

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-2224

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name SUN COMMUNITIES, INC.		2 Issuer's employer identification number (EIN) 38-2730780	
3 Name of contact for additional information Tax Department	4 Telephone No. of contact 248-208-2500	5 Email address of contact investorrelations@suncommunities.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 27777 FRANKLIN ROAD, SUITE 200		7 City, town, or post office, state, and Zip code of contact SOUTHFIELD, MI 48034	
8 Date of action 1/15/2016		9 Classification and description Common Stock	
10 CUSIP number 866674104	11 Serial number(s)	12 Ticker symbol SUI	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ►

During 2016, Sun Communities, Inc. (the "Issuer" or "SUI") made cash distributions to its shareholders in excess of its current and accumulated earnings and profits which resulted in a downward adjustment to the basis of the stock held by its shareholders. These distributions were paid on January 15, 2016, April 15, 2016, July 15, 2016 and October 17, 2016 to the shareholders of record on December 31, 2015, March 31, 2016, June 30, 2016 and September 30, 2016, respectively.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► The quantitative effects of the distributions that will decrease the basis of stock held by the stockholders on a per share basis are set forth in the following table:

Payable Date

January 15, 2016	\$.320424
April 15, 2016	\$.320424
July 15, 2016	\$.320424
October 17, 2016	\$.320424

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ►

The Issuer's earning and profits were calculated per Internal Revenue Code ("IRC") Section 312, as modified by IRC Section 857(d) for real estate investment trust purposes. Generally, distributions in excess of earnings and profits reduce a shareholder's tax basis in its shares to the extent of basis (i.e., return of capital).

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ►
The portion of the 2016 distribution that is considered nontaxable should reduce the shareholder's adjusted basis in the Issuer's stock according to IRC Section 301(c)(2). To the extent the nontaxable distribution exceeds the adjusted basis of the Issuer's stock, a shareholder should be treated as if it recognizes gain from the sale or exchange of the Issuer's stock per IRC Section 301(c)(3).

18 Can any resulting loss be recognized? ► NO

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► 2016

**Sign
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ►

Karen Dearing

Date ►

1/16/17

Print your name ► Karen Dearing

Title ► CFO

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if
self-employed

PTIN

Firm's name ►

Firm's EIN ►

Firm's address ►

Phone no.