Sun Communities, Inc. - Climate Change 2022

C0. Introduction

C0.1

(C0.1) Give a general description and introduction to your organization.

Sun Communities, Inc. is a fully integrated real estate investment trust that owns and operates over 300 manufactured home communities and RV resorts located in 29 states throughout the US and Ontario, Canada. Together with its affiliates and predecessors, Sun has been in the business of acquiring, operating, developing and expanding manufactured home and RV communities since 1975. Sun became a publicly owned corporation in December, 1993 and is listed on the New York Stock Exchange under the symbol: SUI.

As of March 31, 2021, the company owned, operated, or had an interest in 562 developed MH, RV and marina properties comprising over 151,600 developed sites and nearly 38,800 wet slips and dry storage spaces in 39 states and Ontario, Canada.

C0.2

(C0.2) State the start and end date of the year for which you are reporting data.

	Start date	End date	Indicate if you are providing emissions data for past reporting years	Select the number of past reporting years you will be providing emissions data for
Reporting year	January 1 2021	December 31 2021	Yes	3 years

C0.3

(C0.3) Select the countries/areas in which you operate.

Canada
United States of America

C0.4

(C0.4) Select the currency used for all financial information disclosed throughout your response.

USD

C0.5

(C0.5) Select the option that describes the reporting boundary for which climate-related impacts on your business are being reported. Note that this option should align with your chosen approach for consolidating your GHG inventory.

Financial control

C-CN0.7/C-RE0.7

(C-CN0.7/C-RE0.7) Which real estate and/or construction activities does your organization engage in?

Buildings management

C0.8

(C0.8) Does your organization have an ISIN code or another unique identifier (e.g., Ticker, CUSIP, etc.)?

Indicate whether you are able to provide a unique identifier for your organization	Provide your unique identifier
Yes, a Ticker symbol	SUI

C1. Governance

C1.1

(C1.1) Is there board-level oversight of climate-related issues within your organization?

Yes

C1.1a

(C1.1a) Identify the position(s) (do not include any names) of the individual(s) on the board with responsibility for climate-related issues.

Position of individual(s)	Please explain
Board-level committee	Oversight of our ESG programs and initiatives by the Board of Directors have been formalized by our Nominating and Corporate Governance Committee. This committee oversees the implementation of new initiatives, as well as the refinement of our ESG-related reporting and materials. This committee is composed of senior leaders and executives from across the organization, including representatives from operations, sales, accounting, finance, tax, human resources, and internal audit, as well as others. The committee presents their work to the full board as requested.
Chief Financial Officer (CFO)	Compensation is tied to ESG scores and completion of key initiatives
Chief Operating Officer (COO)	Compensation is tied to ESG scores and completion of key initiatives
Chief Executive Officer (CEO)	Compensation is tied to ESG scores and completion of key initiatives
President	Compensation is tied to ESG scores and completion of key initiatives

C1.1b

(C1.1b) Provide further details on the board's oversight of climate-related issues.

Frequency with which climate-related issues are a scheduled agenda item	Governance mechanisms into which climate-related issues are integrated	Scope of board-level oversight	Please explain
Scheduled – some meetings	Reviewing and guiding strategy Reviewing and guiding risk management policies Reviewing and guiding annual budgets Reviewing and guiding business plans Setting performance objectives	<Not Applicable>	The governance mechanisms that are marked in the second column influence Sun's guiding strategy and risk management processes.

C1.1d

(C1.1d) Does your organization have at least one board member with competence on climate-related issues?

	Board member(s) have competence on climate-related issues	Criteria used to assess competence of board member(s) on climate-related issues	Primary reason for no board-level competence on climate-related issues	Explain why your organization does not have at least one board member with competence on climate-related issues and any plans to address board-level competence in the future
Row 1	Yes	Board member has experience and oversight of climate-related policy and change process through their professional role outside of board.	<Not Applicable>	<Not Applicable>

C1.2

(C1.2) Provide the highest management-level position(s) or committee(s) with responsibility for climate-related issues.

Name of the position(s) and/or committee(s)	Reporting line	Responsibility	Coverage of responsibility	Frequency of reporting to the board on climate-related issues
President	<Not Applicable>	Managing climate-related risks and opportunities	<Not Applicable>	As important matters arise

C1.2a

(C1.2a) Describe where in the organizational structure this/these position(s) and/or committees lie, what their associated responsibilities are, and how climate-related issues are monitored (do not include the names of individuals).

Sun Communities, Inc. Board of Directors oversees environmental, social, and governance issues, as well as risk management. Oversight of our ESG programs and initiatives by the Board of Directors have been formalized by our Nominating and Corporate Governance Committee. This committee oversees the implementation of new initiatives, as well as the refinement of our ESG-related reporting and materials. One of the ways the board oversees and implements risk management functions is through the ERMC. This committee is composed of senior leaders and executives from across the organization, including representatives from operations, sales, accounting, finance, tax, human resources, and internal audit, as well as others. The ERMC is tasked with identifying, monitoring, and mitigating our risks. The committee presents their work to the full board as requested, which takes an active role in risk oversight.

The Board also oversees the management team's efforts fulfilling responsibilities relating to sustainability and corporate social responsibility, and the communities in which we operate. The Board of Directors monitors key environmental and social practices and performance, informed by The ESG Committee, comprised of internal and external advisors, and evaluates potential ESG risks and opportunities against leading ESG frameworks and ESG rating agencies. This working group reports directly to the Board on a quarterly basis, which includes the CEO, Gary Shiffman, to inform ESG performance of the portfolio and identify opportunities.

C1.3

(C1.3) Do you provide incentives for the management of climate-related issues, including the attainment of targets?

	Provide incentives for the management of climate-related issues	Comment
Row 1	Yes	

C1.3a

(C1.3a) Provide further details on the incentives provided for the management of climate-related issues (do not include the names of individuals).

Entitled to incentive	Type of incentive	Activity incentivized	Comment
Chief Financial Officer (CFO)	Monetary reward	Company performance against a climate-related sustainability index	Payouts determined by board assessment of ESG performance
Chief Executive Officer (CEO)	Monetary reward	Company performance against a climate-related sustainability index	Payouts determined by board assessment of ESG performance
Chief Operating Officer (COO)	Monetary reward	Company performance against a climate-related sustainability index	Payouts determined by board assessment of ESG performance
President	Monetary reward	Company performance against a climate-related sustainability index	Payouts determined by board assessment of ESG performance

C2. Risks and opportunities

C2.1

(C2.1) Does your organization have a process for identifying, assessing, and responding to climate-related risks and opportunities?

Yes

C2.1a

(C2.1a) How does your organization define short-, medium- and long-term time horizons?

	From (years)	To (years)	Comment
Short-term	1	2	
Medium-term	2	5	
Long-term	5	10	

C2.1b

(C2.1b) How does your organization define substantive financial or strategic impact on your business?

