



CAMDEN PROPERTY TRUST ANNOUNCES SECOND QUARTER 2006 OPERATING RESULTS

Houston, TEXAS (August 3, 2006) – Camden Property Trust (NYSE: CPT) announced that its funds from operations (“FFO”) for the second quarter of 2006 totaled \$0.89 per diluted share or \$53.4 million, as compared to \$0.80 per diluted share or \$47.0 million for the same period in 2005. FFO for the six months ended June 30, 2006 totaled \$1.77 per diluted share or \$105.2 million, as compared to \$1.88 per diluted share or \$101.5 million for the same period in 2005. FFO for the six months ended June 30, 2005 included a \$0.45 per diluted share impact from the sale of technology investments, and a \$0.26 per diluted share charge for transaction compensation and merger expenses relating to Camden’s merger with Summit Properties Inc. (“Summit”).

Net Income (“EPS”)

The Company reported net income (“EPS”) of \$34.6 million or \$0.61 per diluted share for the second quarter of 2006, as compared to \$21.9 million or \$0.39 per diluted share for the same period in 2005. EPS for the three months ended June 30, 2006 included a \$0.43 per diluted share impact from gain on sale of properties and discontinued operations, as compared to a \$0.39 per diluted share impact for the same period in 2005.

For the six months ended June 30, 2006, net income totaled \$76.0 million or \$1.36 per diluted share, as compared to \$188.5 million or \$3.53 per diluted share for the same period in 2005. EPS for the six months ended June 30, 2006 included a \$0.96 per diluted share impact from gain on sale of land, joint venture properties and discontinued operations. EPS for the six months ended June 30, 2005 included a \$3.12 per diluted share impact from gain on sale of properties and discontinued operations, \$0.45 per diluted share income from the sale of technology investments, and a \$0.26 per diluted share charge for transaction compensation and merger expenses relating to Camden’s merger with Summit Properties Inc.

A reconciliation of net income to FFO is included in the financial tables accompanying this press release.

Same-Property Results

For the 50,732 apartment homes included in consolidated same-property results, second quarter 2006 same-property net operating income (“NOI”) growth was 8.7% compared to the second quarter of 2005, with revenues increasing 7.5% and expenses increasing 5.5%. On a sequential basis, second quarter 2006 same-property NOI increased 1.7% compared to first quarter 2006, with revenues increasing 1.7% and expenses increasing 1.7% compared to the prior quarter. On a year-to-date basis, 2006 same-property NOI increased 9.5%, with revenue growth of 7.9% and expense growth of 5.3% compared to the same period in 2005. Same-property physical occupancy levels for the combined portfolio averaged 95.7% during the second quarter of 2006, compared to 95.3% in the second quarter of 2005 and 96.0% in the first quarter of 2006.

The Company defines same-property communities as communities owned by either Camden or Summit and stabilized as of January 1, 2005, excluding properties held for sale. A reconciliation

of net income to net operating income and same-property net operating income is included in the financial tables accompanying this press release.

Development Activity

As of June 30, 2006, Camden had two completed apartment communities in lease-up: Camden Dilworth in Charlotte, NC, an \$18.0 million project that is currently 94% leased; and Camden Westwind in Ashburn, VA, a \$97.6 million project that is currently 58% leased.

Camden announced two new development starts during the quarter: Camden Summerfield in Frederick, MD, with 291 apartment homes; and Camden Orange Court in Orlando, FL, with 261 apartment homes. Total budgeted costs for those projects are \$68.0 million and \$49.0 million, respectively, with initial occupancy expected to occur in late 2007 and early 2008 respectively. The Company's current development pipeline includes 11 wholly-owned communities with 3,901 apartment homes and a total budgeted cost of \$721.0 million, and two joint venture communities with 561 apartment homes and a total budgeted cost of \$150.0 million. Of those 13 communities, five are currently in lease-up. Camden Fairfax Corner in Fairfax, VA is currently 81% leased; Camden Manor Park in Raleigh, NC is currently 57% leased; Camden Clearbrook in Frederick, MD is currently 31% leased; Camden Royal Oaks in Houston, TX is currently 23% leased; and Camden Old Creek in San Marcos, CA is currently 4% leased.

