



# 2022 ESG REPORT

ENVIRONMENTAL | SOCIAL | GOVERNANCE

## ABOUT THIS REPORT



This report provides information on the environmental, social, and governance (ESG) performance of Sun Communities, Inc. for the 2022 calendar year.

Sun reports in alignment to the Taskforce for Climate-Related Financial Disclosures (TCFD) and Global Reporting Initiative (GRI) standards. Additional consideration is provided for the Sustainable Development Goals and Sustainable Accounting Standards Board (SASB). Indexes outlining the alignment to each standard are available at the end of the report.

Any reporting boundaries are aligned to financial control as used in our financial reporting.

## LETTER FROM OUR CHAIRMAN

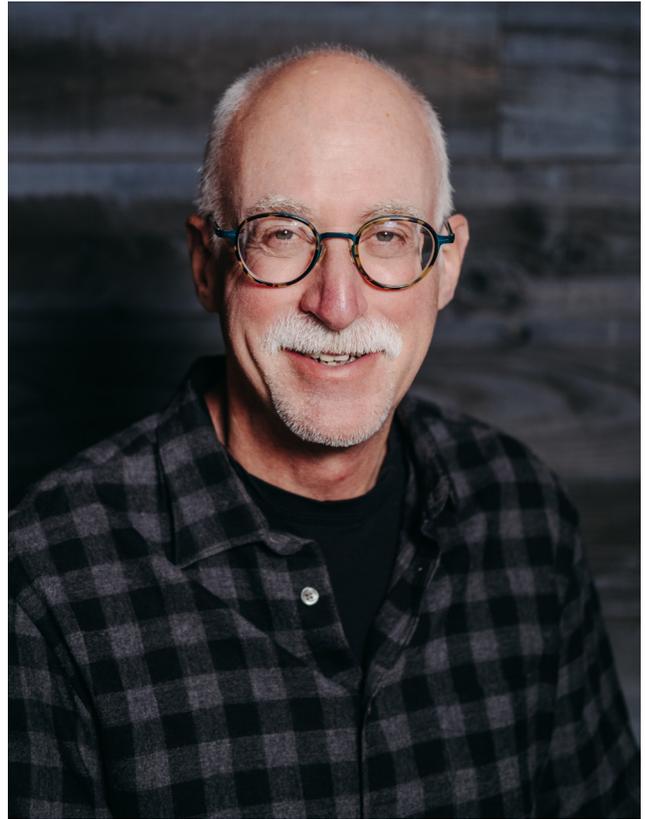
As we share our fifth ESG report, I am proud of the tremendous improvements and growth we have seen over the last 12 months. This company has significantly built on already established ESG protocols and reporting by defining a clear, integrated approach. The continued expansion of our ESG programs and disclosures align with protocols that include the Taskforce for Climate Financial Disclosures (TCFD) and Sustainable Development Goals, which are both accepted globally and within our industry.

Driving this growth and success is our people. We are only as strong as our team and the communities we serve. In 2022, the company enhanced our competitive benefits selection to better support the health and well-being of our teams, formalized our DEI roadmap, and nearly doubled our volunteer time to support the needs of local communities. Our team is empowered to support causes important to their properties, as well as themselves. This is reflected in the increase of reported volunteer hours by our team members.

The 2022 GHG inventory reflects this with the addition of emissions from resident homes, which accounts for the largest percentage of emissions. Reducing these emissions will be achieved through collaboration with our residents, local communities, and utility providers.

The company undertook a comprehensive review of our environment, social, and governance policies to ensure appropriate disclosures were made. We intend to complete reviews on an annual basis due to the rapidly evolving expectations within ESG. To ensure we are addressing topics material to our stakeholders, the team has increased efforts to engage and communicate with investors, residents, guests, franchisee owners, team members, suppliers, and local communities.

We remain focused on the continued enhancement of our current ESG programs and accomplishments. This lays the foundation with our commitments to climate change reduction, team member retention and engagement, plus being a steward of local communities. Prioritizing people and protecting our planet through action is embedded in our culture. The topic of ESG is not an activity box to simply check off, it is who we are.



**Gary A. Shiffman**  
Chairman and Chief Executive Officer

A handwritten signature in black ink, appearing to be 'GAS', written over a white background.

# CONTENTS



## ABOUT SUN

Pages 5-9

- 2022 ESG Highlights
- Company Profile
- Our Culture
- Materiality
- ESG Goals



## GOVERNANCE

Pages 10-13

- ESG Leadership
- Policies
- ESG Commitments & Ratings
- Investor Relations
- Industry Engagement
- Franchisees



## SOCIAL

Pages 14-24

- Team Members
- Safety & Health
- Customers
- Community Support
- Supply Chain



## ENVIRONMENT

Pages 25-33

- Utility Usage
- Waste
- Conservation
- Climate



## MEASUREMENTS

Pages 34-43

- Goals, Accomplishments, & Targets
- Performance Metrics
- GRI





# ABOUT SUN

# ESG 2022 HIGHLIGHTS



## ENVIRONMENTAL

### Carbon Change Goals

Carbon Neutrality by 2035

Net Zero Emissions by 2045 goals

### ESG Reporting Framework

Improvements vs. Prior Year

GRESB: +19 points (40% increase)

S&P CSA: +6 (17% increase)

Institutional Shareholder Services Corporate Rating Improved

### Solar Project

On-site renewable energy Increased by over 550% to over 8,000 mwh in 2022 as compared with 2021

### Waste Goal

Committed to elimination of single-use food and beverage plastics at all RV communities by 2030



## SOCIAL

### Recognition

A Great Place to Work by Great Place to Work®

A Fortune Magazine Best Places to Work in the Real Estate Industry

Central Florida Top Workplace by the Orlando Sentinel

A Detroit Free Press Top Place to Work

### Volunteerism

Over 9,000 volunteer hours reported by our team members in 2022; a 67% increase over 2021

### Social Channels

Over 64 million engagements via social channels

### Cybersecurity

Achieved ISO 27001 certification



## GOVERNANCE

### Board ESG Education

Participated in education sessions on carbon neutrality and reporting

### Board Composition

33% female

78% independent

### Enterprise Risk Management Committee

Identifies, monitors, and mitigates risks

### Policy Review

Completed comprehensive review and update of ESG-related policies



## COMPANY OVERVIEW

We are a fully integrated Real Estate Investment Trust (REIT) and our common shares are listed on the New York Stock Exchange (NYSE) under the symbol "SUI." As of December 31, 2022, we had an interest in a portfolio of 669 properties located in the United States (U.S.), the United Kingdom (UK), and Canada. We have been in the business of operating, acquiring, developing, and expanding MH and RV properties since 1975, and marinas since 2020.



SUN COMMUNITIES, INC.®

Sun Communities is the nation’s premier owner and operator of MH communities. Its subsidiary, Park Holidays, is the second largest owner and operator of MH communities (called holiday parks) in the UK.



**353** MH Communities  
**118,204** MH Sites



SUN OUTDOORS

Sun Outdoors offers RV sites, vacation rentals, and tent camping with world-class amenities in the U.S. and Canada.



**182** RV Communities  
**30,333** Annual RV Sites  
**31,181** Transient RV Sites



SAFE HARBOR  
MARINAS

Safe Harbor is the largest and most diversified marina owner and operator in the U.S.



**134** Marinas  
**47,823** Wet Slips & Storage Spaces

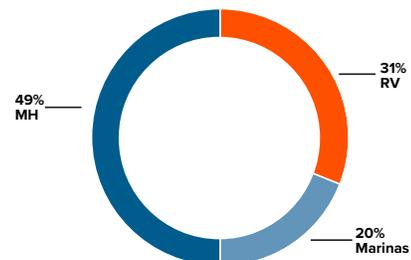
### PROPERTY COUNT

**669** properties in the U.S., UK, and Canada



MH Communities | RV Communities | Marinas

### RENTAL REVENUE BREAKDOWN<sup>(1)</sup>



The above data are as of December 31, 2022.

(1) Represents percentage of rental revenue from the leasing of sites, homes, wet slips, dry storage spaces and, commercial leases.

## OUR CULTURE

Our culture is what makes us such a unique company. As part of our daily operations and through our commitment to ESG, as represented throughout this report, we embrace and fortify each culture statement.

**BE**  *yourself*  
& thrive

**keep it**  
 **simple.**

  
**WE**  
— OVER —  
**ME**

**MINDSET**   
**IS** *everything*

**DO THE**   
*Right*  
**THING**

**LIVE the**  
**GOLDEN**  
 **RULE**

**NOTHING** *changes*  
— IF —  
*nothing* **CHANGES**

**“WE LIVE THE GOLDEN RULE EVERY DAY. OUR ESG PLATFORM IS HOW WE SHOW IT.”**

- Gary Shiffman, Chairman and Chief Executive Officer

## MATERIALITY

We are committed to being open and transparent while listening to the views of our stakeholders as we move forward in sustainable development. In 2020, we conducted an in-depth materiality assessment in partnership with a third-party consultant. This determined factors of the most significance to our internal and external stakeholders and implement these into strategies for improvement against critical reporting entities.

Ongoing materiality assessments are conducted at the enterprise and business unit levels to identify ESG topics that are important to all stakeholders. Consideration is given to each topic regarding the potential impact on our business, whether direct or indirect, through our engagement with stakeholders. We also consider our ability to directly affect the topic and the time needed to maximize the opportunities or address the risks. Our company recognizes the shared nature of the topics and has chosen to view them as interconnected.

The process is completed with a review of the assessments with our executive leadership and Enterprise Risk Management (ERM) teams to ensure important ESG topics are integrated into our business strategy and daily operations.

