



SUN COMMUNITIES, INC.

Sun Communities, Inc. Announces Tax Treatment of 2016 Distributions

January 16, 2017



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FOR FURTHER INFORMATION AT THE COMPANY:

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Southfield, MI, January 16, 2017 - Sun Communities, Inc. (NYSE:SUI) (the "Company") announced the tax treatment of its 2016 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⁾
12/31/2015	1/15/2016	\$0.650000	\$0.203054	\$0.126522	\$0.320424	\$0.075315
3/31/2016	4/15/2016	\$0.650000	\$0.203054	\$0.126522	\$0.320424	\$0.075315
6/30/2016	7/15/2016	\$0.650000	\$0.203054	\$0.126522	\$0.320424	\$0.075315
9/30/2016	10/17/2016	\$0.650000	\$0.203054	\$0.126522	\$0.320424	\$0.075315
		\$2.600000	\$0.812216	\$0.506088	\$1.281696	\$0.301260

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⁾
1/1/2016	1/15/2016	\$0.4453125	\$0.3586329	\$0.0866796	\$0.0515977
4/1/2016	4/15/2016	\$0.4453125	\$0.3586329	\$0.0866796	\$0.0515977
6/30/2016	7/15/2016	\$0.4453125	\$0.3586329	\$0.0866796	\$0.0515977
9/30/2016	10/17/2016	\$0.4453125	\$0.3586329	\$0.0866796	\$0.0515977
		\$1.7812500	\$1.4345316	\$0.3467184	\$0.2063908

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⁾
3/18/2016	3/31/2016	\$0.406250	\$0.3271738	\$0.0790762	\$0.0470717
6/17/2016	6/30/2016	\$0.406250	\$0.3271738	\$0.0790762	\$0.0470717
9/16/2016	9/30/2016	\$0.406250	\$0.3271738	\$0.0790762	\$0.0470717
12/16/2016	1/3/2017	\$0.406250	\$0.3271738	\$0.0790762	\$0.0470717
		\$1.625000	\$1.3086952	\$0.3163048	\$0.1882868

⁽¹⁾ Unrecaptured Section 1250 Gain is a subset of, and included in, the 2016 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 or has an interest in a portfolio of 341 communities comprising approximately 117,000 developed sites.

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