Sun Communities' Enterprise Risk Management Committee evaluates potential climate-related transition risks on a regular basis, including an ongoing review and evaluation of relevant policy, legal, technology, market and reputational risks that may affect the organization. From a policy and legal perspective, this strategy includes tracking any changes in federal, state, and local legislation and regulation. We evaluate compliance status with legislation related to our carbon footprint and measuring the financial impact of energy and climate legislation. At the asset level, we also perform diligence on any environmental laws arising from conditions at properties we acquire or operations at the properties we own and operate.

Regarding market risks, we evaluate decreases in demand for our properties located in at-risk areas and the corresponding financial implications. Technology risks related to capital investments in low-carbon technology are evaluated in conjunction with evaluating innovative technologies to help mitigate risks. Sun's Smart Thermostat Program and Solar Program are great examples of technological investments being made throughout our portfolio as we transition to a low-carbon economy.

C2.2

(C2.2) Describe your process(es) for identifying, assessing and responding to climate-related risks and opportunities.

Value chain stage(s) covered
Direct operations
Upstream
Downstream

Risk management process
Integrated into multi-disciplinary company-wide risk management process

Frequency of assessment
Annually

Time horizon(s) covered
Short-term
Medium-term
Long-term

Description of process
Sun Communities, Inc. evaluates and prioritizes key transition risks and opportunities including policy and legal issues, specifically regarding climate and energy legislation and carbon mandates, enhanced environmental reporting requirements, increasingly stringent building/energy codes, technology and market risks. Sun evaluates energy and climate legislation in regions and cities where we operate assets, including evaluating the compliance status, financial impacts, and strategies to mitigate risk.

C2.2a

(C2.2a) Which risk types are considered in your organization's climate-related risk assessments?

	Relevance & inclusion	Please explain
Current regulation	Relevant, sometimes included	Sun Communities, Inc. evaluates and prioritizes key transition risks and opportunities including policy and legal issues, specifically regarding climate and energy legislation and carbon mandates, enhanced environmental reporting requirements, increasingly stringent building/energy codes, technology and market risks. Sun evaluates energy and climate legislation in regions and cities where we operate assets, including evaluating the compliance status, financial impacts, and strategies to mitigate risk. From a policy and legal perspective, this strategy includes tracking any changes in federal, state, and local legislation and regulation. We evaluate compliance status with legislation related to our carbon footprint and measuring the financial impact of energy and climate legislation. At the asset level, we also perform diligence on any environmental laws arising from conditions at properties we acquire or operations at the properties we own and operate.
Emerging regulation	Relevant, sometimes included	Sun Communities, Inc. evaluates and prioritizes key transition risks and opportunities including policy and legal issues, specifically regarding climate and energy legislation and carbon mandates, enhanced environmental reporting requirements, increasingly stringent building/energy codes, technology and market risks. Sun evaluates energy and climate legislation in regions and cities where we operate assets, including evaluating the compliance status, financial impacts, and strategies to mitigate risk. From a policy and legal perspective, this strategy includes tracking any changes in federal, state, and local legislation and regulation. We evaluate compliance status with legislation related to our carbon footprint and measuring the financial impact of energy and climate legislation. At the asset level, we also perform diligence on any environmental laws arising from conditions at properties we acquire or operations at the properties we own and operate.
Technology	Relevant, always included	Sun evaluates innovative technologies to help mitigate climate related risks including smart thermostats, lighting and controls, and renewable energy. In addition to these risks, Sun also evaluates market risks. Market risks could be associated with shifts in consumer preferences and market perceptions by investors and tenants.
Legal	Relevant, always included	Sun Communities, Inc. evaluates and prioritizes key transition risks and opportunities including policy and legal issues, specifically regarding climate and energy legislation and carbon mandates, enhanced environmental reporting requirements, increasingly stringent building/energy codes, technology and market risks. Sun evaluates energy and climate legislation in regions and cities where we operate assets, including evaluating the compliance status, financial impacts, and strategies to mitigate risk. From a policy and legal perspective, this strategy includes tracking any changes in federal, state, and local legislation and regulation. We evaluate compliance status with legislation related to our carbon footprint and measuring the financial impact of energy and climate legislation. At the asset level, we also perform diligence on any environmental laws arising from conditions at properties we acquire or operations at the properties we own and operate.
Market	Relevant, always included	Regarding market risks, we evaluate decreases in demand for our properties located in at-risk areas and the corresponding financial implications. Technology risks related to capital investments in low-carbon technology are evaluated in conjunction with evaluating innovative technologies to help mitigate risks. Sun's Smart Thermostat Program and Solar Program are great examples of technological investments being made throughout our portfolio as we transition to a low-carbon economy.
Reputation	Relevant, sometimes included	Sun Communities' Enterprise Risk Management Committee evaluates potential climate-related transition risks on a regular basis, including an ongoing review and evaluation of relevant policy, legal, technology, market and reputational risks that may affect the organization.
Acute physical	Relevant, sometimes included	We have a significant concentration of MH and RV properties in Florida and California and marinas on coastlines, where natural disasters or other catastrophic events such as hurricanes, flash floods, sea-level rise, tornadoes, wildfires and earthquakes could negatively impact our operating results and cash flows. We maintain comprehensive liability, fire, property, business interruption, general liability, and (where appropriate) flood and earthquake insurance, and other lines of insurance we have determined to be appropriate for our business, provided by reputable companies with commercially reasonable deductibles and limits. We believe the policy specifications and insured limits are appropriate and adequate given the relative risk of loss, the cost of the coverage and industry practice. However, certain types of losses including, but not limited to, riots or acts of war, may be either uninsurable or not economically insurable. In the event an uninsured loss occurs, we could lose both our investment in and anticipated profits and cash flow from the affected property. We would also continue to be obligated to repay any mortgage indebtedness or other obligations related to the community. If an uninsured liability to a third party were to occur, we would incur the cost of defense and settlement with, or court ordered damages to, that third party. A significant uninsured property or liability loss could have a material adverse effect on our business and our financial condition and results of operations.
Chronic physical	Relevant, sometimes included	At Sun Communities, we systematically evaluate and prioritize physical climate-related risks as part of our Enterprise Risk Management strategy and have instituted an Enterprise Risk Management committee, consisting of our firm's executive and senior leaders, who actively identify, assess, and prepare our assets for varied risks. During the procurement and acquisitions process, we conduct an asset-level evaluation of environmental issues as part of our due diligence checklist and then address any issues that come of the investigation prior to acquisition. As we evaluate potential properties for acquisition, we consider the likely risks for a property based on its location, such as flood, earthquake, extreme storms, or tornados, and prioritize accordingly.

C2.3

(C2.3) Have you identified any inherent climate-related risks with the potential to have a substantive financial or strategic impact on your business?
Yes

C2.3a

(C2.3a) Provide details of risks identified with the potential to have a substantive financial or strategic impact on your business.

Identifier
Risk 1

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Emerging regulation	Enhanced emissions-reporting obligations

Primary potential financial impact
Increased indirect (operating) costs

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description
Changes in federal, state and local legislation and regulation based on concerns about climate change could result in increased capital expenditures on our properties (for example, to improve their energy efficiency and / or resistance to inclement weather) without a corresponding increase in revenue, resulting in adverse impacts to our net income.

