Sun Communities, Inc.
Environmental Management Policy

Sun Communities, Inc. (Sun) is committed to managing environmental impacts, improving operational performance, and supporting the long-term resilience of its communities and business. Environmental considerations are integrated into business strategy, operational planning, investment decisions, and risk management processes to support sustainable value creation for residents, guests, team members, investors, and other stakeholders.

Through this policy, Sun seeks to improve operational efficiency, reduce resource consumption, manage climate-related risks, and promote responsible environmental practices. These efforts support residents, guests, team members, investors, and other stakeholders while strengthening the long-term performance of the portfolio.

This policy establishes Sun's public environmental commitments, while the Climate and Sustainability Strategic Plan provides the framework for implementation, measurement, and ongoing review.

Environmental Management

Sun's environmental efforts are led by the Vice President, Sustainability, who is responsible for coordinating implementation of this policy, monitoring progress, recommending updates, and reporting on environmental performance, risks, opportunities, and strategic objectives. The Board maintains oversight of environmental matters through its governance responsibilities.

Environmental performance is a shared responsibility across the organization. Team members are expected to support the objectives of this policy and follow applicable environmental practices relevant to their roles.

Sun aligns its environmental management efforts with the principles of ISO 14001 and uses a structured approach to evaluate, prioritize, and manage environmental impacts across its operations. This approach supports compliance with applicable environmental requirements, periodic assessment of environmental risks and opportunities, environmental education and awareness, performance monitoring, and continuous improvement.

Environmental Objectives and Focus Areas

Sun maintains environmental objectives, targets, and performance measures through its Climate and Sustainability Strategic Plan, which serves as the primary framework for implementing, measuring, and reviewing progress related to this policy. Environmental objectives are reviewed periodically and updated as needed to reflect business priorities, stakeholder expectations, portfolio changes, and evolving environmental risks and opportunities. Progress is reported to management and the Board, as appropriate.

To support these objectives, Sun manages environmental impacts and opportunities through the focus areas outlined below. These focus areas guide environmental management activities, resource allocation, performance monitoring, and continuous improvement efforts across the organization. Related initiatives, action plans, and performance metrics are maintained through the Climate and Sustainability Strategic Plan and supporting management processes.

- **Climate Resilience and Greenhouse Gas Management**
  Climate-related risks are assessed and monitored across the portfolio through environmental management and risk assessment processes. GHG emissions are tracked and managed to support informed decision-making, identify opportunities for improvement, and evaluate reduction opportunities while balancing operational, financial, and business considerations.

  Climate resilience and adaptation opportunities are considered in operational and investment decisions, and collaboration with suppliers, contractors, and other business partners supports a better understanding of environmental impacts within the value chain. The Climate and Sustainability Strategic Plan is reviewed and updated periodically to reflect portfolio changes, business priorities, regulatory developments, and stakeholder expectations.

- **Resource Efficiency and Responsible Procurement**
  Applicable building standards, energy efficiency, responsible resource use, and environmental impacts are considered when purchasing, replacing, improving, and maintaining homes, accommodations, products, and services. Supplier relationships are also evaluated where feasible and appropriate.

- **Water Stewardship**
  Water availability and water-related risks are considered during climate risk assessments and operational planning. Water efficiency projects and management practices are prioritized where they support conservation, operational performance, and long-term portfolio resilience.

  Responsible water management may include metering, leak detection, water-efficient design, irrigation improvements, fixture upgrades, and conservation projects where appropriate.

- **Waste and Resource Management**
  Waste reduction and resource efficiency efforts are supported throughout the portfolio where practical, available, and appropriate.

  These efforts may include working with team members, vendors, residents, and guests to identify opportunities for waste reduction, reuse, recycling, composting, and education.

- **Biodiversity and Habitat Stewardship**
  Biodiversity and habitat considerations are incorporated into land management, development, and operational practices where feasible and appropriate.

  Biodiversity and habitat stewardship efforts may include native vegetation planning, invasive species management, habitat restoration, pollinator-friendly landscaping, and coordination with local conservation initiatives where practical and available.

  Where relevant, biodiversity risks and opportunities are considered during environmental risk assessments, site planning, and investment decisions. Related initiatives and performance metrics are maintained through the Climate and Sustainability Strategic Plan and supporting management processes.

- **Resident and Guest Engagement**
  Educational resources and engagement opportunities support practical actions related to resource conservation and environmental stewardship.

Performance Data Management

Environmental performance data is collected and reviewed to monitor trends, support decision-making, evaluate progress, and identify opportunities for improvement.

Environmental performance data may include energy consumption, water consumption, waste generation, GHG emissions, and other relevant sustainability metrics. Results may be incorporated into annual sustainability reporting and other voluntary disclosures.

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