  
supplement at Treasury + 25 basis points

On or after February 1, 2027, the redemption price will be 100% of the principal amount to  
be redeemed plus accrued and unpaid interest thereon to, but excluding, the redemption date,  
as set forth in the preliminary prospectus supplement

CUSIP / ISIN: 29717P AR8 / US29717PAR82

Joint Book-Running  
Managers: Wells Fargo Securities, LLC  
Citigroup Global Markets Inc.  
J.P. Morgan Securities LLC  
MUFG Securities Americas Inc.  
U.S. Bancorp Investments, Inc.  
Jefferies LLC

Senior Co-Managers: Barclays Capital Inc.  
BB&T Capital Markets, a division of BB&T Securities, LLC  
BNP Paribas Securities Corp.  
Deutsche Bank Securities Inc.

Co-Managers: Capital One Securities, Inc.  
Mizuho Securities USA Inc.  
Regions Securities LLC  
Scotia Capital (USA) Inc.

\*Note: A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

The issuer has filed a registration statement (including a preliminary prospectus supplement and a prospectus) with the U.S. Securities and Exchange Commission (SEC) for the offering to which this communication relates. Before you invest, you should read the prospectus supplement for this offering, the issuer's prospectus in that registration statement and any other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by searching the SEC online data base (EDGAR) on the SEC web site at <http://www.sec.gov>. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus supplement and prospectus if you request it from (i) Wells Fargo Securities, LLC toll free at 1-800-645-3751, (ii) Citigroup Global Markets Inc. toll free at 1-800-831-9146, (iii) J.P. Morgan Securities LLC collect at 1-212-834-4533, (iv) MUFG Securities Americas Inc. toll free at 1-877-649-6848 or (v) U.S. Bancorp Investments, Inc. toll free at 1-877-558-2607.

---