Time horizon
Short-term

Likelihood
Virtually certain

Magnitude of impact
Medium-high

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

Identifier
Risk 2

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Emerging regulation	Mandates on and regulation of existing products and services

Primary potential financial impact
Increased capital expenditures

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description
Sun anticipates financial impacts to impact our operations as regulations on real estate and zoning laws continue to increase. These included legislative and regulatory changes, including those to laws governing the taxation of REITS. Climate mitigation requirements and mandates could also impact company finances.

Time horizon
Medium-term

Likelihood
Very likely

Magnitude of impact
Medium-high

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

Identifier
Risk 3

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Technology	Substitution of existing products and services with lower emissions options

Primary potential financial impact
Increased indirect (operating) costs

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description
Increased cost of housing. Property grid updates may require updates. Marina restructuring a possibility. Research and development (R&D) expenditures in new and alternative technologies will likely increase capital expenditures in technology development.

Time horizon
Long-term

Likelihood
Very likely

Magnitude of impact
High

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

Identifier
Risk 4

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Market	Changing customer behavior

Primary potential financial impact
Decreased revenues due to reduced demand for products and services

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description

Sun anticipates financial impacts due to changing customer behavior to appear as the number of people interested in the RV lifestyle or boating decreases, as well as interest in manufactured homes. We also consider this to be a potential opportunity, which is also a reason why we are unable to calculate the impact figure at this time.

Time horizon
Long-term

Likelihood
More likely than not

Magnitude of impact
Medium

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

Identifier
Risk 5

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Acute physical	Other, please specify (Multiple impacts)

Primary potential financial impact
Increased capital expenditures

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description
We have a significant concentration of MH and RV properties in Florida and California and marinas on coastlines, where natural disasters or other catastrophic events such as hurricanes, flash floods, sea-level rise, tornadoes, wildfires and earthquakes could negatively impact our operating results and cash flows. We maintain comprehensive liability, fire, property, business interruption, general liability, and (where appropriate) flood and earthquake insurance, and other lines of insurance we have determined to be appropriate for our business, provided by reputable companies with commercially reasonable deductibles and limits. We believe the policy specifications and insured limits are appropriate and adequate given the relative risk of loss, the cost of the coverage and industry practice. However, certain types of losses including, but not limited to, riots or acts of war, may be either uninsurable or not economically insurable. In the event an uninsured loss occurs, we could lose both our investment in and anticipated profits and cash flow from the affected property. We would also continue to be obligated to repay any mortgage indebtedness or other obligations related to the community. If an uninsured liability to a third party were to occur, we would incur the cost of defense and settlement with, or court ordered damages to, that third party. A significant uninsured property or liability loss could have a material adverse effect on our business and our financial condition and results of operations.

Time horizon
Long-term

Likelihood
Virtually certain

Magnitude of impact
Medium

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

Identifier
Risk 6

Where in the value chain does the risk driver occur?
Direct operations

Risk type & Primary climate-related risk driver

Chronic physical	Other, please specify (Multiple impacts)

Primary potential financial impact
Increased capital expenditures

Climate risk type mapped to traditional financial services industry risk classification
<Not Applicable>

Company-specific description
We have a significant concentration of MH and RV properties in Florida and California and marinas on coastlines, where natural disasters or other catastrophic events such as hurricanes, flash floods, sea-level rise, tornadoes, wildfires and earthquakes could negatively impact our operating results and cash flows. We maintain comprehensive liability, fire, property, business interruption, general liability, and (where appropriate) flood and earthquake insurance, and other lines of insurance we have determined to be appropriate for our business, provided by reputable companies with commercially reasonable deductibles and limits. We believe the policy specifications and insured limits are appropriate and adequate given the relative risk of loss, the cost of the coverage and industry practice. However, certain types of losses including, but not limited to, riots or acts of war, may be either uninsurable or not economically insurable. In the event an uninsured loss occurs, we could lose both our investment in and anticipated profits and cash flow from the affected property. We would also continue to be obligated to repay any mortgage indebtedness or other obligations related to the community. If an uninsured liability to a third party were to occur, we would incur the cost of defense and settlement with, or court ordered damages to, that third party. A significant uninsured property or liability loss could have a material adverse effect on our business and our financial condition and results of operations.

Time horizon
Short-term

Likelihood
Very likely

Magnitude of impact
Medium

Are you able to provide a potential financial impact figure?
No, we do not have this figure

Potential financial impact figure (currency)
<Not Applicable>

Potential financial impact figure – minimum (currency)
<Not Applicable>

Potential financial impact figure – maximum (currency)
<Not Applicable>

Explanation of financial impact figure
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Cost of response to risk

Description of response and explanation of cost calculation
Unable to provide a potential financial figure. Too much variability in potential requirements to calculate at this point.

Comment

C2.4

(C2.4) Have you identified any climate-related opportunities with the potential to have a substantive financial or strategic impact on your business?
Yes, we have identified opportunities but are unable to realize them

C2.4b

(C2.4b) Why do you not consider your organization to have climate-related opportunities?

	Primary reason	Please explain
Row 1	Opportunities exist, but we are unable to realize them	At Sun, we are in the process of conducting an ongoing evaluation of the opportunities that may come of climate-related changes and what that could mean for our business going forward.

C3. Business Strategy

C3.1

(C3.1) Does your organization's strategy include a transition plan that aligns with a 1.5°C world?

Row 1

Transition plan

No, but our strategy has been influenced by climate-related risks and opportunities, and we are developing a transition plan within two years

Publicly available transition plan

<Not Applicable>

Mechanism by which feedback is collected from shareholders on your transition plan

<Not Applicable>

Description of feedback mechanism

<Not Applicable>

Frequency of feedback collection

<Not Applicable>

Attach any relevant documents which detail your transition plan (optional)

<Not Applicable>

Explain why your organization does not have a transition plan that aligns with a 1.5°C world and any plans to develop one in the future

We are in the process of developing an appropriate transition plan that aligns with a 1.5C world that also accounts for our expected growth.

Explain why climate-related risks and opportunities have not influenced your strategy

<Not Applicable>

C3.2

(C3.2) Does your organization use climate-related scenario analysis to inform its strategy?

	Use of climate-related scenario analysis to inform strategy	Primary reason why your organization does not use climate-related scenario analysis to inform its strategy	Explain why your organization does not use climate-related scenario analysis to inform its strategy and any plans to use it in the future
Row 1	Yes, qualitative and quantitative	<Not Applicable>	<Not Applicable>

C3.2a

(C3.2a) Provide details of your organization's use of climate-related scenario analysis.

Climate-related scenario	Scenario analysis coverage	Temperature alignment of scenario	Parameters, assumptions, analytical choices
Physical climate scenarios: Bespoke physical scenario	Company-wide	Unknown	Multiple temperature alignments are utilized to gauge the wide range of impacts and considerations.