### ENVIRONMENT

#### Climate Change

- Physical
- Transition

#### Resource Use

- Energy
- Water
- Waste
- Land & Coastal
- Biodiversity
- Sustainable Communities

### SOCIAL

#### Talent Management

- Labor Practices
- Recruitment
- Retention
- Engagement
- Inclusion, Diversity, Equity, and Accessibility (IDEA)
- Learning & Development
- Safety & Health

#### Resident & Guests

- Affordable/Attainable Housing
- Safety & Health
- Satisfaction

### GOVERNANCE

#### Board

#### Executive Leadership

#### Cybersecurity

#### Stakeholders

- Investors
- Industry
- Franchisee
- Supply Chain

## 2023 ESG GOALS



### ENVIRONMENTAL

- Educate team members and key supply chain partners on carbon neutrality goals.
- Expand GHG inventory data process to be inclusive of development, investment, and capital goods.
- Pilot supply chain reporting process with largest spend suppliers.



### SOCIAL

- Continue to expand our partnerships to align with charitable organizations with shared missions for impact.
- Enhance education, awareness, and programming around inclusion, diversity, equity and accessibility (IDEA).



### GOVERNANCE

- Complete at least two voluntary framework reports.
- Increase leadership around core ESG topics (sustainability, IDEA, safety, supply chain).
- Increase proactive outreach to investors surrounding ESG topics and concerns.



# GOVERNANCE

## ESG LEADERSHIP

The Nominating and Corporate Governance Committee (NCGC) oversees our ESG initiatives and strategies, which includes the climate goal setting and education of our Board of Directors (Board). Updates are provided quarterly to the NCGC and at least annually to the full Board.

Executive leadership promotes and champions our initiatives and strategies through participation in our Enterprise Risk Management (ERM) Committee; IDEA Council; and ESG Steering Committee. This is also achieved with the inclusion of key messages in communications and regular meetings with our ESG Leads.

Daily oversight and direction are managed by our Director of Sustainability and our Director of Social Responsibility in coordination with ESG Leads embedded within our portfolio of properties.

[Biographies and committee assignments](#) for the Board are available on our website.

## POLICIES

Policies are an external confirmation that the values underpinning our corporate mission to “Live the Golden Rule” truly impacts our daily operations. ESG-related policies are posted on our [investor relations website](#).

We conduct an annual policy review to ensure alignment with local, regional, and countrywide business practices. In the second half of 2022, we performed a comprehensive review and assessment of our existing policies to ensure we align with best practices. This engagement was supported by an external consultant and our legal team. Results included clearer policy statements and precipitated the creation of new policies where none previously existed.

### POLICIES AND GUIDELINES AVAILABLE ON OUR WEBSITE

- [Anti-Hedging Policy](#)
- [Biodiversity & Habitat Policy](#)
- [Climate Change and Greenhouse Gas Policy](#)
- [Code of Conduct and Business Ethics](#)
- [Code of Vendor and Supplier Conduct](#)
- [Corporate Governance Guidelines](#)
- [Energy, Water, and Waste Management Policy](#)
- [Executive Compensation Clawback Policy](#)
- [Financial Code of Ethics for Senior Financial Officers](#)
- [Human Rights and Labor Policy](#)
- [Occupational Health and Safety Policy](#)
- [Related Party Transactions Policy](#)
- [Stock Ownership Guidelines](#)

## ESG FRAMEWORKS AND RATINGS

A key piece to our ESG strategy is to embrace globally accepted protocols that define the scope of our initiatives and provide a framework for disclosure. We monitor GRI and SDGs to assess alignment with globally important issues. Our GHG inventory has been designed to align to ISO 14064 and the GHG Protocol.

As part of our checks and balances, we participate in independent rating assessments (frameworks) that rank us relative to peer companies. This identifies the strengths of our ESG initiatives as well as opportunities for improvement. We currently report to Global ESG Benchmark for Real Estate (GRESB), S&P Global Corporate Sustainability Assessment (CSA), and CDP (formerly known as Carbon Disclosure Project). This includes peer benchmarking within GRESB, a comprehensive social assessment within CSA, and the in-depth climate strategy process of CDP.

## INVESTOR RELATIONS

We regularly engage with current and potential investors, as well as industry representatives. This is accomplished through one-on-one meetings and calls, investor tours, analyst and investor days, industry conferences, and written communications. These engagements allow investors to share their ESG expectations for our company and allow us to communicate our efforts, priorities, and goals. In 2022, we achieved the following:

- Met with ~200 Investment Firms
- Hosted Four Earnings Calls
- Attended two IR Post-Earnings Calls
- Held 24 Investor Tours
- Attended 11 Industry Conferences



## INDUSTRY ENGAGEMENT

Participation in industry organizations provides important connections to our peers and resources on the policy impacts on the industry. These organizations can advocate for the entire industry on policy issues that have wide implications.

### SUN PARTICIPATES IN THE FOLLOWING NATIONAL ORGANIZATIONS

- National Association of Real Estate Investment Trusts (Nareit®)
- Manufactured Housing Institute (MHI)
- RV Industry Association (RVIA)
- National Association of RV Parks & Campgrounds (ARVC)
- Association of Marina Industries (AMI)
- American Boat Builders & Repairers Association (ABBRA)
- British Holiday and Home Parks Association (BH&HPA)
- UKHospitality



BRITISH HOLIDAY & HOME PARKS ASSOCIATION



## SUPPLY CHAIN

We incorporate our commitment to ESG principles into our supply chain with a supplier strategy that guides our daily activities. Our [Vendor and Supplier Code of Conduct](#) provides clear guidelines for our suppliers regarding the high business standards we expect from them as our business partners and how we identify, select, engage, and manage our supply base in alignment of those standards. These standards include an expectation of a human rights policy inclusive of child labor and modern slavery prohibitions, providing and maintaining a safe workplace, and environmental commitments.

In 2023, we will pilot an expansion of our supply chain management to include assessments of compliance to our Supplier Code of Conduct and collection of key ESG data. The pilot will include our preferred suppliers and service providers. This will also include education and awareness on our carbon neutral and net zero goals, as well as the role our supply chain will play in achieving these goals.

## COMMITMENT TO DATA PRIVACY AND SECURITY

We address potential cybersecurity breaches, disruptions, and the disclosure of confidential information. This is done through periodic testing and verification of proper and secure operations. Security measures include engaging reputable, recognized firms to help us design and maintain our information technology and data security systems.

Our team received monthly training on information security risks and how to ensure secure operations.

We have established an Information Security Management Committee (ISMC) to manage information security in accordance with the ISO 27001:2013 standard. This fosters the consistent application of security principles, policy statements, and controls. The committee meets regularly to monitor and enhance information security for the organization.

Our company also maintains cyber risk insurance to provide coverage for certain risks arising out of data and network breaches. Senior information technology leadership provides quarterly updates to the Board on security matters, as well as an annual review of the programs progress and plans, incidents (if any), and emerging risks.



PARK HOLIDAYS  
CONNOR HENBY

PARK HOLIDAYS

PARK HOLIDAYS



**SOCIAL**

## TEAM MEMBERS

We are dedicated to enhancing team members' lives and well-being. This is achieved by recognizing their value through competitive pay and benefits programs, training for job preparedness, and purposeful career advancement. The success we see as a business, along with the exceptional service and experiences our residents, guests, and team members have come to expect, is all a direct result of their commitment to the company and to each other.



### OVER THE YEARS, MULTIPLE INDEPENDENT ORGANIZATIONS CONTINUE TO RECOGNIZE OUR COMPANY FOR HOW WE PRIORITIZE THE WELL-BEING OF OUR TEAM MEMBERS:

- Fortune Best Places to Work in Real Estate: 2022
- Great Place to Work Certified: 2017, 2020, 2021, 2022
- Crains Cool Places to Work in Michigan: 2011, 2012, 2017, 2020
- Detroit Free Press Top Workplace: Past 12 Consecutive Years (2011 - 2022)
- Orlando Sentinel Central Florida Top Workplace: 2021 & 2022
- Investors in People Certification -
  - 2010 – Standard level
  - 2013 – Bronze level
  - 2015 – Silver level
  - 2018 – Silver level
  - 2021 – Silver level

### ESG IN ACTION

UK Investors in People Award

In 2021, we received the silver level Investors in People rating for our UK portfolio. Investors in People is now recognized in 66 countries since it was established in 1991 and has accredited more than 50,000 organizations. Companies are assessed on a three-year cycle with review meetings at 12 and 24 months.

The three core principles of the People Standard are:

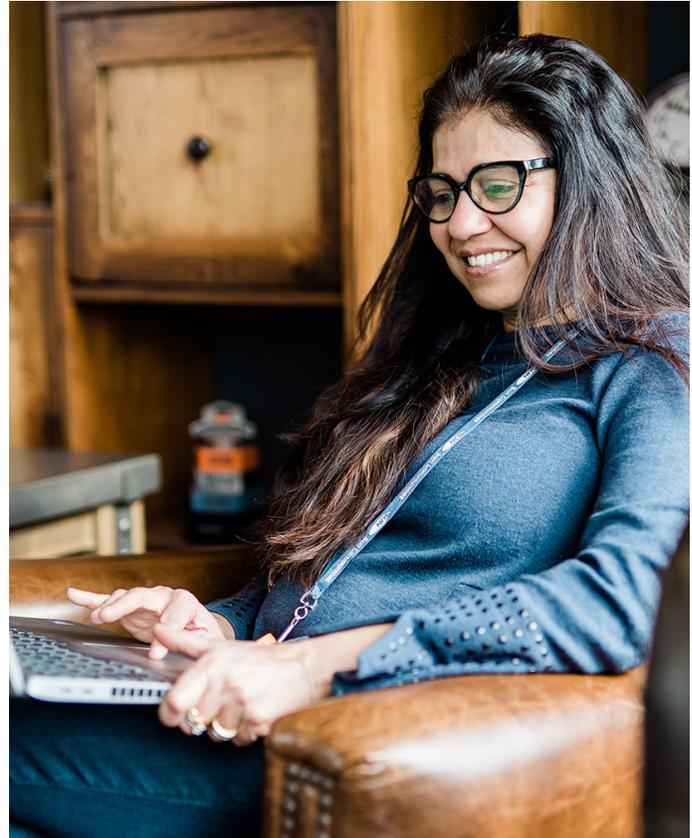
1. **Leading:** Focuses on culture, how you live your culture, empowerment, and involving your people. It's also about ensuring your people feel they have a purpose in their work.
2. **Supporting:** Managing performance, recognition and rewarding people, and having the right people doing the right things at the right time
3. **Improving:** Building capability, delivering continuous development, how your people work together in and outside the organization, sustainable success, and planning for the future.