Acquisition/Disposition Activity

During the quarter, Camden disposed of three wholly-owned apartment communities: Camden Pass, a 456-home apartment community in Tucson, AZ, for \$20.3 million; Camden Trails, a 264-home apartment community in Dallas, TX, for \$8.8 million; and Camden Wilshire, a 536-home apartment community in Houston, TX, for \$20.4 million. Gain on sale of those three properties totaled \$23.7 million. In addition, the Company sold a 4.7 acre parcel of undeveloped land in College Park, MD for a gain of \$0.8 million.

Subsequent to quarter-end, the company acquired Camden Stoneleigh, a 390-home apartment community in Austin, TX for \$35.3 million, and disposed of Camden Oaks, a 446-home apartment community in Dallas, TX, for \$19.2 million. The Company also sold Summit Hollow, a 232-home joint venture apartment community in Charlotte, NC for \$15.5 million subsequent to quarter-end. Camden's pro-rata share of that disposition totaled \$3.9 million.

Properties and Land Held for Sale

At June 30, 2006, Camden had three operating communities consisting of 1,260 apartment homes classified as held for sale. These properties included: Camden Oaks, a 446-home apartment community in Dallas, TX; Camden Crossing, a 366-home apartment community in Houston, TX; and Camden Wyndham, a 448-home apartment community in Houston, TX. The Company also had 13.9 acres of undeveloped land in Southeast Florida, Dallas, TX and Long Beach, CA classified as held for sale at quarter-end. Subsequent to quarter-end, the Company disposed of Camden Oaks.

Earnings Guidance

Camden raised its earnings guidance for 2006 FFO. Full-year 2006 FFO is now expected to be \$3.60 to \$3.75 per diluted share. The Company also provided guidance of \$0.93 to \$0.97 per diluted share for third quarter 2006 FFO. EPS is expected to be \$1.87 to \$2.02 per diluted share for full-year 2006, and \$0.28 to \$0.32 per diluted share for the third quarter of 2006, excluding any future gains from operating property sales.

The Company's 2006 earnings guidance is based on projections of same-property revenue growth between 5.75% and 6.75%, same-property expense growth between 4.5% and 5.5%, same-property NOI growth between 7.0% and 8.0%, acquisitions of \$100 to \$200 million, dispositions of \$200 to \$400 million and future development starts of \$150 to \$200 million.

Camden updates its earnings guidance to the market on a quarterly basis. A reconciliation of expected net income to expected FFO is included in the financial tables accompanying this press release.

Conference Call

The Company will hold a conference call on Friday, August 4, 2006 at 10:00 a.m. Central Time to review its second quarter results and discuss its outlook for future performance. To participate in the call, please dial (877) 407-0782 (domestic) or (201) 689-8567 (international) by 9:50 a.m. Central Time and request the Camden Property Trust Second Quarter 2006 Earnings Call, or join the live webcast of the conference call by accessing the Investor Relations section of the Company's website at www.camdenliving.com. Supplemental financial information is available in the Investor Relations section of the Company's website under Earnings Releases or by calling Camden's Investor Relations Department at (800) 922-6336.

Forward-Looking Statements

In addition to historical information, this press release contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and markets in which Camden operates, management's beliefs, and assumptions made by management. Forward-looking statements are not guarantees of future performance and involve certain risks and uncertainties which are difficult to predict.

About Camden

Camden Property Trust is a real estate company engaged in the ownership, development, acquisition, management and disposition of multifamily apartment communities. Camden owns interests in and operates 185 properties containing 63,449 apartment homes across the United States. Upon completion of 13 properties under development, the Company's portfolio will increase to 67,911 apartment homes in 198 properties.

For additional information, please contact Camden's Investor Relations Department at (800) 922-6336 or (713) 354-2787 or access our website at www.camdenliving.com.