C3.2b

(C3.2b) Provide details of the focal questions your organization seeks to address by using climate-related scenario analysis, and summarize the results with respect to these questions.

Row 1

Focal questions

a) How climate-related weather changes could impact our properties? b) Which climate-related weather changes could present biggest impacts on our properties (most properties effected) c) How might consumer movements be influenced by climate in each scenario?

Results of the climate-related scenario analysis with respect to the focal questions

a & b) A climate risk analysis was conducted on properties owned in November 2021 to identify potential climate risks to our properties c) Currently assessing the impact of climate on consumer movement.

C3.3

(C3.3) Describe where and how climate-related risks and opportunities have influenced your strategy.

	Have climate-related risks and opportunities influenced your strategy in this area?	Description of influence
Products and services	No	Climate-related risks and opportunities pertaining to products and services do not yet influence Sun's business strategy.
Supply chain and/or value chain	No	Climate-related risks and opportunities pertaining to our supply chain do not yet influence Sun's business strategy.
Investment in R&D	Yes	Technology risks related to capital investments in low-carbon technology are evaluated in conjunction with evaluating innovative technologies to help mitigate risks. Sun's Smart Thermostat Program and Solar Program are great examples of technological investments being made throughout our portfolio as we transition to a low-carbon economy.
Operations	Yes	Sun has adjusted our capital expenditure strategy to incorporate increased operating costs into our companies' operations budget.

C3.4

(C3.4) Describe where and how climate-related risks and opportunities have influenced your financial planning.

	Financial planning elements that have been influenced	Description of influence
Row 1	Capital expenditures Capital allocation Acquisitions and divestments Assets Liabilities	At the asset-level, an evaluation of environmental issues during the procurement and acquisitions processes takes place as part of Sun's due diligence process to ensure any issues are addressed prior to acquisition. An additional risk management strategy includes the implementation and ongoing review of formal Emergency Preparedness and Disaster Recovery Plans at our properties, which encompass planning, preparedness, disaster mitigation, post-incident response and recovery. All initiatives are aimed at getting ahead of the financial burdens and inherent risk a changing climate can pose to our assets.

C4. Targets and performance

C4.1

(C4.1) Did you have an emissions target that was active in the reporting year?

No target

C4.1c

(C4.1c) Explain why you did not have an emissions target, and forecast how your emissions will change over the next five years.

	Primary reason	Five-year forecast	Please explain
Row 1	We are planning to introduce a target in the next two years		Our emissions will continue to rise due to acquisition and growth so we will be focusing on a square footage efficiency target for sustainable and responsible growth. Prior to this year, our energy, water, and waste usage was not something we had historically calculated. Therefore, we did not have an accurate understanding of our GHG emissions. This year we calculated our emissions going back to 2017 in order to get a better understanding of year-over-year trends. As a result, we will be using this data to inform our targets that we introduce in the next two years.

C4.2

(C4.2) Did you have any other climate-related targets that were active in the reporting year?

No other climate-related targets

C4.3

(C4.3) Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.

Yes

C4.3a

(C4.3a) Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	1	82940.4
To be implemented*	0	0
Implementation commenced*	2	3453.39
Implemented*	2	2165.68
Not to be implemented	0	0

C4.3b

(C4.3b) Provide details on the initiatives implemented in the reporting year in the table below.

Initiative category & Initiative type

Low-carbon energy generation	Solar PV

Estimated annual CO2e savings (metric tonnes CO2e)
757.71

Scope(s) or Scope 3 category(ies) where emissions savings occur
Scope 2 (market-based)
Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Voluntary/Mandatory
Voluntary

Annual monetary savings (unit currency – as specified in C0.4)
1068121

Investment required (unit currency – as specified in C0.4)
725333

Payback period
4-10 years

Estimated lifetime of the initiative
21-30 years

Comment
This includes the construction and operation of solar arrays built at seven of our properties in California, turned on in June 2021.

Initiative category & Initiative type

Low-carbon energy generation	Solar PV

Estimated annual CO2e savings (metric tonnes CO2e)
1407.97

Scope(s) or Scope 3 category(ies) where emissions savings occur
Scope 2 (market-based)
Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Voluntary/Mandatory
Voluntary

Annual monetary savings (unit currency – as specified in C0.4)
1844197

Investment required (unit currency – as specified in C0.4)
12714733

Payback period
4-10 years

Estimated lifetime of the initiative
16-20 years

Comment
This includes the construction and operation of solar arrays built at nine of our properties in California, turned on in December 2021.

C4.3c

(C4.3c) What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Financial optimization calculations	One of our largest drivers is to reduce our operational costs through improved operational efficiency. Estimating the investment costs, annual savings, and payback length are big considerations when we are thinking of implementing changes to our communities and properties.
Dedicated budget for low-carbon product R&D	Sun Communities' works with our Manufactured Home suppliers to improve their energy efficiency and, therefore, increase our efficiency and reduce the amount of carbon in our supply chain and products.

C4.5

(C4.5) Do you classify any of your existing goods and/or services as low-carbon products?

Yes

C4.5a

(C4.5a) Provide details of your products and/or services that you classify as low-carbon products.

Level of aggregation

Product or service

Taxonomy used to classify product(s) or service(s) as low-carbon

Other, please specify (US Dept of Energy Field Evaluation Study)

Type of product(s) or service(s)

Buildings construction and renovation	Other, please specify (Manufactured Homes)

Description of product(s) or service(s)

Manufactured Homes have been assessed to use approximately 20% less energy than site-built homes through various DOE studies.

Have you estimated the avoided emissions of this low-carbon product(s) or service(s)

No

Methodology used to calculate avoided emissions

<Not Applicable>

Life cycle stage(s) covered for the low-carbon product(s) or services(s)

<Not Applicable>

Functional unit used

<Not Applicable>

Reference product/service or baseline scenario used

<Not Applicable>

Life cycle stage(s) covered for the reference product/service or baseline scenario

<Not Applicable>

Estimated avoided emissions (metric tons CO2e per functional unit) compared to reference product/service or baseline scenario

<Not Applicable>

Explain your calculation of avoided emissions, including any assumptions

<Not Applicable>

Revenue generated from low-carbon product(s) or service(s) as % of total revenue in the reporting year

C5. Emissions methodology

C5.1

(C5.1) Is this your first year of reporting emissions data to CDP?

No

C5.1a

(C5.1a) Has your organization undergone any structural changes in the reporting year, or are any previous structural changes being accounted for in this disclosure of emissions data?

Row 1

Has there been a structural change?
Yes, an acquisition

Name of organization(s) acquired, divested from, or merged with
Safe Harbor Marina

Details of structural change(s), including completion dates
Acquired at end of 2020, Safe Harbor Marina added 125 assets to Sun's portfolio.

C5.1b

(C5.1b) Has your emissions accounting methodology, boundary, and/or reporting year definition changed in the reporting year?