## RECRUITING TOP TALENT

The current competitive hiring market requires innovative recruiting teams to attract talent. We supplement traditional recruiting approaches using a variety of methods, including social media, to reach candidates through their preferred communication methods.

We are developing our pipeline of talented potential new team members through collegiate recruiting, internships, and management training programs for recent college graduates. Our teams are also exploring opportunities to partner with career readiness programs at the high school and community college levels.

In 2022, we established new partnerships with organizations focused on connecting employers with candidates from diverse backgrounds that include the U.S. Military, Women, Black, Hispanic, Asian, LGBTQ and more. We expect to see the effectiveness of these partnerships reflected in our demographic data over the next few years and realize their immediate value in the form of an even stronger, more diverse workplace.



## RETAINING OUR TEAM

Recruiting the best talent is only the start of the commitment to our people. We want to ensure our team members live a happy, balanced life while achieving their personal career goals. Team members are challenged with interesting work, stretch assignments, a collaborative work environment, plus lots of learning and growth.

To support a healthy work-life balance, we offer competitive benefits packages. These packages can include (where appropriate) medical insurance, housing allowance, and flexible work options that include hybrid, remote and part-time options, plus paid parental leave.

We have developed resources on financial, social, purpose, community, and physical well-being. Using these resources, our team members can find ways to truly be their best selves and learn to build retirement savings, as well as manage stress through breathing techniques, exercise and more. We are committed to expanding these resources to support the well-being of our team members.

[Learn more at https://careers.suncommunities.com/content/Benefits/](https://careers.suncommunities.com/content/Benefits/)

## TEAM MEMBER ENGAGEMENT

Our ability to transform, adapt, and innovate is only made possible by listening to the voices of our own team. We provide team members with a multitude of communication channels like pulse surveys, team meetings, and one-on-one meetings. There are also opportunities to submit new ideas that include evaluations, fostering a feedback environment, individual coaching, and performance counseling needs.

By fostering open communication channels among team members, our leaders identify and address team member needs. It also encourages socializing ideas that enable our company to embrace areas of opportunity for business improvements. This increases team member satisfaction and reduces team member turnover.

## TRAINING & DEVELOPMENT

We offer numerous training and development opportunities to all team members during every stage of their career. These opportunities are designed to support their current responsibilities and aid in the professional development for future career goals.

New team members receive specific training pertaining to their responsibilities and industry standards such as health and safety, fair housing, and hospitality practices. Other successfully established team members mentor new hires to help with a smooth onboarding process. We focus on growing the skills of our team members through both educational and hands-on experiences.

Through the wide-range of opportunities available, we focus on work-life balance, engagement, and learning. This makes it easier to promote internally and retain our team members.



### ESG IN ACTION ACE Program



In 2021, Sun launched the Advanced Career Experience (ACE) program, which is designed to enhance the skillset of an operations team member seeking to take their career to the next level. Participants are challenged through targeted training, engaging environments, and relationship building. Since the launch, 30% of graduates have made the transition to property management.

### ESG IN ACTION Clean and Resilient Marina Professional Certification

General managers at our marinas are encouraged to pursue the Clean and Resilient Marina Professional (CRMP) certification offered by the Association of Marine Industries (AMI). The program offers the opportunity to be certified on best practices for managing marine environmental issues. This includes stormwater, invasive species, “black” and “gray” water management, climate adaptation practices, and other environmental impacts related to vessel maintenance and repair. Recipients of this certification are then qualified to verify individual marinas as clean and resilient.

## IDEA

We are committed to being a company that welcomes and embraces diverse individuals as team members, residents, and guests. Our strategic roadmap guides efforts to ensure inclusivity, diversity, equity, and accessibility are woven into all business operations. These efforts include:

- Formal commitments to UN’s Human Rights Compact and CEO Action Pledge for Diversity and Inclusion.
- Hiring a Director of Diversity, Equity, and Inclusion to lead the implementation of our roadmap.
- Expanding our partnerships with universities, colleges, and professional organizations for recruiting and retaining diverse talent.
- Providing platforms for our team members to share their stories and experiences to facilitate meaningful dialogue and raise awareness of the diverse backgrounds and experiences of our people.
- Increasing learning and development opportunities on IDEA topics.
- Establishing partnerships with nonprofit and non-governmental organizations that share our vision for more diverse and inclusive real estate and outdoor industries.

### ESG IN ACTION

National Park Foundation – ParkVentures



Since 2021, Sun Outdoors has been a proud partner of the National Park Foundation (NPF) and its efforts to ensure everyone can enjoy and create lifelong relationships with our national parks. Our philanthropic efforts focus on NPF’s Outdoor Exploration mission pillar, and the pillar’s signature program, ParkVentures, which launched in 2022. ParkVentures addresses obstacles that hinder people from having full and enduring connections to parks. This can be especially true for communities that have been historically excluded from public lands and may not feel a sense of belonging in these places that belong to all of us.

We are proud to share that in 2022, the first round of ParkVentures grants were distributed to 55 organizations. To see one example of the incredible impact these grants have, check out [this video](#) featuring “American Sign Language (ASL) Day on the River” hosted by Wilderness Inquiry. This annual event gives the deaf and blind community a firsthand recreational experience of canoeing down the Mississippi River. Wilderness Inquiry actively looks to bridge the gap between people with disabilities and the outdoors. By providing a safe, nurturing environment, ParkVentures grantees like Wilderness Inquiry introduce people to nature in a way that cultivates connections to the social, mental, and physical health benefits of the outdoors.



## SAFETY AND HEALTH

### Team Members

We strive to provide a safe and healthy work environment for our team members, while complying with all applicable health and safety laws, regulations, and company-specific policies. Our team members participate in annual safety training and may receive additional training connected to specific hazards or risks directly related to their responsibilities.

In 2022, we expanded these safety materials to encompass new hazards related to our growth and expanded regulatory oversight. New and/or revised safety programs and training included golf cart and shuttle bus safety, hydrogen sulfide, fire extinguisher, food safety, and de-escalation of conflicts.

In addition to annual comprehensive safety inspections, senior leadership conducts regular inspections focused on our standards and operational priorities. Our standards remain the same throughout the year, but our operations may shift to account for seasonality. This new approach will guide us to meeting every metric of success when it is most critical. Each section will focus on metrics aligned with the operations scorecard, measurable items of inspection, and open items for discussion.

Inspection materials are adjusted annually to address leading workplace incident situations.



### Residents and Guests

Our commitment to a safe and healthy environment extends to ensuring the safety of our residents, guests, and the communities in which we operate. We seek to minimize health, safety, and environmental risks to our residents, guests, and communities by adhering to safe operating procedures and practices appropriate to the risks related to the property type.

In addition to complying with all local, state, and federal safety regulations, we partner with local emergency service providers and first responders to prepare for and respond appropriately to emergency situations. This includes training our team members on hands-free cardiopulmonary resuscitation (CPR).

## ESG IN ACTION

### Hurricane Response and Resilience

In late September 2022, Hurricane Ian made landfall in Florida, impacting locations across the state. In the days leading up to the storm, our team members initiated the Hurricane Preparedness Plan to get properties and our people in the area ready for the potential effects. Keeping the safety of our residents and guests in mind, we encouraged everyone to evacuate these properties. We also assisted with rebooking guests to locations that were not in the storm's path.

Immediately following the storm, our local teams were on-site arranging for restoration services, as well as supporting residents and guests. Team members in unaffected communities organized the allocation of emergency supplies and equipment to harder hit areas, coordinated supply drives, plus made wellness phone calls to residents and guests. We maintained lines of communication that included text, direct mail, social media, and our websites to get timely information regarding property status and resources to residents and guests as it became available.

Due to our preparedness and the heroic efforts of our team, 97% of the impacted properties were operational within one week of the storm's landfall. The damage was mostly limited to trees, roofs, fences, skirting, carports, and docks. Three properties in Fort Myers remain temporarily closed to residents while we rebuild.

Resiliency is imperative in these types of situations, especially as it pertains to the restoration of key services and utilities. Hurricane drills are conducted to assess the readiness of the team and identify areas to upgrade. We also look to see how we can improve our communities following a storm to help minimize the adverse impact of future storms. These improvements include, but are not limited to, drainage, the elevation of homes, the installation of floating concrete, and timber dock systems. Our established relationships with key vendors help to ensure that supply distribution begins as soon as it is safe.

Annual hurricane preparations include the deployment of hurricane supply trailers and implementing comprehensive hurricane strategies for each property. This includes securing assets, plus draining ponds and culverts to provide a place for water to flow.



## RESIDENTS & GUESTS

Our company provides best-in-class customer service at irreplaceable locations. This is an attractive value proposition for all residents and guests, whether they're part of one of our MH neighborhoods or world-class RV properties.