CAMDEN

OPERATING RESULTS

(In thousands, except per share and property data amounts)

<i>(Unaudited)</i>	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2006	2005	2006	2005 (a)
OPERATING DATA				
Property revenues				
Rental revenues	\$137,591	\$123,442	\$272,380	\$226,224
Other property revenues	13,582	11,056	26,306	20,446
Total property revenues	151,173	134,498	298,686	246,670
Property expenses				
Property operating and maintenance	40,520	36,259	79,495	68,437
Real estate taxes	16,296	15,225	32,726	27,847
Total property expenses	56,816	51,484	112,221	96,284
Non-property income				
Fee and asset management	3,120	1,834	5,597	9,140
Sale of technology investments	-	-	-	24,199
Interest and other income	3,611	1,265	4,364	4,488
Income on deferred compensation plans	2,331	2,095	2,381	2,118
Total non-property income	9,062	5,194	12,342	39,945
Other expenses				
Property management	4,966	3,922	9,192	7,142
Fee and asset management	3,238	1,043	4,604	2,991
General and administrative	8,036	6,558	15,450	11,834
Transaction compensation and merger expenses	-	261	-	14,085
Interest	31,379	28,584	62,416	52,085
Depreciation and amortization	41,242	44,182	78,295	75,840
Amortization of deferred financing costs	909	796	1,956	2,017
Expense on deferred compensation plans	2,331	2,095	2,381	2,118
Total other expenses	92,101	87,441	174,294	168,112
Income from continuing operations before gain on sale of properties, equity in income of joint ventures and minority interests				
	11,318	767	24,513	22,219
Gain on sale of properties, including land	810	-	1,309	132,117
Equity in income of joint ventures	569	245	2,886	355
Minority interests:				
Distributions on perpetual preferred units	(1,750)	(1,750)	(3,500)	(3,528)
Original issuance costs on redeemed perpetual preferred units	-	-	-	(365)
Income allocated to common units and other minority interests	(1,182)	(570)	(2,536)	(1,703)
Income (loss) from continuing operations	9,765	(1,308)	22,672	149,095
Income from discontinued operations	1,165	1,447	3,031	3,329
Gain on sale of discontinued operations	23,652	21,724	51,044	36,115
Income from discontinued operations allocated to common units	-	(11)	(722)	(23)
Net income	\$34,582	\$21,852	\$76,025	\$188,516
PER SHARE DATA				
Net income - basic	\$0.62	\$0.41	\$1.38	\$3.78
Net income - diluted	0.61	0.39	1.36	3.53
Income (loss) from continuing operations - basic	0.17	(0.02)	0.41	2.99
Income (loss) from continuing operations - diluted	0.17	(0.03)	0.41	2.80
Weighted average number of common and common equivalent shares outstanding:				
Basic	55,506	53,873	54,901	49,909
Diluted	56,683	55,538	56,083	53,916
PROPERTY DATA				
Total operating properties (end of period) (b)	186	191	186	191
Total operating apartment homes in operating properties (end of period) (b)	63,737	65,992	63,737	65,992
Total operating apartment homes (weighted average)	56,533	56,296	56,855	53,476
Total operating apartment homes - excluding discontinued operations (weighted average)	54,772	52,759	54,575	49,826

*(a) The Company's 2005 financial results include the results of Summit subsequent to February 28, 2005.**(b) Includes joint ventures and properties held for sale.*

Note: Please refer to the following pages for definitions and reconciliations of all non-GAAP financial measures presented in this document.

