



UPDATED: Sun Communities, Inc. Announces Tax Treatment of 2014 Distributions

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FOR FURTHER INFORMATION AT THE COMPANY:

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Southfield, MI, January 20, 2015 - Sun Communities, Inc. (NYSE:SUI) (the "Company") announced the tax treatment of its 2014 common and preferred share distributions.

Common Shares (CUSIP No. 866674104)

Record Date	Payable Date	Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Non Dividend Distribution	Unrecaptured Section 1250 Gain ⁽¹⁾
12/31/2013	1/17/2014	\$0.630000	\$0.199845	\$0.154705	\$0.275450	\$0.111392
3/31/2014	4/17/2014	\$0.650000	\$0.206189	\$0.159616	\$0.284195	\$0.114928
6/30/2014	7/18/2014	\$0.650000	\$0.206189	\$0.159616	\$0.284195	\$0.114928
9/30/2014	10/17/2014	\$0.650000	\$0.206189	\$0.159616	\$0.284195	\$0.114928
		\$2.580000	\$0.818412	\$0.633553	\$1.128035	\$0.456176

Series A Cumulative Redeemable Preferred Stock (CUSIP No. 866674 203)

Record Date	Payable Date	Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain ⁽¹⁾
1/2/2014	1/15/2014	\$0.4453125	\$0.3359602	\$0.1093523	\$0.0787369
4/2/2014	4/15/2014	\$0.4453125	\$0.3359602	\$0.1093523	\$0.0787369
7/1/2014	7/15/2014	\$0.4453125	\$0.3359602	\$0.1093523	\$0.0787369
10/1/2014	10/15/2014	\$0.4453125	\$0.3359602	\$0.1093523	\$0.0787369
		\$1.7812500	\$1.3438408	\$0.4374092	\$0.3149476

Series A-4 Cumulative Convertible Preferred Stock (CUSIP No. 866674 302)

Record Date	Payable Date	Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain ⁽¹⁾
12/19/2014	12/31/2014	\$0.157986	\$0.119190	\$0.038796	\$0.027934

⁽¹⁾ Unrecaptured Section 1250 Gain is a subset of, and included in, the 2014 Total Capital Gain Distribution amount.

Shareholders are encouraged to consult with their tax advisors as to the specific tax treatment of the distributions they received from the Company.

Sun Communities, Inc. is a REIT that currently owns and operates a portfolio of 242 communities comprising approximately 88,900 developed sites.

For more information about Sun Communities, Inc. visit our website at www.suncommunities.com