### Feedback Process

We are committed to meeting each customer's expectations through best-in-class locations and unbeatable customer service. Using multiple engagement methods, we assess the needs of our residents and guests. This includes third-party rating tools like Net Promoter Score (NPS), consumer-facing reviews, social media interactions, one-on-one conversations, plus community town halls and events. The insight we gain is valuable in making business decisions. These engagements with residents and guests inform our teams as to what actions are well-received and should be supported versus those that are perceived differently than expected and require re-evaluation.

### Engagement with Customers

At each property, we engage with our customers on multiple levels that include everything from a simple and sincere smile to an educational program. Our home and vacation properties host social activities in our clubhouses that include bingo games, dances, and kids' crafts, as well as activities to support the health and well-being of our customers. We also enhance environmental awareness through on-property presentations by local zoos on biodiversity and local wildlife, plus energy efficiency education from local utility providers. When appropriate, we invite our residents and guests to participate in charitable activities alongside our team members.

Premium member-only events organized throughout our marina network, such as the 2022 Safe Harbor Polo Championship hosted by Safe Harbor Rybovich, provide one-of-a-kind experiences that enhance the benefits of membership.



## Social Media

We continue to engage with residents and guests through our social channels that provide unique, original content curated for each audience. Across our social channels, we have more than two million followers and 64.1 million engagements.

The original programming on our [YouTube channel for Sun Outdoors](#) is designed to exhibit how the company and guests of our various shows connect with the outdoors. Through our guests, the shows allow viewers to gain insight into the benefits of spending time in outdoor spaces and how we help bring people closer to experiencing those advantages.

### SUN OUTDOORS PROGRAMMING ON OUR YOUTUBE CHANNEL INCLUDES THE FOLLOWING:



#### Campfire Convos:

An original YouTube series which debuted in January 2022 and features celebrities, athletes, influencers, and tastemakers from all walks of life who discuss different topics through conversations around a campfire.



#### RV Cribs:

Guests at our properties have the opportunity to show off their own RV and how they navigate through nature.



#### Sunny Spaces:

Showcases unique vacation rentals at Sun Outdoors resorts and what it's like to stay in a natural setting.

## ESG IN ACTION

### Water Month

We worked to raise awareness of the importance of water conservation during the month of July. Engagement avenues included:

- Conservation tips shared utilizing email, social media, and flyers.
- Various volunteer beach clean ups with team members and customers.
- Charitable donations made to support Ocean Conservancy (UK), Ocean Generation, Nature Conservancy of Canada, and the NPF.

This campaign reached over 40,000 team members, residents, guests, and the general public through social media, newsletters, and events.



## Providing Quality of Life Amenities

Residents at our housing communities enjoy access to pools, fitness centers, playgrounds, and other social amenities included in their monthly rent.

A resident living in our communities is provided 25% more space that costs 51% less per square foot (PSF) compared with other rental options.

We provide amenities and activities at our housing communities that meet the lifestyle of our residents. This applies whether they live in an all-age community or in one of our options specific to 55+ residents.

When acquiring or developing an all-age housing community, our team also considers a resident's access to suitable school districts for their school-aged children.



## Commitment to Environmental Best Practices

While our residents and guests enjoy creating lasting memories at our locations, they also have peace of mind knowing our company is committed to optimizing the sustainability aspects achievable at every location. Industry certifications include:

- Our vacation locations in the U.S. are certified Plan-It Green Friendly through ARVC. The locations met at least nine of the sixteen environmental best practices criteria to achieve this certification.
- The majority of our marinas have received a clean marina certification through either the AMI's CRMP or similar clean marina programs. These voluntary programs stress resilience, plus environmental and managerial best practices that exceed regulatory requirements.



In the UK, 11 of our holiday parks participated in the David Bellamy Conservation Awards. This requires management of their land as a haven for wildlife; reduction of their use of energy and water; waste management (reduce, reuse, and recycle) and supporting their local communities.

## COMMUNITY SUPPORT

### Charitable Giving and Volunteering

We further support our communities with various partnerships, community events, charitable matching programs, scholarships, and opportunities. Team members can participate in these philanthropic efforts while being paid for their time. Our goal is to establish programs and a culture that unite our team members, guests, residents, and community to maximize our impact. We accomplish these goals by acting in accordance with three social responsibility pillars that harness the power of our community:



**Prioritizing People**



**Enhancing Life**



**Nurturing Nature**

### ESG IN ACTION

Creating Memories Through Donated Vacation

Through our vacation properties in the U.S. and holiday parks in the UK, we partner with nonprofits to offer vacation opportunities to military families and families with children fighting cancer. These opportunities provide valuable family bonding without the additional stresses of vacation planning.

In the U.S. and Canada, we have partnered with Camp Quality USA, Inc., a nonprofit organization that serves children with cancer and their families by providing year-round programs, experiences, companionship, and hosting their Family and Teen Camp Weekend at no cost. During these weekends, the families stay in our vacation rentals while enjoying activities and programming organized jointly by Camp Quality and Sun team members. In addition to the activities, families enjoy on-site amenities like miniature golf, fishing, and more. We have been able to host over 250 kids and their families since beginning this partnership in 2021.

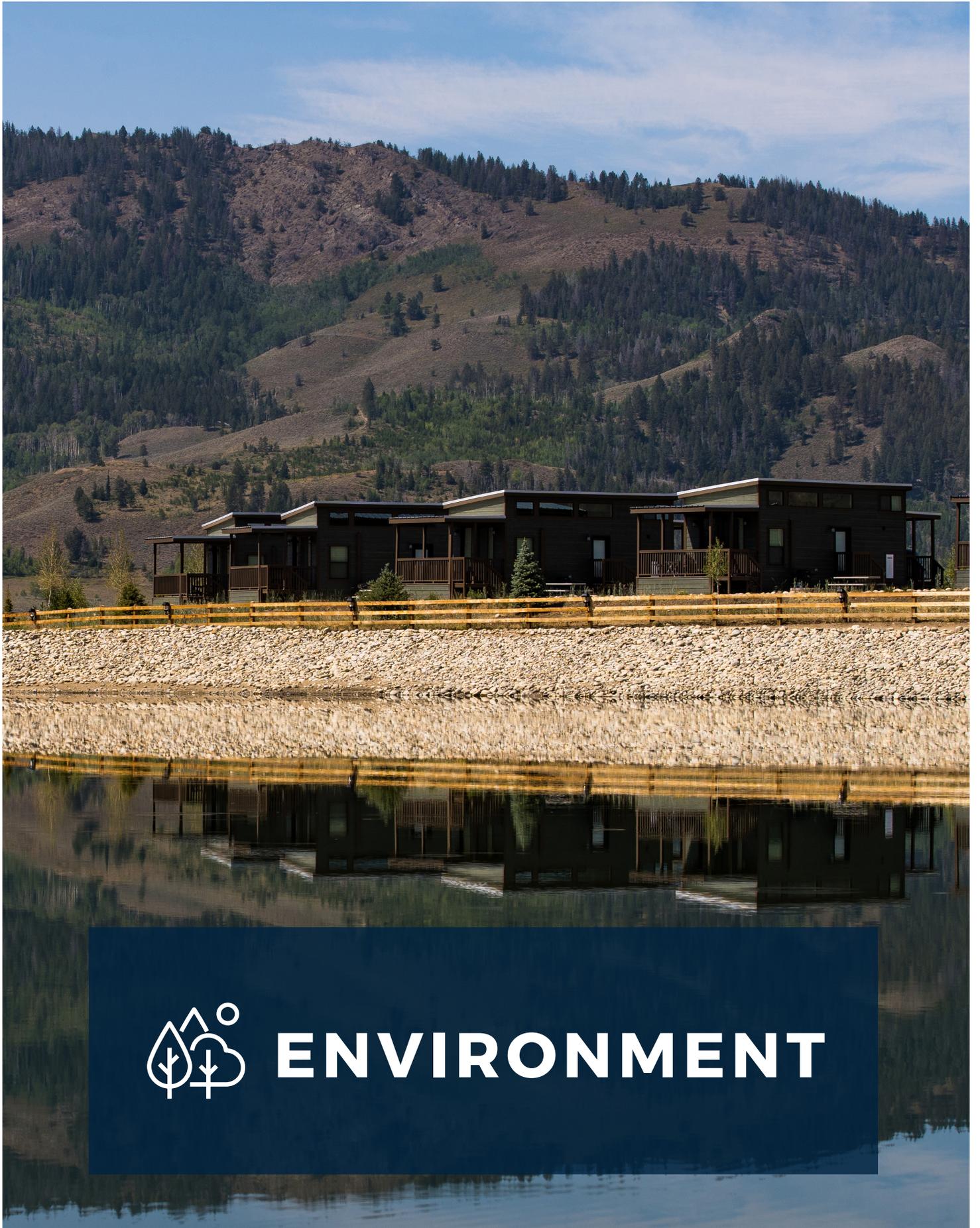
***“Being able to have space to just be themselves and forget about everything but their family is amazing. It gives kids a chance to be around other kids like them and gives parents a chance to be around other parents who can truly relate to what they have been through.”***

- Susan Olstad, Regional Director for Camp Quality

In the UK, we partner with Give Us Time, a UK charity that provides breaks for military families in need of rest, rehabilitation, and reconnection with their families. Working as a team, we match eligible families with properties that meet their location needs and time availability. Since October 2021, we have hosted 111 holidays.

To learn more about Camp Quality USA, Inc., go to <https://www.campqualityusa.org/>

To learn more about Give Us Time, go to <https://giveustime.org.uk/>



# ENVIRONMENT

We are committed to minimizing the impacts our operations have on the natural environment. This is achieved while still providing our residents, guests, and team members with the experience they expect from a Sun property.

