

Sun Communities, Inc.

Climate Change and Greenhouse Gas Policy

Climate change impacts are material to Sun Communities' value as a company and to its ability to serve its residents, guests, employees, investors, and other stakeholders.

We are committed to reducing our greenhouse gas ("GHG") emissions and our Board of Directors ("Board") has set a goal to achieve Carbon Neutrality by 2035 and Net Zero emissions by 2045. We will establish milestones for measuring the progress towards these goals.

To achieve our climate objectives and improve upon the environmental performance of our properties, we employ various strategies, including:

- Assessing and monitoring climate risk on our portfolio through our environmental management system
- Collaborating with suppliers and other partners throughout the value chain to measure and manage the environmental impact of our products and services
- Measuring and tracking our GHG emissions across the portfolio to develop an inventory of Scope 1, Scope 2, and Scope 3 emissions using our data management platforms

We have identified four specific areas we will target to mitigate our impact on the planet:

1. **Renewable Energy:** We aim to expand the use of renewable energy throughout our portfolio, including additional on-site energy generation, purchasing off-site generated energy, and utilizing Renewable Energy Certificates ("RECs")
2. **Energy Efficient Building:** We will integrate environmental considerations into the manufacturing and maintenance of our homes and communities, including the use of ENERGY STAR® certification, energy-efficient lighting and building control systems
3. **Waste:** We will evaluate and adopt all disposal options on properties, including recycling and composting where available, to reduce total waste and increase diversion from landfills. We will also strengthen education on waste management for tenants.
4. **Material Procurement:** We will assess the environmental footprint, specifically the GHG emissions, of our products and services and identify reduction opportunities where possible

Governance

We have established clear lines of communication to support the Board in overseeing climate related impact risks to our business, namely:

- Our VP of Sustainability or such other employee designated by the Company is responsible for coordination, analysis, and reporting on climate-related impacts on our

business. This includes identifying risks and opportunities related to future climate impact and response to current and preparation for climate impacts.

- The VP of Sustainability or such other employee designated by the Company provides regular updates to our Company's senior and executive management. These updates are monthly, including risk analysis updates and project opportunities.
- Our senior and executive management will utilize the information from these updates to integrate climate considerations into business decisions, strategy, and planning.
- Quarterly, the VP of Sustainability or such other employee designated by the Company and, when appropriate, other team members will give our Board a climate change update through the Nominating and Corporate Governance Committee. The Board will utilize this information to inform their direction of our Company's overall business strategy.

Strategy & Risk Management

To develop an appropriate short and long-term strategy, we will conduct climate risk analyses on the portfolio assessing projected impacts during a three-time frames against low, moderate, and high impacts based on Intergovernmental Panel on Climate Change ("IPCC") and Representative Concentration Pathways ("RCP"). One scenario will assess against 2°C

Working with senior management and the Board, the VP of Sustainability or such other employee designated by the Company will develop strategies for the short term (0-5 years), medium term (5-12 years) and long term (12+ years) planning and risk management purposes.

Issues to be Considered

- Socio-economic
 - Where people want to live and recreate
 - Affordable housing needs
 - Opportunities for development or acquisition
 - Community needs
- Energy
 - Fossil fuel usage and availability
 - Renewable energy potential
 - Natural resource opportunities for offsets
 - Energy efficiency technology
 - Potential for carbon policy
- Weather
 - Storms
 - Temperature
 - Drought

- Flooding

Data Management

Our ESG Reporting Team will monitor GHG performance utilizing various data points collected throughout the year.

The ESG Reporting Team will maintain up-to-date and accurate community profiles as part of our data management platform, quarterly and across the portfolio. Its members will ensure new properties (including acquisitions and ground-up developments) will be integrated into data collection within six months of on-boarding.

Twice per year, the ESG Reporting Team will assess the completeness of collected data and identify data gaps of concern. The ESG Reporting Team will work with the relevant departments to understand the cause of the data gap and identify processes for correcting any such issue.

Annually, the collected data will be reviewed to assess if progress towards our Carbon Neutral and Net Zero goals is being made. Appropriate measures will be taken based on the progress being made, including expanding projects and adjusting technology utilization.

Reporting

We will report ESG data externally each year during our ESG Report process, which may also be used for voluntary ESG Framework reporting. Reporting may include absolute and/or like-for-like emissions, year-over-year changes, and improvements. We will include a report on our climate-related risks and opportunities in our annual ESG Report. Prior to publishing our reports, we will undergo third-party assurance of our data.

Responsibility

All Sun Communities employees are responsible for being familiar with this policy and following the best practices and guidelines it outlines. Sun provides regular communication to employees on climate goals and action, including education related to employees' responsibility in achieving our climate neutral target. It is the responsibility of Sun Communities' VP of Sustainability or such other employee designated by the Company to oversee that the best practices and guidelines outlined in this policy are implemented as appropriate across the entire Sun Communities portfolio, where possible, and to ensure that this policy is updated as needed.

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