CAMDEN

FUNDS FROM OPERATIONS

*(In thousands, except per share and property data amounts)**(Unaudited)*

	Three Months Ended June 30,		Six Months Ended June 30,	
	2006	2005	2006	2005 (a)
FUNDS FROM OPERATIONS				
Net income	\$34,582	\$21,852	\$76,025	\$188,516
Real estate depreciation and amortization from continuing operations	40,579	43,575	76,978	74,606
Real estate depreciation from discontinued operations	-	1,430	346	2,857
Adjustments for unconsolidated joint ventures	764	1,297	1,545	1,965
Income from continuing operations allocated to common units	1,130	572	2,433	1,705
Income from discontinued operations allocated to common units	-	11	722	23
(Gain) on sale of operating properties	-	-	-	(132,117)
(Gain) on sale of discontinued operations	(23,652)	(21,724)	(51,044)	(36,104)
(Gain) on sale of joint venture properties	-	-	(1,763)	-
Funds from operations - diluted	\$53,403	\$47,013	\$105,242	\$101,451
PER SHARE DATA				
Funds from operations - diluted	\$0.89	\$0.80	\$1.77	\$1.88
Cash distributions	0.66	0.64	1.32	1.27
Weighted average number of common and common equivalent shares outstanding:				
FFO - diluted	60,083	58,407	59,539	53,916
PROPERTY DATA				
Total operating properties (end of period) (b)	186	191	186	191
Total operating apartment homes in operating properties (end of period) (b)	63,737	65,992	63,737	65,992
Total operating apartment homes (weighted average)	56,533	56,296	56,855	53,476
Total operating apartment homes - excluding discontinued operations (weighted average)	54,772	52,759	54,575	49,826

*(a) The Company's 2005 financial results include the results of Summit subsequent to February 28, 2005.**(b) Includes joint ventures and properties held for sale.*

Note: Please refer to the following pages for definitions and reconciliations of all non-GAAP financial measures presented in this document.

CAMDEN

BALANCE SHEETS

(In thousands)

<i>(Unaudited)</i>	Jun 30, 2006	Mar 31, 2006	Dec 31, 2005	Sep 30, 2005	Jun 30, 2005
ASSETS					
Real estate assets, at cost					
Land	\$697,690	\$664,219	\$646,854	\$660,748	\$657,433
Buildings and improvements	4,074,737	3,892,700	3,840,969	3,881,682	3,839,732
	4,772,427	4,556,919	4,487,823	4,542,430	4,497,165
Accumulated depreciation	(786,208)	(732,984)	(716,650)	(713,991)	(694,120)
Net operating real estate assets	3,986,219	3,823,935	3,771,173	3,828,439	3,803,045
Properties under development, including land	427,500	419,843	372,976	377,787	368,022
Investments in joint ventures	8,270	8,199	6,096	6,937	11,830
Properties held for sale	55,562	188,477	172,112	51,741	39,930
Total real estate assets	4,477,551	4,440,454	4,322,357	4,264,904	4,222,827
Accounts receivable - affiliates	33,408	33,361	34,084	35,313	35,084
Notes receivable					
Affiliates	23,327	22,531	11,916	11,505	11,108
Other	9,211	13,264	13,261	24,865	32,283
Other assets, net ^(a)	111,636	102,269	99,516	100,080	101,475
Cash and cash equivalents	49,700	1,256	1,576	1,076	6,432
Restricted cash	5,194	5,269	5,089	5,829	6,375
Total assets	<u>\$4,710,027</u>	<u>\$4,618,404</u>	<u>\$4,487,799</u>	<u>\$4,443,572</u>	<u>\$4,415,584</u>
LIABILITIES AND SHAREHOLDERS' EQUITY					
Liabilities					
Notes payable					
Unsecured	\$1,940,693	\$2,118,403	\$2,007,164	\$1,903,094	\$1,860,107
Secured	620,592	623,250	625,927	661,723	672,557
Accounts payable and accrued expenses	117,301	116,215	108,979	102,231	104,216
Accrued real estate taxes	31,280	17,818	26,070	39,740	29,510
Other liabilities ^(b)	99,460	98,327	88,811	84,835	62,753
Distributions payable	43,031	40,612	38,922	38,933	39,513
Total liabilities	2,852,357	3,014,625	2,895,873	2,830,556	2,768,656
Commitments and contingencies					
Minority interests					
Perpetual preferred units	97,925	97,925	97,925	97,925	97,925
Common units	106,217	113,034	112,637	115,190	118,119
Other minority interests	10,555	10,512	10,461	10,425	9,878
Total minority interests	214,697	221,471	221,023	223,540	225,922
Shareholders' equity					
Common shares of beneficial interest	649	610	608	607	606
Additional paid-in capital	2,172,616	1,908,099	1,902,595	1,899,713	1,895,018
Distributions in excess of net income	(293,386)	(289,482)	(295,074)	(273,609)	(236,954)
Employee notes receivable	(2,035)	(2,046)	(2,078)	(2,087)	(2,084)
Treasury shares, at cost	(234,871)	(234,873)	(235,148)	(235,148)	(235,580)
Total shareholders' equity	1,642,973	1,382,308	1,370,903	1,389,476	1,421,006
Total liabilities and shareholders' equity	<u>\$4,710,027</u>	<u>\$4,618,404</u>	<u>\$4,487,799</u>	<u>\$4,443,572</u>	<u>\$4,415,584</u>