## UTILITY USAGE

Sun engages in multiple projects and practices companywide to manage our use of fuel, electricity, and water. Specifically, we seek to improve operating efficiency while still optimizing performance through:

- Using electric transportation options where possible, including forklifts and golf carts.
- Eliminating wasteful electricity consumption by using LED lights, ENERGY STAR® homes, smart thermostats, and motion sensors.
- Generating and procuring renewable energy options through on-site solar energy and acquiring green energy tariffs.
- Employing green build practices for renovations and ground-up buildings.
- Partnering with local utilities to provide residents with information on energy efficiency opportunities.
- Adapting landscaping to reduce irrigation needs, such as utilizing xeriscaping practices focused on plant selection and drip irrigation.



### ESG IN ACTION

#### MH Energy Efficiency Improvements

An opportunity was identified to reduce annual electrical needs by utilizing double-glazed and centrally heated caravan models in the UK. The average annual savings is 342 kwh per caravan per year. In 2022, our goal of providing 100% double-glazed and centrally heated units was achieved.

As we upgrade caravans, we are committed to purchasing the most efficient options available.

## WASTE

We partnered with vendors, residents, and guests to manage the waste disposed on our properties. These efforts include:

- Awareness materials for residents and guests on available disposal options and encouraging the concept of “reduce, reuse, and recycle.”
- Providing recycling and green waste as disposal options when locally available.
- Establishing a commitment to remove single-use plastic from our vacation properties by 2030.

### ESG IN ACTION

#### Mattress Recycling

In 2021, we partnered with waste supplier, Veolia, and their partner, Textek, to recycle mattresses being replaced at our Holiday Parks in the UK.

In the past, used mattresses were either sent to landfills or to an Energy Recovery Facility (ERF). An average mattress takes between 100 and 120 years to decompose in a landfill, and creates around 79kg of carbon dioxide (CO<sub>2</sub>e) when being made.

By the end of March 2022, we had successfully recycled 1,051 mattresses representing over 70 metric tons of waste diverted from landfills.



## CONSERVATION

Managing biodiversity and habitats of the natural environments we operate in and near through efforts that conserve and protect the species present. These efforts include:

- Implementing appropriate management and protection of programs for endangered or threatened species that have been identified on properties.
- Using native plants and trees when designing and managing our landscapes.

### ESG IN ACTION

#### Coastal Habitat Restoration Program



In early 2022, we kicked off the Coastal Habitat Restoration Program. The program aims to categorize marina properties based on their potential for habitat restoration. So far, we have developed criterion used to match properties with projects designed to enhance biodiversity in the coastal and marine environments in which we operate. Restoration projects range from green stormwater upgrades, to “living” shorelines and breakwaters.

While this program is being piloted in Rhode Island, we seek to develop a toolkit to scale habitat restoration activities across our network. In early 2023, our organization will select three Rhode Island properties for this pilot program and begin the planning and design phase for projects at those marinas. We look forward to providing a progress update in our next report.

## CLIMATE

We have identified the impact of climate change on our business as the most material environmental concern. Our company utilizes the TCFD to organize our response to climate change and ensure the appropriate management and consideration for the broad range of associated risks and opportunities.

### Board and Management Oversight

- The integration our response to climate concerns into our business strategies is overseen by our Board and executive management team. Our Chairman and CEO also sits on our ERM Committee, creating a direct link among our Board, ERM process, and oversight of climate risk.
- Sun's ESG Leads, ERM team, and ESG Steering Committee identify, prioritize, and coordinate our response to the identified transition and physical risks.
- Any external disclosures related to climate concerns through the ESG report and CDP disclosure are managed by the Director of Sustainability.

### Strategy

We have identified the transition and physical risks, as well as opportunities related to climate change that could impact our portfolio in the short-term (0-5 years), medium-term (5-12 years) and long-term (12+ years). The results of the modeled assessments were combined with historical climate analysis, including actual storm impacts, to prioritize physical risks and develop resilience plans at enterprise and property levels.

Our resulting enterprise level projects include the development of green build standards to integrate resilience strategies into ground-up, expansion, and renovation design efforts.

At the property level, we have emergency risk plans specific to the physical risks identified at each location. These plans include actions needed to prepare for, respond to, and recover from a climate emergency. In 2022, these plans were particularly valuable in response to wildfire threats and hurricane impacts to our properties. By following each utilization of the plans, we can assess the effectiveness and identify opportunities for improvement.

The following information is a high-level summary of our climate-related opportunities and risks. Please refer to our latest CDP disclosure in the ESG section of our website at [www.suncommunities.com/esg/](http://www.suncommunities.com/esg/) for more details.

## TRANSITION OPPORTUNITIES AND RISKS

### Regulations and Policies

- Potential legislative and regulatory changes, which include potential mandatory climate-related disclosures the Security and Exchange Commission (SEC) is drafting and laws governing the taxation of REITs, could result in higher operating costs and fees.
- We have developed strategies to integrate climate-related disclosures that will comply with all known, potential legislative and regulatory changes.
- Within the Inflation Reduction Act of 2022, we recognize opportunities for our residents to make improvements to their homes and are providing them with resources to access these opportunities.

### Market

- We are evaluating the impact climate change may have on our markets and communities, particularly related to weather influenced by climate (rising water level and more pronounced temperature swings).
- Evaluating the climate-related risks that affect where people may opt to live, vacation, and boat in the future informs our capital allocation strategy of where we execute ground-up and expansion developments, where we acquire properties, and which properties we may decide to sell for capital recycling purposes.

### Technology

- As society moves toward a carbon neutral mindset, we see the technology used in homes, RVs, and boats. This increases more energy efficiency and affordability, which benefits all residents and guests.
- We may need to make infrastructure improvements at our locations to support emerging technologies. As an example, we are assessing our properties for their capacity to support electric vehicle (EV) charging stations for resident and guest usage.

### Reputation and Access to Capital

- How stakeholders perceive our response to current and future climate-related opportunities and challenges can affect our reputation as a corporate citizen and influence our ability to access capital.

## PHYSICAL OPPORTUNITIES AND RISKS

- Consistent with other national owners and operators of large real estate portfolios, our geographic footprint presents physical risks related to climate change and associated weather events. Currently, our modeled assessment<sup>(2)</sup> identifies the highest potential risks to our portfolio as:
  1. Access to water
  2. Flooding
  3. Wildfires
- The impact from chronic and acute physical risks may be felt in disruption and/or rising cost of utility services. Potential air and water quality issues may also arise during and after physical emergencies.
- We manage potential physical risks as part of our ERM process. This which includes assessing and implementing design standards that bolster the operational resilience of properties located in regions prone to floods, wind, and wildfires. We also carry insurance that we believe is appropriate for each property.
- On an operational level, our emergency response plans enable our team members to maximize the safety of residents and guests at our properties in the event of extreme weather events.
- Our international footprint creates an opportunity to assess and underwrite risks across areas with various climate risk challenges and allows us to invest and allocate human and financial capital in the most optimal locations.

### (2) Climate Analysis Methodology

*In 2022, we engaged KPMG to conduct a model assessment of the potential acute and chronic physical risks of our U.S. and Canadian assets. This process modeled risk of wildfire, heat wave, cold wave, water scarcity, sea level rise, and fluvial flooding using retention control point (RCP) 2.6, 4.5 and 8.5 at 2020-, 2030- and 2050-time horizons.*

*Our UK assets were assessed prior to their acquisition by Sun. The primary risk identified for the UK assets was flooding.*

## MEASURING OUR WAY TO NET ZERO

### (METRICS AND TARGETS)

In 2022, our Board adopted goals to achieve carbon neutrality by 2035 and Net Zero Emissions (NZE) by 2045. These commitments are part of our concerted effort to significantly reduce GHG emissions and reach NZE to limit global warming and prevent the adverse effects of climate change.

After adopting our climate change goals, we issued a press release and media alerts to communicate our commitments with our key stakeholders which included investors, analysts, residents, guests, team members, and the communities in which we operate. These public communications included the following highlights:

- Our carbon neutrality goal is inclusive of direct and indirect emissions from our operations, development, and maintenance activities.
- Our NZE goal expands the carbon neutrality commitment to resident utility usage and franchisees.
- The scope of our commitment will be seen across all properties as we work toward achieving our climate change goals through various means that include:
  - **Renewable Energy:** Expanding the use of renewable energy throughout our portfolio with additional on-site energy generation, the purchase of off-site generated energy, and Renewable Energy Certificates (REC).
  - **Enhanced Building Efficiency:** Increasing the use of certified energy-efficient manufactured homes, including ENERGY STAR®, in our communities as well as energy-efficient lighting and building control systems at all properties where possible.
  - **Waste:** Reducing our total waste and increasing diversion from landfills by evaluating disposal options and adopting the best solution(s) at each property.
  - **Material Procurement:** Partnering with our supply chain and consultants to collect emissions data on products and services.
- We set the key milestones listed below to help track our progress toward achieving carbon neutrality by 2035. Our progress is monitored through our GHG inventory, which is available in this report's data tables.
  - **2025:** Baseline year to establish data sources for emissions categories.
  - **2030:** 50% absolute reduction from 2025 baseline.
  - **2032:** 80% absolute reduction from 2025 baseline.

### 2022 GHG INVENTORY IMPROVEMENTS

To meet our first milestone in 2025, we have expanded the collection of integrated and indirect upstream and downstream emission sources into our 2022 GHG inventory. The added disclosures encompass MH transportation from factory to property, spend-based goods and services purchase calculation, commuting, downstream leased assets, and franchise locations.

Our company is working on the methodology to include emissions from developments, investments, and capital goods in our 2023 GHG inventory. We are also continuing to ensure the completeness and accuracy of all inventory categories.

