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CAMDEN PROPERTY TRUST NOMINATES RESIDENT SATISFACTION INDEX FOR BEST USE OF TECHNOLOGY AWARD

J Turner Research Developed and Implemented Measurement Offering

HOUSTON, August 14 2008 – J Turner Research, a leading marketing research firm exclusively serving the multifamily industry, today announced its role in the nomination of a technology driven resident satisfaction survey index for the 2008 *Multifamily Executive Best Use of Technology Award*. J Turner Research partnered with Camden Property Trust, a leading REIT, to implement the Camden Living Excellent index (CLEi), an ongoing survey program to accurately measure resident satisfaction levels across the company's portfolio.

The CLEi utilizes Web-enabled e-mail surveys to accurately gauge resident satisfaction levels related to its products and customer service at each of the company's 180 communities. J Turner Research develops, distributes and manages the survey process on Camden's behalf. Once the results are collected a team of researchers analyze the data and provide Camden with a monthly index of satisfaction scores. With the CLEi score integrated into Camden's dashboard, the index provides an operational tool to effectively focus all staff on the needs and attitudes of residents in order to improve overall customer satisfaction. The index has been so successful across its portfolio, Camden decided to nominate the technology for the prestigious Best Use of Technology award.

"We are honored by Camden's decision to nominate the resident satisfaction index for the Best Use of Technology award," said Joseph Batdorf, president of J Turner Research. "This recognition shows we're providing a valuable service to multifamily real estate firms and underscores the importance of measuring customer service in order to improve each community's profitability."

The systematic and consistent service J Turner provides enables Camden to set market and regional benchmarks to evaluate onsite staff and individual properties and procedures. After identifying strengths and weaknesses between properties, Camden can reward strong performing communities and incorporate training or revised procedures at lower ranking properties to encourage improvement.

“The challenge was to find a simple, comprehensive, and continuous national customer service measurement to minimize variances the community team cannot control,” said John Selindh, vice president of marketing for Camden. “J Turner Research’s service met the challenge and helps us to ensure our residents’ concerns are being heard and recognized. By identifying their needs, it’s much easier to define and fulfill our promise of delivering “Living Excellence” at our communities.”

Camden has been awarded the Multifamily Executive Best Use of Technology Award for the past two years. This year’s award will be announced on Tuesday, October 14, 2008, at the Multifamily Executive Conference in Las Vegas.

About J Turner Research:

Based in Houston, J Turner Research specializes in developing and executing innovative and affordable research services for the multifamily industry. The company utilizes e-mail based surveys to accurately measure perceptions of prospective residents, current residents and employees to help owners understand how to optimize operational and marketing efficiencies. For more information, please call (713)954-4840 or visit www.jturnerresearch.com.

About Camden Property Trust:

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 182 properties containing 63,085 apartment homes across the United States. Upon completion of 11 properties under development, the Company’s portfolio will increase to 66,468 apartment homes in 193 properties.

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