	Change(s) in methodology, boundary, and/or reporting year definition?	Details of methodology, boundary, and/or reporting year definition change(s)
Row 1	Yes, a change in methodology Yes, a change in boundary Yes, a change in reporting year definition	We expanded boundary to include Safe Harbor Marina into our reporting. We also identified calculation issues with historic waste calculations. As a result, we have removed those data points from reporting and utilize a new methodology for waste beginning in 2021. We added new WTT factors in 2021. With the addition of Safe Harbor Marina in 2021 and inability to calculate their 2019 or 2020 GHG emissions as well as new calculation factors and methodology, we have opted to establish 2021 as base year.

C5.1c

(C5.1c) Have your organization's base year emissions been recalculated as result of the changes or errors reported in C5.1a and C5.1b?

	Base year recalculation	Base year emissions recalculation policy, including significance threshold
Row 1	Yes	With the addition of 125 assets via Safe Harbor Marina, the inability to calculate their 2019 or 2020 GHG emissions as well as new calculation factors and methodology, we have opted to establish 2021 as base year.

C5.2

(C5.2) Provide your base year and base year emissions.

Scope 1

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
12470

Comment
With the addition of 125 assets via Safe Harbor Marina, the inability to calculate their 2019 or 2020 GHG emissions as well as new calculation factors and methodology, we have opted to establish 2021 as base year.

Scope 2 (location-based)

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
126516.8

Comment
With the addition of 125 assets via Safe Harbor Marina, the inability to calculate their 2019 or 2020 GHG emissions as well as new calculation factors and methodology, we have opted to establish 2021 as base year.

Scope 2 (market-based)

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
127054.72

Comment
We do not use market-based to calculate our scope 2 emissions.

Scope 3 category 1: Purchased goods and services

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
2375.19

Comment

Scope 3 category 2: Capital goods

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
35424.19

Comment

Scope 3 category 4: Upstream transportation and distribution

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 5: Waste generated in operations

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
16441

Comment

Scope 3 category 6: Business travel

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
1349

Comment

Scope 3 category 7: Employee commuting

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 8: Upstream leased assets

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
316.6

Comment

Scope 3 category 9: Downstream transportation and distribution

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 10: Processing of sold products

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 11: Use of sold products

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 12: End of life treatment of sold products

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3 category 13: Downstream leased assets

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
49429.7

Comment
Calculated using estimated usage per square foot

Scope 3 category 14: Franchises

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Not applicable in 2021

Scope 3 category 15: Investments

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Currently unable to calculate. Investigation for future reporting.

Scope 3: Other (upstream)

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Not applicable

Scope 3: Other (downstream)

Base year start
January 1 2021

Base year end
December 31 2021

Base year emissions (metric tons CO2e)
0

Comment
Not applicable

C5.3

(C5.3) Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.
The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
The Greenhouse Gas Protocol: Scope 2 Guidance

C6. Emissions data

C6.1

(C6.1) What were your organization's gross global Scope 1 emissions in metric tons CO2e?

Reporting year

Gross global Scope 1 emissions (metric tons CO2e)
12477

Start date
January 1 2021

End date
December 31 2021

Comment

Past year 1

Gross global Scope 1 emissions (metric tons CO2e)
7318

Start date
January 1 2020

End date
December 31 2020

Comment

Past year 2

Gross global Scope 1 emissions (metric tons CO2e)
7901

Start date
January 1 2019

End date
December 31 2019

Comment

Past year 3

Gross global Scope 1 emissions (metric tons CO2e)
7431

Start date
January 1 2018

End date
December 31 2018

Comment

C6.2

(C6.2) Describe your organization's approach to reporting Scope 2 emissions.

Row 1

Scope 2, location-based
We are reporting a Scope 2, location-based figure

Scope 2, market-based
We have no operations where we are able to access electricity supplier emission factors or residual emissions factors and are unable to report a Scope 2, market-based figure

Comment

C6.3

(C6.3) What were your organization's gross global Scope 2 emissions in metric tons CO2e?

Reporting year

Scope 2, location-based
126516.85

Scope 2, market-based (if applicable)
<Not Applicable>

Start date
January 1 2021

End date
December 31 2021

Comment

Past year 1

Scope 2, location-based
77901

Scope 2, market-based (if applicable)
<Not Applicable>

Start date
January 1 2020

End date
December 31 2020

Comment

Past year 2

Scope 2, location-based
72402

Scope 2, market-based (if applicable)
<Not Applicable>

Start date
January 1 2019

End date
December 31 2019

Comment

Past year 3

Scope 2, location-based
68127

Scope 2, market-based (if applicable)
<Not Applicable>

Start date
January 1 2018

End date
December 31 2018

Comment

C6.4

(C6.4) Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions that are within your selected reporting boundary which are not included in your disclosure?
No

C6.5

(C6.5) Account for your organization's gross global Scope 3 emissions, disclosing and explaining any exclusions.

Purchased goods and services

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
2375.7

Emissions calculation methodology
Hybrid method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
All of the data we have available comes from our vendors and/or invoices.

Capital goods

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Fuel-and-energy-related activities (not included in Scope 1 or 2)

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
35424.19

Emissions calculation methodology
Hybrid method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
All of the data we have available comes from our vendors and/or invoices.

Upstream transportation and distribution

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Waste generated in operations

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
16441.176

Emissions calculation methodology
Waste-type-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
All of the data we have available comes from our vendors and/or invoices.

Business travel

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
1349

Emissions calculation methodology
Hybrid method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
All of the data we have available comes from our vendors and/or invoices.

Employee commuting

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Upstream leased assets

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
317

Emissions calculation methodology
Lessor-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
Calculated based on usage info provided by landlord

Downstream transportation and distribution

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Processing of sold products

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Use of sold products

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

End of life treatment of sold products

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Downstream leased assets

Evaluation status
Relevant, calculated

Emissions in reporting year (metric tons CO2e)
49429.7

Emissions calculation methodology
Average data method

Percentage of emissions calculated using data obtained from suppliers or value chain partners
100

Please explain
Calculated based on review of actual usage of homes within a metered portion of our portfolio. Average per square footage rate determined and applied to downstream leased square footage.

Franchises

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Investments

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Other (upstream)

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

Other (downstream)

Evaluation status
Not evaluated

Emissions in reporting year (metric tons CO2e)
<Not Applicable>

Emissions calculation methodology
<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners
<Not Applicable>

Please explain

C6.5a

(C6.5a) Disclose or restate your Scope 3 emissions data for previous years.