(a) includes:

net deferred charges of:	\$13,120	\$14,079	\$13,061	\$13,757	\$14,266
value of in place leases of:	\$431	\$1,156	\$1,363	\$10,561	\$18,995

(b) includes:

deferred revenues of:	\$4,408	\$4,843	\$2,008	\$2,152	\$2,300
above/below market leases of:	\$13	\$51	\$90	\$889	\$1,675
distributions in excess of investments in joint ventures of:	\$12,701	\$11,556	\$11,256	\$18,730	\$7,446

CAMDEN

NON-GAAP FINANCIAL MEASURES DEFINITIONS & RECONCILIATIONS

(In thousands, except per share amounts)

(Unaudited)

This document contains certain non-GAAP financial measures that management believes are useful in evaluating an equity REIT's performance. Camden definitions and calculations of non-GAAP financial measures may differ from those used by other REITs, and thus may not be comparable. The non-GAAP financial measures should not be considered as an alternative to net income as an indication of our operating performance, or to net cash provided by operating activities as a measure of our liquidity.

FFO

The National Association of Real Estate Investment Trusts ("NAREIT") currently defines FFO as net income computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains or losses from depreciable operating property sales, plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Camden's definition of diluted FFO also assumes conversion of all dilutive convertible securities including minority interests, which are convertible into common equity. The Company considers FFO to be an appropriate supplemental measure of operating performance because, by excluding gains or losses on dispositions of operating properties and excluding depreciation, FFO can help one compare the operating performance of a company's real estate between periods or as compared to different companies. A reconciliation of net income to FFO is provided below.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2006	2005	2006	2005
Net income	\$34,582	\$21,852	\$76,025	\$188,516
Real estate depreciation and amortization from continuing operation:	40,579	43,575	76,978	74,606
Real estate depreciation from discontinued operations:	-	1,430	346	2,857
Adjustments for unconsolidated joint ventures	764	1,297	1,545	1,965
Income from continuing operations allocated to common units	1,130	572	2,433	1,705
Income from discontinued operations allocated to common units	-	11	722	23
(Gain) on sale of operating properties	-	-	-	(132,117)
(Gain) on sale of discontinued operations	(23,652)	(21,724)	(51,044)	(36,104)
(Gain) on sale of joint venture properties	-	-	(1,763)	-
Funds from operations - diluted	\$53,403	\$47,013	\$105,242	\$101,451
Weighted average number of common and common equivalent shares outstanding:				
EPS diluted	56,683	55,538	56,083	53,916
FFO diluted	60,083	58,407	59,539	53,916
Net income per common share - diluted	\$0.61	\$0.39	\$1.36	\$3.53
FFO per common share - diluted	\$0.89	\$0.80	\$1.77	\$1.88

Expected FFO

Expected FFO is calculated in a method consistent with historical FFO, and is considered an appropriate supplemental measure of expected operating performance when compared to expected net income (EPS). A reconciliation of the ranges provided for expected net income per diluted share to expected FFO per diluted share is provided below.

	3Q06 Range		2006 Range	
	Low	High	Low	High
Expected net income per share - diluted	\$0.28	\$0.32	\$1.87	\$2.02
Expected real estate depreciation	0.61	0.61	2.44	2.44
Expected adjustments for unconsolidated joint ventures	0.01	0.01	0.05	0.05
Expected income allocated to common units	0.02	0.02	0.10	0.10
Expected (gain) on sale of properties held in joint ventures	0.00	0.00	(0.03)	(0.03)
Expected (gain) on sale of properties and properties held for sale	0.00	0.00	(0.83)	(0.83)
Expected FFO per share - diluted	\$0.93	\$0.97	\$3.60	\$3.75

Note: This table contains forward-looking statements. Please see the paragraph regarding forward-looking statements earlier in this document.