These additions do result in an increase in annual GHG emissions. A more complete inventory is necessary, however, to identify and address the impact our business has on GHG emissions.

## GHG INVENTORY BOUNDARIES & PROTOCOL

Our company applies financial control as the organizational boundary for inclusion in environmental metrics. We report in alignment to both ISO 14064 and GHG Protocol, with our third-party data assured to ISO 14064-3.

Any historic data was calculated and reported in alignment to GHG Protocol. Alignment to ISO 14064 began with the 2021 inventory.

### Properties Coverage

Inventory for 2022 includes data from our housing, recreational, and marina segments across the U.S., Canada, and the UK. Properties owned for less than three months of the calendar year from inclusion in reporting were excluded.

Data for properties disposed of in 2022 have been removed from historic reports for consistent reporting. This may result in a change for previously reported data.

### Gap Data Accounting

We apply accounting practice to fill the data gaps related to delays in utility bill receipts.

### Electric, Natural Gas, & Water

In differentiating between operational and downstream utility usage (electric, natural gas, and water), we base the decision on who is responsible for the direct payment to the utility provider. Any utilities paid by us are considered operational regardless of rebill. Utility relationships maintained directly by the resident are considered a downstream leased asset.

As a result, all utility usage on our recreational and marina locations, as well as housing properties in the UK are considered operational. At housing communities, our operational usage is for amenity buildings and exterior facility usage.

Within our U.S. housing properties, the residents maintain direct relationships with the utilities at 94% of our properties. Their usage is categorized as downstream leased assets. At this time, we estimate the GHG emissions of their electric usage using a national average household rate.

We are evaluating the options for the collection of aggregate utility data for these communities, as well as options for water usage estimations.

### Propane

Propane usage is considered operational, regardless of use for heating amenities or resale to guests. Annual purchased data is collected from our vendors.

### Waste

Our marina properties are implementing a waste management process in 2023. We intend to include this data in future reporting as it becomes available.

Curbside waste pickup is received at 54% of our housing and recreational properties, resulting in no direct waste weights or diversion rates. The waste impact of these locations is determined using available national and local averages to estimate impacts.

Our contract waste management companies provide tonnage and diversion rates for the properties serviced.

### Upstream and Downstream Indirect Data Sources

We calculated emissions for transportation sources based on vehicle and flight mileage reports, as well as hotel nights.

Employee commuting was estimated using team member schedules and average distances from the property.

Quantis was utilized as a spend based tool to calculate purchased goods and services emissions. We are evaluating supplier provided data for future reporting.

Estimations were used to calculate the emissions from our franchise locations. Peer properties were utilized to establish appropriate average usage rates. We are developing processes with our franchise locations to collect direct data by 2025.

### GHG COEFFICIENTS USED FOR 2022 DATA:

- U.S. EPA 2022 CO<sub>2</sub>e GHG Factors Database
- U.S. EPA Scope 3/ISO 14064 Categories Factors
- U.S. EPA WaterSense Program
- U.S. EPA 2022 National E-Grid Database
- UK Government GHG Conversion Factors for Company Reporting 2022
- ICAO
- Quantis
- ICPP Calculations from Good Practices Guidance and Uncertainty Management in National GHG Inventories
- Solar Panel Manufacturers ISO 14064, and ISO 14001 Environmental Management Report for the solar panels produced by the company

### Excluded Data Points

Due to lack of appropriate data for calculation and/or estimation, the following source categories are not included in the 2022 GHG inventory:

- 1) Fugitive Emissions
- 2) Land Use and Use Change
- 3) Capital Goods
- 4) Development Activities
- 5) Investments

As noted in our report, we are actively working to develop appropriate methodologies for calculating the GHG emissions from these source categories.



# MEASUREMENTS

## GOVERNANCE

Board		2022	2021	2020
Independence		75%	75%	60%
Gender Diversity (Female)	% of female	38%	38%	29%
Racial Diversity	% of non-white	14%	14%	N/R
Age	<50	25%	25%	14%
	50-64	13%	25%	29%
	>65	63%	50%	57%
Average Tenure	Years	14	15	15

## SOCIAL

Team Member Demographics <sup>(4)</sup>		2022 <sup>(3)</sup>	2021	2020
FTE	Data as of December, 31 2022	7,361	5,964	3,180
Overall Team Gender	Male	57%	48%	48%
	Female	41%	52%	52%
	Unknown	1%	0%	0%
Diversity	White	77%	77%	78%
	Hispanic or Latino	11%	12%	12%
	Black or African American	5%	4%	4%
	Asian	1%	1%	1%
	Indigenous	1%	1%	1%
	Two or More Races	2%	2%	3%
	Chose not to Disclose	3%	3%	3%
Age	Under 30	19%	18%	12%
	30-39	19%	17%	14%
	40-49	18%	18%	16%
	50-59	22%	23%	25%
	60 & Older	22%	25%	33%
Gender Breakdowns		2022	2021	2020
SEC Executive Officers	Male	88%	80%	80%
	Female	13%	20%	20%
Senior Leadership & Other Executives	Male	68%	46%	46%
	Female	32%	54%	54%
Managers & above (Corporate Level)	Male	48%	46%	46%
	Female	51%	54%	54%
	Unknown	1%	0%	0%
Managers & above (Property level)	Male	53%	31%	31%
	Female	46%	69%	69%
	Unknown	1%	0%	0%

<sup>(3)</sup> Data as of December 31, 2022

<sup>(4)</sup> Racial breakdown data does not include UK team members as data is not collected

## SOCIAL

Racial Breakdowns <sup>(5)</sup>		Unit of Measure	2022	2021	2020
SEC Executive Officers	White		75%	100%	100%
	Hispanic or Latino		25%	-	-
Senior Leadership & Other Executives	White		88%	N/R	N/R
	Hispanic or Latino		5%	N/R	N/R
	Black or African American		2%	N/R	N/R
	Asian		6%	N/R	N/R
	Indigenous		<1%	N/R	N/R
	Two or More Races		<1%	N/R	N/R
	Chose not to disclose		<1%	N/R	N/R
Managers & Above (Corporate Level)	White		83%	N/R	N/R
	Hispanic or Latino		4%	N/R	N/R
	Black or African American		3%	N/R	N/R
	Asian		4%	N/R	N/R
	Indigenous		1%	N/R	N/R
	Two or More Races		2%	N/R	N/R
Managers & Above (Property Level)	White		82%	N/R	N/R
	Hispanic or Latino		9%	N/R	N/R
	Black or African American		2%	N/R	N/R
	Asian		<1%	N/R	N/R
	Indigenous		1%	N/R	N/R
	Two or More Races		2%	N/R	N/R
	Chose not to disclose		3%	N/R	N/R
Other Metrics		Unit of Measure	2022	2021	2020
Total Number of Veterans			5% <sup>(6)</sup>	8%	7.70%
New Hires			2,470	N/R	N/R
Tenure	Less than 5 years		76%	N/R	N/R
	5-10 years		14%	N/R	N/R
	10-20 years		7%	N/R	N/R
	20+ yrs		4%	N/R	N/R
Learning & Development		Unit of Measure	2022	2021	2020
Total Learning Hours		Hours	71,560	57,030	44,670
Average Learning for New Team Members		Hours	23.2	22.75	22
Average Annual Learning Hours		Hours	9.72	N/R	N/R
Community Outreach		Unit of Measure	2022	2021	2020
Volunteer Hours		Hours	9,512	5,667	1,265
Safety		Unit of Measure	2022	2021	2020
MH/RV	Incident Rate		7.7	6.74	6.26
	DART Rate		2.33	1.72	2.14
	Fatalities		0	0	0
Marina	Incident Rate <sup>(7)</sup>		7.8	9.6	-
	DART Rate		5.3	6.1	-
	Fatalities		0	0	-

NR = not previously reported | Safe Harbor Marinas, LLC integrated in 2021 | Park Holidays UK integrated in 2022

1: Data is based on voluntary reporting from team members

2: Racial breakdown data does not include UK team members as data is not collected

3: Volunteer hours collected by US and Canadian MH and RV team members only

<sup>(6)</sup> Voluntary reported data; UK team members not included in calculation | <sup>(6)</sup> Voluntary reported | <sup>(7)</sup> Integrated into reporting in 2021

## ENVIRONMENT

Metric	Unit of Measure	2022	2021	2020
GHG Emissions	tonne CO2	5,189,399	206,910	103,598
GHG Emissions Intensity	tonne CO2/ sq ft	0.0033 <sup>(8)</sup>	0.0046	0.0063
GHG Emissions from energy Intensity	tonne CO2/ sq ft	110.70 <sup>(9)</sup>	118.07287	N/R
<b>ISO 14064</b>				
Category 1	tonne CO2	62,152	21,151	N/R
Category 2	tonne CO2	148,391	130,680	N/R
Category 3	tonne CO2	20,986	1,349	N/R
Category 4	tonne CO2	42,869	18,685	N/R
Category 5	tonne CO2	4,915,001	35,045	N/R
<b>GHG Protocol</b>				
Scope 1	tonne CO2	38,544	18,230	11,257
Scope 2	tonne CO2	148,391	130,680	77,708
Scope 3	tonne CO2	5,002,463	58,001	14,633
<b>Electric</b>				
Total Electric Used	MWH	450,825 <sup>(10)</sup>	387,204	196,495
Electric Usage Intensity	mwh/per sq ft	0.008	0.009	0.014
On-site Solar Generation	MWH	8,030	1,235	0
% Purchased Electric	MWH	98%	99.68%	100%
% Generated by on-site renewable	MWH	2%	0.32%	0%
Property Coverage		100%	98%	97%
<b>Waste</b>				
Total Waste	tonne	108,640	40,314	N/R
Managed Waste	tonne	46% <sup>(11)</sup>	N/R	N/R
Curbside Pickup	tonne	54% <sup>(12)</sup>	N/R	N/R
Diverted via Recycling	tonne	14,172	4,031	N/R
Diverted via Composting	tonne	3,906	N/R	N/R
Diverted via Energy Recovery	tonne	6,822	N/R	N/R
Percent Diverted		23%	10%	N/R
Property Coverage		81% <sup>(13)</sup>	45%	N/R
<b>Water</b>				
Total Water Consumption	m3	19,364,332	19,596,031	14,888,903
Water Intensity	m3/sq ft	0.34	0.43	1.05
Purchased Water	m3	85%	79%	84%
Water Treatment	m3	15%	13%	16%
Property Coverage		81%	85%	74%
<b>Operation Metrics</b>				
Properties Included		653	600	373
Landlord Utility Managed	sq ft	56,343,842	45,294,621	14,114,409
Tenant Controlled	sq ft	8,989,479 <sup>(14)</sup>	14,008,808	N/R
Tenant Owned	sq ft	109,395,029	N/R	N/R