Past year 1

Start date
January 1 2020

End date
December 31 2020

Scope 3: Purchased goods and services (metric tons CO2e)
4599

Scope 3: Capital goods (metric tons CO2e)
0

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)
3937

Scope 3: Upstream transportation and distribution (metric tons CO2e)
0

Scope 3: Waste generated in operations (metric tons CO2e)
0

Scope 3: Business travel (metric tons CO2e)
537

Scope 3: Employee commuting (metric tons CO2e)
0

Scope 3: Upstream leased assets (metric tons CO2e)
357

Scope 3: Downstream transportation and distribution (metric tons CO2e)
0

Scope 3: Processing of sold products (metric tons CO2e)
0

Scope 3: Use of sold products (metric tons CO2e)
0

Scope 3: End of life treatment of sold products (metric tons CO2e)
0

Scope 3: Downstream leased assets (metric tons CO2e)
0

Scope 3: Franchises (metric tons CO2e)
0

Scope 3: Investments (metric tons CO2e)
0

Scope 3: Other (upstream) (metric tons CO2e)
0

Scope 3: Other (downstream) (metric tons CO2e)
0

Comment

Past year 2

Start date
January 1 2019

End date
December 31 2019

Scope 3: Purchased goods and services (metric tons CO2e)
4454

Scope 3: Capital goods (metric tons CO2e)
0

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)
3629

Scope 3: Upstream transportation and distribution (metric tons CO2e)
0

Scope 3: Waste generated in operations (metric tons CO2e)
0

Scope 3: Business travel (metric tons CO2e)
1445

Scope 3: Employee commuting (metric tons CO2e)
0

Scope 3: Upstream leased assets (metric tons CO2e)
511

Scope 3: Downstream transportation and distribution (metric tons CO2e)
0

Scope 3: Processing of sold products (metric tons CO2e)
0

Scope 3: Use of sold products (metric tons CO2e)
0

Scope 3: End of life treatment of sold products (metric tons CO2e)
0

Scope 3: Downstream leased assets (metric tons CO2e)
0

Scope 3: Franchises (metric tons CO2e)
0

Scope 3: Investments (metric tons CO2e)
0

Scope 3: Other (upstream) (metric tons CO2e)
0

Scope 3: Other (downstream) (metric tons CO2e)
0

Comment

Past year 3

Start date
January 1 2018

End date
December 31 2018

Scope 3: Purchased goods and services (metric tons CO2e)
4550

Scope 3: Capital goods (metric tons CO2e)
0

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)
0

Scope 3: Upstream transportation and distribution (metric tons CO2e)
0

Scope 3: Waste generated in operations (metric tons CO2e)
0

Scope 3: Business travel (metric tons CO2e)
886

Scope 3: Employee commuting (metric tons CO2e)
0

Scope 3: Upstream leased assets (metric tons CO2e)
498

Scope 3: Downstream transportation and distribution (metric tons CO2e)
0

Scope 3: Processing of sold products (metric tons CO2e)
0

Scope 3: Use of sold products (metric tons CO2e)
0

Scope 3: End of life treatment of sold products (metric tons CO2e)
0

Scope 3: Downstream leased assets (metric tons CO2e)
0

Scope 3: Franchises (metric tons CO2e)
0

Scope 3: Investments (metric tons CO2e)
0

Scope 3: Other (upstream) (metric tons CO2e)
0

Scope 3: Other (downstream) (metric tons CO2e)
0

Comment

C6.7

(C6.7) Are carbon dioxide emissions from biogenic carbon relevant to your organization?
No

C6.10

(C6.10) Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.

Intensity figure
61.2

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)
139112

Metric denominator
unit total revenue

Metric denominator: Unit total
2272

Scope 2 figure used
Location-based

% change from previous year
0.53

Direction of change
Increased

Reason for change
Acquisitions. Total revenue reported in thousand.

Intensity figure
0.0052

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)
139112

Metric denominator
square foot

Metric denominator: Unit total
26511535

Scope 2 figure used
Location-based

% change from previous year
60

Direction of change
Decreased

Reason for change
Increase in square footage from acquisitions

C7. Emissions breakdowns

C7.1

(C7.1) Does your organization break down its Scope 1 emissions by greenhouse gas type?
Yes

C7.1a

(C7.1a) Break down your total gross global Scope 1 emissions by greenhouse gas type and provide the source of each used greenhouse warming potential (GWP).

Greenhouse gas	Scope 1 emissions (metric tons of CO2e)	GWP Reference
CO2	12452.3	IPCC Fourth Assessment Report (AR4 - 100 year)
CH4	6	IPCC Fourth Assessment Report (AR4 - 100 year)
N2O	12.6	IPCC Fourth Assessment Report (AR4 - 100 year)

C7.2

(C7.2) Break down your total gross global Scope 1 emissions by country/region.

Country/Region	Scope 1 emissions (metric tons CO2e)
United States of America	12244.91
Canada	226.025

C7.3

(C7.3) Indicate which gross global Scope 1 emissions breakdowns you are able to provide.

By business division

By activity

C7.3a

(C7.3a) Break down your total gross global Scope 1 emissions by business division.

Business division	Scope 1 emissions (metric ton CO2e)
Main office	851.865
Manufactured Homes	3702.791
RVs	4923.955
Marinas	2954.554

C7.3c

(C7.3c) Break down your total gross global Scope 1 emissions by business activity.

Activity	Scope 1 emissions (metric tons CO2e)
Stationary combustion	11699.616
Company Vehicle	776.6

C7.5

(C7.5) Break down your total gross global Scope 2 emissions by country/region.

Country/Region	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
United States of America	126096	126634.3
Canada	420.35	420.3

C7.6

(C7.6) Indicate which gross global Scope 2 emissions breakdowns you are able to provide.

By business division

By activity

C7.6a

(C7.6a) Break down your total gross global Scope 2 emissions by business division.

Business division	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Manufactured homes	13971.72	
Marina	45581.86	
RVs	65639.69	
Main Office	1209.191	
Other (properties disposed of during year)	114.4	

C7.6c

(C7.6c) Break down your total gross global Scope 2 emissions by business activity.

Activity	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Purchased and used electricity	126516.85	127054

C7.9

(C7.9) How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?

Increased

C7.9a

(C7.9a) Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.

	Change in emissions (metric tons CO2e)	Direction of change	Emissions value (percentage)	Please explain calculation
Change in renewable energy consumption	802	Increased	0.37	On-site solar arrays began operation to begin replacement of need for purchased electricity
Other emissions reduction activities	0	No change	0	
Divestment	0	No change	0	
Acquisitions	52394	Increased	38	In 2021, Sun acquired Safe Harbor Marina and additional Manufactured Home and RV Resorts. These acquistions nearly doubled the square footage within Sun's reporting portfolio.
Mergers	0	No change	0	
Change in output	0	No change	0	
Change in methodology	0	No change	0	
Change in boundary	0	No change	0	Accounted for within Acquisition line
Change in physical operating conditions	0	No change	0	
Unidentified	0	No change	0	
Other	0	No change	0	

C7.9b

(C7.9b) Are your emissions performance calculations in C7.9 and C7.9a based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Location-based

C8. Energy

C8.1

(C8.1) What percentage of your total operational spend in the reporting year was on energy?

More than 15% but less than or equal to 20%

C8.2

(C8.2) Select which energy-related activities your organization has undertaken.

	Indicate whether your organization undertook this energy-related activity in the reporting year
Consumption of fuel (excluding feedstocks)	Yes
Consumption of purchased or acquired electricity	Yes
Consumption of purchased or acquired heat	No
Consumption of purchased or acquired steam	No
Consumption of purchased or acquired cooling	No
Generation of electricity, heat, steam, or cooling	Yes

C8.2a

(C8.2a) Report your organization's energy consumption totals (excluding feedstocks) in MWh.

