



Sun Communities, Inc. Announces Tax Treatment of 2015 Distributions

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FOR FURTHER INFORMATION AT THE COMPANY:

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Southfield, MI, January 12, 2016 - Sun Communities, Inc. (NYSE:SUI) (the "Company") announced the tax treatment of its 2015 common and preferred share distributions.

Common Shares (CUSIP No. 866674104)-SUI

Record Date	Payable Date	Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Non Dividend Distribution	Unrecaptured Section 1250 Gain (1)
12/31/2014	1/16/2015	\$0.650000	\$0.270680	\$0.195837	\$0.183483	\$0.094398
3/31/2015	4/17/2015	\$0.650000	\$0.270680	\$0.195837	\$0.183483	\$0.094398
6/30/2015	7/17/2015	\$0.650000	\$0.270680	\$0.195837	\$0.183483	\$0.094398
9/30/2015	10/16/2015	\$0.650000	\$0.270680	\$0.195837	\$0.183483	\$0.094398
		\$2.600000	\$1.082720	\$0.783348	\$0.733932	\$0.377592

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

Record Date	Payable Date	Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain (1)
1/2/2015	1/15/2015	\$0.4453125	\$0.3111456	\$0.1341669	\$0.0646719
4/1/2015	4/15/2015	\$0.4453125	\$0.3111456	\$0.1341669	\$0.0646719
7/1/2015	7/15/2015	\$0.4453125	\$0.3111456	\$0.1341669	\$0.0646719
10/1/2015	10/15/2015	\$0.4453125	\$0.3111456	\$0.1341669	\$0.0646719
		\$1.7812500	\$1.2445824	\$0.5366676	\$0.2586876

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)
3/19/2015	3/31/2015	\$0.406250	\$0.283852	\$0.122398	\$0.058999
6/19/2015	6/30/2015	\$0.406250	\$0.283852	\$0.122398	\$0.058999
9/18/2015	9/30/2015	\$0.406250	\$0.283852	\$0.122398	\$0.058999
12/18/2015	12/31/2015	\$0.406250	\$0.283852	\$0.122398	\$0.058999
		\$1.625000	\$1.135408	\$0.489592	\$0.235996

(1) Unrecaptured Section 1250 Gain is a subset of, and included in, the 2015 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 235 communities comprising approximately 88,400 developed sites.

For more information about Sun Communities, Inc.

visit our website at www.suncommunities.com