<sup>(8)</sup> Includes Scope 3/ Category 3,4 & 5 | <sup>(9)</sup> Scope 1 & 2 / Category 1 & 2 data | <sup>(10)</sup> Does not include US MH resident electric use | <sup>(11)</sup> Weight report from management vendor

<sup>(12)</sup> Estimated weight based on curbside pickup schedules and EPA national averages | <sup>(13)</sup> Excludes Marina waste; method for tracking being implemented | <sup>(14)</sup> Based on utility relationship

## ENVIRONMENT

Like to Like performance of 2019 Same Community MH <sup>(15)</sup>	Unit of Measure	2022	2021	2020
Electricity Usage	mwh	51,390	56,580	53,807
Electricity Usage	mwh/thousand sq ft	5.37	5.91	5.62
Water Consumed	m3	12,526,779	11,473,979	11,780,567
Water Intensity	m3/sq ft	1.31	1.20	1.23

Like to Like performance of 2019 Same Community RV <sup>(16)</sup>	Unit of Measure	2022	2021	2020
Electricity Usage	mwh	139,341	122,582	114,106
Electricity Usage	mwh/occupied night	0.040	0.035	0.041
Water Consumed	m3	2,346,438	2,622,189	2,476,381
Water Intensity	m3/occupied night	0.67	0.75	0.90

<sup>(15)</sup> Year over Year performance of 2019 assets

<sup>(16)</sup> Year over Year performance of 2019 assets

## GRI TABLE

	GRI Disclosure	UN SDG	LOCATION	Page
GRI 2: General Disclosures 2021	2-1 Organizational details		This Report	1, 7, 47
	2-2 Entities included in the organization's sustainability reporting		This Report	7
	2-3 Reporting period, frequency and contact point		This Report	2
	2-4 Restatements of information		This Report	33
	2-5 External assurance		This Report	45
	2-6 Activities, value chain and other business relationships		This Report	13
	2-7 Employees	 	This Report	36, 37
	2-9 Governance structure and composition	 	2023 Proxy	37-41
	2-10 Nomination and selection of the highest governance body	 	2023 Proxy	29
	2-11 Chair of the highest governance body		2023 Proxy	37
	2-12 Role of the highest governance body in overseeing the management of impacts		2023 Proxy	9-14
	2-13 Delegation of responsibility for managing impacts		2023 Proxy	33, 34
	2-14 Role of the highest governance body in sustainability reporting		2023 Proxy	18, 36
	2-15 Conflicts of interest		<a href="#">Code of Conduct &amp; Business Ethics</a>	
	2-16 Communication of critical concerns		2023 Proxy	11, 12
	2-17 Collective knowledge of the highest governance body		This Report	11
	2-18 Evaluation of the performance of the highest governance body		2023 Proxy	40, 71-76
	2-19 Remuneration policies		2023 Proxy	60, 61
	2-20 Process to determine remuneration		2023 Proxy	60, 61
	2-21 Annual total compensation ratio		2023 Proxy	89, 90
	2-22 Statement on sustainable development strategy		2023 Proxy	1-2
	2-23 Policy commitments		2023 Proxy	18
	2-24 Embedding policy commitments		2023 Proxy	18
	2-25 Processes to remediate negative impacts		<a href="#">Code of Conduct &amp; Business Ethics</a>	
	2-26 Mechanisms for seeking advice and raising concerns		<a href="#">Code of Conduct &amp; Business Ethics</a>	
	2-27 Compliance with laws and regulations		<a href="#">Code of Conduct &amp; Business Ethics</a>	
	2-28 Membership associations		2023 Proxy	45-46
	2-29 Approach to stakeholder engagement		2023 Proxy	45-46
	2-30 Collective bargaining agreements		<a href="#">Human Rights and Labor Policy</a>	
	GRI 2: General Disclosures 2021	3-1 Process to determine material topics		This Report
3-2 List of material topics			This Report	9
3-3 Management of material topics			This Report	9
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	  	<a href="#">10-K</a>	
	201-2 Financial implications and other risks and opportunities due to climate change		<a href="#">10-K</a>	
	201-3 Defined benefit plan obligations and other retirement plans		<a href="#">10-K</a>	
	201-4 Financial assistance received from government		<a href="#">10-K</a>	
GRI 202: Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	  	<a href="#">Human Rights and Labor Policy</a>	

GRI Disclosure		UN SDG	LOCATION	Page
<b>GRI 203: Indirect Economic Impacts 2016</b>	203-1 Infrastructure investments and services supported		This Report	13
	204-1 Proportion of spending on local suppliers		This Report	13
<b>GRI 205: Anti-corruption 2016</b>	205-1 Operations assessed for risks related to corruption		<a href="#">Human Rights and Labor Policy</a>	
	205-2 Communication and training about anti-corruption policies and procedures		<a href="#">Human Rights and Labor Policy</a>	
<b>GRI 206: Anti-competitive Behavior 2016</b>	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices		<a href="#">Code of Conduct &amp; Business Ethics</a>	
<b>GRI 207: Tax 2019</b>	207-1 Approach to tax		<a href="#">10-K</a>	
	207-2 Tax governance, control, and risk management		<a href="#">10-K</a>	
	207-3 Stakeholder engagement and management of concerns related to tax		<a href="#">10-K</a>	
	207-4 Country-by-country reporting		<a href="#">10-K</a>	
<b>GRI 302: Energy 2016</b>	302-1 Energy consumption within the organization		This Report	38
	302-2 Energy consumption outside of the organization		This Report	38
	302-3 Energy intensity		This Report	38
	302-4 Reduction of energy consumption		This Report	38
<b>GRI 303: Water and Effluents 2018</b>	303-1 Interactions with water as a shared resource		This Report	38
	303-2 Management of water discharge-related impacts		This Report	38
	303-3 Water withdrawal		This Report	
	303-5 Water consumption		This Report	
<b>GRI 304: Biodiversity 2016</b>	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas		<a href="#">Biodiversity &amp; Habitat Policy</a>	
	304-2 Significant impacts of activities, products and services on biodiversity		<a href="#">Biodiversity &amp; Habitat Policy</a>	
	304-3 Habitats protected or restored		<a href="#">Biodiversity &amp; Habitat Policy</a>	
<b>GRI 305: Emissions 2016</b>	305-1 Direct (Scope 1) GHG emissions		This Report	38
	305-2 Energy indirect (Scope 2) GHG emissions		This Report	38
	305-3 Other indirect (Scope 3) GHG emissions		This Report	38
	305-4 GHG emissions intensity		This Report	38
	305-5 Reduction of GHG emissions		This Report	38
<b>GRI 306: Waste 2020</b>	306-1 Waste generation and significant waste-related impacts		This Report	38
	306-2 Management of significant waste-related impacts		<a href="#">Energy, Water, and Waste Management Policy, ESG Report</a>	38
	306-3 Waste generated		This Report	38
	306-4 Waste diverted from disposal		This Report	38
	306-5 Waste directed to disposal		This Report	38

	GRI Disclosure	UN SDG	LOCATION	Page
<b>GRI 401: Employment 2016</b>	401-1 New employee hires and employee turnover	  	This Report	37
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	  	This Report	17
	401-3 Parental leave	 	This Report	17
<b>GRI 403: Occupational Health and Safety 2018</b>	403-1 Occupational health and safety management system	 	<a href="#">Occupational Health and Safety Policy</a>	
	403-2 Hazard identification, risk assessment, and incident investigation		<a href="#">Occupational Health and Safety Policy</a>	
	403-3 Occupational health services		<a href="#">Occupational Health and Safety Policy</a>	
	403-4 Worker participation, consultation, and communication on occupational health and safety		<a href="#">Occupational Health and Safety Policy</a>	
	403-5 Worker training on occupational health and safety	 	<a href="#">Occupational Health and Safety Policy</a>	
	403-6 Promotion of worker health		<a href="#">Occupational Health and Safety Policy</a>	
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		<a href="#">Occupational Health and Safety Policy</a>	
	403-8 Workers covered by an occupational health and safety management system		<a href="#">Occupational Health and Safety Policy</a>	
	403-9 Work-related injuries		<a href="#">Occupational Health and Safety Policy</a>	
	403-10 Work-related ill health	  	<a href="#">Occupational Health and Safety Policy</a>	
<b>GRI 404: Training and Education 2016</b>	404-1 Average hours of training per year per employee	  	This Report	37
	404-2 Programs for upgrading employee skills and transition assistance programs		This Report	18
<b>GRI 405: Diversity and Equal Opportunity 2016</b>	405-1 Diversity of governance bodies and employees	 	This Report	36
	405-2 Ratio of basic salary and remuneration of women to men	 	<a href="#">UK Limited Gender Pay Gap Report 2022</a>	
<b>GRI 407: Freedom of Association and Collective Bargaining 2016</b>	407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk		<a href="#">Code of Vendor and Supplier Conduct</a>	
<b>GRI 408: Child Labor 2016</b>	408-1 Operations and suppliers at significant risk for incidents of child labor	  	<a href="#">Code of Vendor and Supplier Conduct</a>	
<b>GRI 409: Forced or Compulsory Labor 2016</b>	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	 	<a href="#">Code of Vendor and Supplier Conduct</a>	
<b>GRI 413: Local Communities 2016</b>	413-1 Operations with local community engagement, impact assessments, and development programs		<a href="#">This Report + SunUnity Website</a>	25
<b>GRI 414: Supplier Social Assessment 2016</b>	414-1 New suppliers that were screened using social criteria	  	<a href="#">Code of Vendor and Supplier Conduct</a>	
<b>GRI 415: Public Policy</b>	415-1 Political contributions		<a href="#">Code of Conduct</a>	
<b>GRI 416: Customer Health and Safety 2016</b>	416-1 Assessment of the health and safety impacts of product and service categories		This Report	20