	Heating value	MWh from renewable sources	MWh from non-renewable sources	Total (renewable and non-renewable) MWh
Consumption of fuel (excluding feedstock)	HHV (higher heating value)	0	67787.15	67787.15
Consumption of purchased or acquired electricity	<Not Applicable>	41345.91	299693.87	341039.78
Consumption of purchased or acquired heat	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of purchased or acquired steam	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of purchased or acquired cooling	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of self-generated non-fuel renewable energy	<Not Applicable>	1225.84	<Not Applicable>	1225.84
Total energy consumption	<Not Applicable>	42571.75	367481.02	410052.77

C8.2b

(C8.2b) Select the applications of your organization's consumption of fuel.

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	Yes
Consumption of fuel for the generation of heat	Yes
Consumption of fuel for the generation of steam	No
Consumption of fuel for the generation of cooling	No
Consumption of fuel for co-generation or tri-generation	No

C8.2c

(C8.2c) State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.

Sustainable biomass

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
0

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
0

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Other biomass

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
0

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
0

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Other renewable fuels (e.g. renewable hydrogen)

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
0

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
0

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Coal

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
0

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
0

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Oil

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
0

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
0

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Gas

Heating value
HHV

Total fuel MWh consumed by the organization
64568.36

MWh fuel consumed for self-generation of electricity
21.9

MWh fuel consumed for self-generation of heat
64546.39

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Other non-renewable fuels (e.g. non-renewable hydrogen)

Heating value
HHV

Total fuel MWh consumed by the organization
3218.8

MWh fuel consumed for self-generation of electricity
0

MWh fuel consumed for self-generation of heat
3218.8

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

Total fuel

Heating value
Unable to confirm heating value

Total fuel MWh consumed by the organization
67787.15

MWh fuel consumed for self-generation of electricity
21.96

MWh fuel consumed for self-generation of heat
67765.19

MWh fuel consumed for self-generation of steam
<Not Applicable>

MWh fuel consumed for self-generation of cooling
<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration
<Not Applicable>

Comment

C8.2d

(C8.2d) Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.

	Total Gross generation (MWh)	Generation that is consumed by the organization (MWh)	Gross generation from renewable sources (MWh)	Generation from renewable sources that is consumed by the organization (MWh)
Electricity	1225.84	1225.84	1225.84	1225.84
Heat	67765.19	67765.19	0	0
Steam	0	0	0	0
Cooling	0	0	0	0

C8.2g

(C8.2g) Provide a breakdown of your non-fuel energy consumption by country.

Country/area
United States of America

Consumption of electricity (MWh)
394983.33

Consumption of heat, steam, and cooling (MWh)
0

Total non-fuel energy consumption (MWh) [Auto-calculated]
394983.33

Is this consumption excluded from your RE100 commitment?
<Not Applicable>

Country/area
Canada

Consumption of electricity (MWh)
15069.45

Consumption of heat, steam, and cooling (MWh)
0

Total non-fuel energy consumption (MWh) [Auto-calculated]
15069.45

Is this consumption excluded from your RE100 commitment?
<Not Applicable>

C9. Additional metrics

C9.1

(C9.1) Provide any additional climate-related metrics relevant to your business.

Description
Energy usage

Metric value

Metric numerator
kWh

Metric denominator (intensity metric only)
5,621,697 square feet

% change from previous year

Direction of change
<Not Applicable>

Please explain

Description
Waste

Metric value

Metric numerator
Metric tons

Metric denominator (intensity metric only)

% change from previous year

Direction of change
<Not Applicable>

Please explain

C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6

(C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6) Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?

	Investment in low-carbon R&D	Comment
Row 1	Yes	

C-CN9.6a/C-RE9.6a

(C-CN9.6a/C-RE9.6a) Provide details of your organization's investments in low-carbon R&D for real estate and construction activities over the last three years.

Technology area
Integration of renewable energy sources in buildings

Stage of development in the reporting year
Please select

Average % of total R&D investment over the last 3 years
Please select

R&D investment figure in the reporting year (optional)

Comment
We do not have a specified R&D budget. The average % above is based on CapEx forms for projects regarding our solar pilot program.

C-RE9.9

(C-RE9.9) Does your organization manage net zero carbon buildings?
No, but we plan to in the future

C-CN9.11/C-RE9.11

(C-CN9.11/C-RE9.11) Explain your organization's plan to manage, develop or construct net zero carbon buildings, or explain why you do not plan to do so.

Sun Communities is a very unique property type. Most of the buildings owned and operated by Sun Communities are small spaces such as pool houses or small check-in offices for our guests. We are working with our suppliers to incorporate more ambitious environmental targets within the design and construction process of their manufactured homes. Two of of manufactured home suppliers leverage Energy Star to ensure their products are energy efficient. Our goal is to continue working with our suppliers to ensure the manufactured homes we do purchase are as environmentally efficient as possible.

C10. Verification

C10.1

(C10.1) Indicate the verification/assurance status that applies to your reported emissions.

	Verification/assurance status
Scope 1	Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	Third-party verification or assurance process in place
Scope 3	Third-party verification or assurance process in place

C10.1a

(C10.1a) Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.

Verification or assurance cycle in place
Annual process

Status in the current reporting year
Complete

Type of verification or assurance
Limited assurance

Attach the statement
2021 energy data audit Final 6 20 2022.pdf

Page/ section reference
Entire Letter

Relevant standard
ISO14064-1

Proportion of reported emissions verified (%)
15

C10.1b

(C10.1b) Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.

Scope 2 approach
Scope 2 location-based

Verification or assurance cycle in place
Annual process

Status in the current reporting year
Please select

Type of verification or assurance
Limited assurance

Attach the statement
2021 energy data audit Final 6 20 2022.pdf

Page/ section reference
Entire Letter

Relevant standard
ISO14064-1

Proportion of reported emissions verified (%)
15

C10.1c

(C10.1c) Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.

Scope 3 category
Please select

Verification or assurance cycle in place
Annual process

Status in the current reporting year
Complete

Type of verification or assurance
Limited assurance

Attach the statement
2021 energy data audit Final 6 20 2022.pdf

Page/section reference
Entire Letter

Relevant standard
IS)14064-1

Proportion of reported emissions verified (%)
15

C10.2

(C10.2) Do you verify any climate-related information reported in your CDP disclosure other than the emissions figures reported in C6.1, C6.3, and C6.5?
Yes

C10.2a

(C10.2a) Which data points within your CDP disclosure have been verified, and which verification standards were used?

Disclosure module verification relates to	Data verified	Verification standard	Please explain
C8. Energy	Energy consumption	ISO14064	Audited during our review of emissions data 2021 energy data audit Final 6 20 2022.pdf

C11. Carbon pricing

C11.1

(C11.1) Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?
No, but we anticipate being regulated in the next three years

C11.1d

(C11.1d) What is your strategy for complying with the systems you are regulated by or anticipate being regulated by?