CAMDEN

NON-GAAP FINANCIAL MEASURES DEFINITIONS & RECONCILIATIONS

(In thousands, except per share amounts)

(Unaudited)

Net Operating Income (NOI)

NOI is defined by the Company as total property income less property operating and maintenance expenses less real estate taxes. The Company considers NOI to be an appropriate supplemental measure of operating performance to net income because it reflects the operating performance of our communities without allocation of corporate level property management overhead or general and administrative costs. A reconciliation of net income to net operating income is provided below:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2006	2005	2006	2005
Net income	\$34,582	\$21,852	\$76,025	\$188,516
Fee and asset management	(3,120)	(1,834)	(5,597)	(9,140)
Sale of technology investments	-	-	-	(24,199)
Interest and other income	(3,611)	(1,265)	(4,364)	(4,488)
Income on deferred compensation plans	(2,331)	(2,095)	(2,381)	(2,118)
Property management expense	4,966	3,922	9,192	7,142
Fee and asset management expense	3,238	1,043	4,604	2,991
General and administrative expense	8,036	6,558	15,450	11,834
Transaction compensation and merger expenses	-	261	-	14,085
Interest expense	31,379	28,584	62,416	52,085
Depreciation and amortization	41,242	44,182	78,295	75,840
Amortization of deferred financing costs	909	796	1,956	2,017
Expense on deferred compensation plans	2,331	2,095	2,381	2,118
Gain on sale of properties, including land	(810)	-	(1,309)	(132,117)
Equity in income of joint ventures	(569)	(245)	(2,886)	(355)
Distributions on perpetual preferred units	1,750	1,750	3,500	3,528
Original issuance costs on redeemed perpetual preferred units	-	-	-	365
Income allocated to common units and other minority interests	1,182	570	2,536	1,703
Income from discontinued operations	(1,165)	(1,447)	(3,031)	(3,329)
Gain on sale of discontinued operations	(23,652)	(21,724)	(51,044)	(36,115)
Income from discontinued operations allocated to common units	-	11	722	23
Net Operating Income (NOI)	\$94,357	\$83,014	\$186,465	\$150,386
"Same Property" Communities	\$83,908	\$77,187	\$166,386	\$135,252
Non-"Same Property" Communities	7,963	4,431	16,100	7,938
Development and Lease-Up Communities	1,908	-	2,819	-
Dispositions / Other	578	1,396	1,160	7,196
Net Operating Income (NOI)	\$94,357	\$83,014	\$186,465	\$150,386

EBITDA

EBITDA is defined by the Company as earnings before interest, taxes, depreciation and amortization, including net operating income from discontinued operations, excluding equity in income of joint ventures, gain on sale of real estate assets, and income allocated to minority interests. The Company considers EBITDA to be an appropriate supplemental measure of operating performance to net income because it represents income before non-cash depreciation and the cost of debt, and excludes gains or losses from property dispositions. A reconciliation of net income to EBITDA is provided below:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2006	2005	2006	2005
Net income	\$34,582	\$21,852	\$76,025	\$188,516
Interest expense	31,379	28,584	62,416	52,085
Amortization of deferred financing costs	909	796	1,956	2,017
Depreciation and amortization	41,242	44,182	78,295	75,840
Distributions on perpetual preferred units	1,750	1,750	3,500	3,528
Original issuance costs on redeemed perpetual preferred units	-	-	-	365
Income allocated to common units and other minority interests	1,182	570	2,536	1,703
Real estate depreciation from discontinued operations	-	1,430	346	2,857
Gain on sale of properties, including land	(810)	-	(1,309)	(132,117)
Equity in income of joint ventures	(569)	(245)	(2,886)	(355)
Gain on sale of discontinued operations	(23,652)	(21,724)	(51,044)	(36,115)
Income from discontinued operations allocated to common units	-	11	722	23
EBITDA	\$86,013	\$77,206	\$170,557	\$158,347