**SASB**

## Information Disclosures in alignment with SASB Real Estate Sustainability Accounting Standard

Topic	Code	Accounting Metric	Measure	2022 Results
Energy Management	IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	Landlord Controlled: 100% Tenant Controlled: 3%
	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Gigajoules (GJ), Percentage (%)	(1) 1622 GJ (2) 98% (3) 2%
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage by property subsector	Percentage (%)	7% increase
	IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	5% of rental homes are Energy Star certified
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategies		<a href="#">Energy, Water, and Waste Management Policy</a>
Water Management	IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area	(1) 81% (2) Not disclosed
	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Thousand cubic meters (m3), Percentage (%)	(1) 16,459 (2) Not disclosed
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage by property subsector	Percentage (%)	6% decrease
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks		<a href="#">Energy, Water, and Waste Management Policy</a>
Management of Tenant Sustainability Impacts	IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements, and (2) associated leased floor area, by property subsector	Percentage (%) by floor area, Square feet (ft2)	Currently not disclosed
	IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	(1) 100% (2) 91%
	IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants		In development
Climate Change Adaptation	IF-RE-450a.1	Area of properties located in 100-year flood zones by property subsector	Square feet (ft2)	28,066,676
	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systemic portfolio exposure, and strategies for mitigating risks		<a href="#">Climate Change and Greenhouse Gas Policy</a>
Activity Metrics	IF-RE-000.A	Number of assets by property subsector	Number	669
	IF-RE-000.B	Leasable floor area by property subsector	Square feet (ft2)	11,101,970
	IF-RE-000.C	Percentage of indirectly managed assets by property subsector	Percentage (%) by floor area	22% of landlord-owned square footage 78% of total square footage on land
	IF-RE-000.D	Average occupancy rate by property subsector	Percentage (%)	95%

## TABLE OF ALIGNMENT WITH THE TCFD RECOMMENDATIONS

Topic and Recommended Content	Page
<b>Governance</b>	
a) Describe the board's oversight of climate-related risks and opportunities	29-30
b) Describe management's role in assessing and managing climate-related risks and opportunities	29-30
<b>Strategy</b>	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium and long-term	29-30
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy and financial planning	29-30
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, include a 2°C or lower scenario	29-30
<b>Risk Management</b>	
a) Describe the organization's processes for identifying and assessing climate-related risks	29-30
b) Describe the organization's processes for managing climate-related risks	29-30
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	29-30
<b>Metrics and Targets</b>	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process	31
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 GHG emissions, and the related risks	37
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets	31

## LETTER FROM OUR AUDITOR

### Attestation of Sun Communities, Inc. 2022 ESG Report

Sun Communities, Inc. has selected ISO 14064-1 as our audit protocol with ISO 14064–2 for validation and verification (attestation audit) to ISO 14064-3:2019. The 2022 ISO 14064-1 and ISO 14064-2 audit assurance level is reasonable assurance in the audit boundary.

Two independent ISO 14001 environmental management lead auditors were selected to fill the verification and validation roles:

1. Net Zero Analysis & Design Corp. has been selected as the verification consultant. This company is an ISO 14001 environmental management lead auditor. Their analysis' certification is issued by SAI Global.
2. Talon LPE has been selected as the validation consultant. This company is also an ISO 14001 environmental management lead auditor. Their certification is issued by the British Standards Institute.

We are following the ISO 14064-3:2019 audit and attestation requirements using two separate parties to perform the verification and validation functions of the GHG measurement, verification, validation, and reporting for Sun Communities, Inc. to the TCFD.

The complete attestation letter is available on our website at [www.suncommunities.com/esg/](http://www.suncommunities.com/esg/).

## GLOSSARY

**MH:** Business segment that includes U.S. manufactured home communities and UK holiday parks.

**RV:** Business segment that includes RV communities and UK hire-fleets.

### FRAMEWORKS AND PROTOCOLS

**Global Reporting Initiative (GRI):** A globally accepted framework for reporting ESG performance of an organization.

**ISO 14001:** An environmental management system that exists to help organizations minimize how their operations negatively affect the environment. This includes compliance with applicable laws, regulations, and other environmentally oriented requirements and continually improve in the above.

**ISO 14064:** A standard that provides users with a complementary set of tools for programs to quantify, monitor, report, and verify GHG emissions.

**Taskforce for Climate Financial Disclosures (TCFD):** A guiding framework that establishes common principles for how companies and other organizations should provide information on the risks and opportunities on their businesses as related to climate change.

**UN Sustainable Development Goals (SDGs):** Consists of 17 interlinked global goals designed to be a “blueprint to achieve a better and more sustainable future for all.”

**Greenhouse Gas Protocol:** A globally accepted protocol regarding accountability for GHG emissions associated with an organization.

### VOLUNTARY RATING ASSESSMENTS

**Carbon Disclosure Project (CDP):** A nonprofit that runs the global disclosure system for organizations to manage environmental matters such as GHG emissions, water use, and climate change strategies.

**Global Real Estate Sustainability Benchmark (GRESB):** An industry benchmark for real estate and infrastructure investments across the world.

**S&P Global Corporate Sustainability Assessment (CSA):** An evaluation of companies’ sustainability practices that focuses on criteria that are both industry specific and financially material.

### VOLUNTARY COMMITMENTS

**UN Global Compact:** A voluntary initiative based on CEO commitments to implement universal sustainability principles and to take steps to support UN goals: <https://unglobalcompact.org/what-is-gc/participants/152055-Sun-Communities-Inc->

**CEO Pledge for Diversity & Inclusion:** A commitment to take action to cultivate environments where diverse experiences and perspectives are welcomed. This includes employees feeling comfortable and encouraged to discuss diversity and inclusion.

### GREEN CERTIFICATION PROGRAMS

**ARVC Plan-it Green Friendly:** Plan-it Green Friendly is a recognition of the green practices utilized by members of ARVC. RV communities must meet a minimum of nine criteria from a list of 16 eco-friendly practices.

<https://www.arvc.org/Plan-It-Green>

**David Bellamy Award:** Recognizes UK holiday parks for their efforts to protect and enhance Britain’s natural environment.

<https://www.ukparks.com/bellamy-awards/>

**Clean Marina:** A voluntary compliance program that stresses environmental and managerial best management practices that exceed regulatory requirements. Clean Marina programs are offered by the Association of Marinas Industries (AMI) and individual states. Oversight of the latter varies by state.



## FORWARD-LOOKING STATEMENTS

This document contains various “forward-looking statements” within the meaning of the Securities Act of 1933, as amended, and the Securities Exchange Act of 1934, as amended. We intend that such forward-looking statements will be subject to the safe harbors created thereby. It is for this purpose that any statements contained in this document that relate to expectations, beliefs, projections, future plans, and strategies, trends or prospective events or developments and similar expressions concerning matters that are not historical facts are deemed to be forward-looking statements. Words such as “forecasts,” “intends,” “intend,” “intended,” “goal,” “estimate,” “estimates,” “expects,” “expect,” “expected,” “project,” “projected,” “projections,” “plans,” “predicts,” “potential,” “seeks,” “anticipates,” “anticipated,” “should,” “could,” “may,” “will,” “designed to,” foreseeable future,” “believe,” “believes,” “scheduled,” “guidance,” “target” and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these words. These forward-looking statements reflect our current views with respect to future events and financial performance, but involve known and unknown risks and uncertainties, both general and specific to the matters discussed in this document some of which are beyond our control. These risks and uncertainties may cause our actual results to be materially different from any future results expressed or implied by such forward-looking statements. Statistics and metrics included in this report are in part dependent on the use of estimates and assumptions based on historical levels and projections and are therefore subject to change. This report has not been externally assured or verified by an independent third party. This report is not comprehensive and, for that reason, should be read in conjunction with our filings with the Securities and Exchange Commissions, including our Annual Reports on Form 10-K and Quarterly Reports on Form 10-Q, particularly the “Forward-Looking Statements” and “Risk Factors” sections of these filings, all of which are available on our website.

Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date the statement was made. We undertake no obligation to publicly update or revise any forward-looking statements included or incorporated by reference into this document, whether as a result of new information, future events, changes in our expectations or otherwise. Although we believe that the expectations reflected in the forward-looking statements are reasonable, we cannot guarantee future results, levels of activity, performance, or achievements. All written and oral forward-looking statements attributable to Sun Communities, Inc. or persons acting on its behalf are qualified in their entirety by these cautionary statements.



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