Sun Communities' property management team has dedicated an annual budget to finance renewables or energy efficiency projects in the portfolio with the goal of reducing resilience on fossil fuels through efficiency measures. Furthermore, Sun Communities will continue to explore the feasibility of purchasing off-site renewable energy as necessary. Improving efficiency and installing on-site renewables and/or purchasing off-site renewables will allow Sun to reduce possible carbon pricing regulations that might impact our organization.

C11.2

(C11.2) Has your organization originated or purchased any project-based carbon credits within the reporting period?
No

C11.3

(C11.3) Does your organization use an internal price on carbon?
No, and we do not currently anticipate doing so in the next two years

C12. Engagement

C12.1

(C12.1) Do you engage with your value chain on climate-related issues?
Yes, our suppliers
Yes, our customers/clients

C12.1a

(C12.1a) Provide details of your climate-related supplier engagement strategy.

Type of engagement
Innovation & collaboration (changing markets)

Details of engagement
Other, please specify (We are working with our suppliers to ensure they are constructing environmentally efficient homes by investing in technologies to help increase efficiency throughout the design and construction process)

% of suppliers by number
2

% total procurement spend (direct and indirect)
10

% of supplier-related Scope 3 emissions as reported in C6.5
0

Rationale for the coverage of your engagement
This is a new priority for Sun Communities to interact with suppliers about their environmental impacts. We are developing our process for engagement and measurement.

Impact of engagement, including measures of success
Currently, we do not interact with our suppliers regarding environmental targets and goals, except for a few. As a result, it is hard to gauge impact since this is a developing area for Sun Communities to engage more of our supply chain around environmental objectives.

Comment

C12.1b

(C12.1b) Give details of your climate-related engagement strategy with your customers.

Type of engagement & Details of engagement

Education/information sharing	Run an engagement campaign to education customers about your climate change performance and strategy

% of customers by number
100

% of customer - related Scope 3 emissions as reported in C6.5
0

Please explain the rationale for selecting this group of customers and scope of engagement
We engage our tenants on the importance of energy and water efficiency strategies through newsletters and tip sharing. Our residents and guests can make behavioral and operational changes that reduce energy and water use by applying the strategies shared.

Impact of engagement, including measures of success
In 2021 reporting we have established an assumption based calculation approach to estimate impact to allow a measurement of the impact of the information sharing.

C12.2

(C12.2) Do your suppliers have to meet climate-related requirements as part of your organization's purchasing process?
No, and we do not plan to introduce climate-related requirements within the next two years

C12.3

(C12.3) Does your organization engage in activities that could either directly or indirectly influence policy, law, or regulation that may impact the climate?

Row 1

Direct or indirect engagement that could influence policy, law, or regulation that may impact the climate
Yes, we engage indirectly through trade associations

Does your organization have a public commitment or position statement to conduct your engagement activities in line with the goals of the Paris Agreement?
No, and we do not plan to have one in the next two years

Attach commitment or position statement(s)
<Not Applicable>

Describe the process(es) your organization has in place to ensure that your engagement activities are consistent with your overall climate change strategy
We are part of trade groups that make comments on behalf of the industry in regards to climate policy, law and regulations that may impact the industries we operate within.

Primary reason for not engaging in activities that could directly or indirectly influence policy, law, or regulation that may impact the climate
<Not Applicable>

Explain why your organization does not engage in activities that could directly or indirectly influence policy, law, or regulation that may impact the climate
<Not Applicable>

C12.3b

(C12.3b) Provide details of the trade associations your organization engages with which are likely to take a position on any policy, law or regulation that may impact the climate.

Trade association
Other, please specify (NAREIT)

Is your organization's position on climate change consistent with theirs?
Consistent

Has your organization influenced, or is your organization attempting to influence their position?
We are not attempting to influence their position

State the trade association's position on climate change, explain where your organization's position differs, and how you are attempting to influence their position (if applicable)
NAREIT believes that climate change is real and needs to be addressed. Asset managers have a significant role to play in mitigating climate risk and moving to a low-carbon future.

Funding figure your organization provided to this trade association in the reporting year, if applicable (currency as selected in C0.4) (optional)
0

Describe the aim of your organization's funding
<Not Applicable>

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?
No, we have not evaluated

C12.4

(C12.4) Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

Publication
In mainstream reports, incorporating the TCFD recommendations

Status
Complete

Attach the document
ESG-Final-Report-2021-May25.pdf

Page/Section reference
Dis closures are throughout report.

Content elements
Governance
Strategy
Risks & opportunities
Emissions figures

Comment

C15. Biodiversity

C15.1

(C15.1) Is there board-level oversight and/or executive management-level responsibility for biodiversity-related issues within your organization?

	Board-level oversight and/or executive management-level responsibility for biodiversity-related issues	Description of oversight and objectives relating to biodiversity	Scope of board-level oversight
Row 1	Yes, both board-level oversight and executive management-level responsibility	Biodiversity is included as a topic during ESG updates to NCGC and full board as needed. The board reviews applicable policies prior to release.	<Not Applicable>

C15.2

(C15.2) Has your organization made a public commitment and/or endorsed any initiatives related to biodiversity?

	Indicate whether your organization made a public commitment or endorsed any initiatives related to biodiversity	Biodiversity-related public commitments	Initiatives endorsed
Row 1	No, and we do not plan to do so within the next 2 years	<Not Applicable>	<Not Applicable>

C15.3

(C15.3) Does your organization assess the impact of its value chain on biodiversity?

	Does your organization assess the impact of its value chain on biodiversity?	Portfolio
Row 1	No, but we plan to assess biodiversity-related impacts within the next two years	<Not Applicable>

C15.4

(C15.4) What actions has your organization taken in the reporting year to progress your biodiversity-related commitments?

	Have you taken any actions in the reporting period to progress your biodiversity-related commitments?	Type of action taken to progress biodiversity- related commitments
Row 1	Yes, we are taking actions to progress our biodiversity-related commitments	Land/water protection Land/water management Species management Education & awareness

C15.5

(C15.5) Does your organization use biodiversity indicators to monitor performance across its activities?

	Does your organization use indicators to monitor biodiversity performance?	Indicators used to monitor biodiversity performance
Row 1	No	Please select

C15.6

(C15.6) Have you published information about your organization's response to biodiversity-related issues for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

Report type	Content elements	Attach the document and indicate where in the document the relevant biodiversity information is located
In voluntary sustainability report or other voluntary communications	Content of biodiversity-related policies or commitments Impacts on biodiversity Biodiversity strategy	pg 23 ESG-Final-Report-2021-May25.pdf

C16. Signoff

C-FI

(C-FI) Use this field to provide any additional information or context that you feel is relevant to your organization's response. Please note that this field is optional and is not scored.

C16.1

(C16.1) Provide details for the person that has signed off (approved) your CDP climate change response.

	Job title	Corresponding job category
Row 1		Please select

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	I understand that my response will be shared with all requesting stakeholders	Response permission
Please select your submission options	Yes	Public

Please confirm below

I have read and accept the applicable Terms