



CAMDEN PROPERTY TRUST
2Q22 EARNINGS CALL

2Q22 SIGNED NEW LEASES & RENEWALS

NEW LEASES



16.3%

RENEWALS



14.4%

BLENDED RATE



15.3%

JULY 2022 SIGNED NEW LEASES & RENEWALS

NEW LEASES



13.5%

RENEWALS



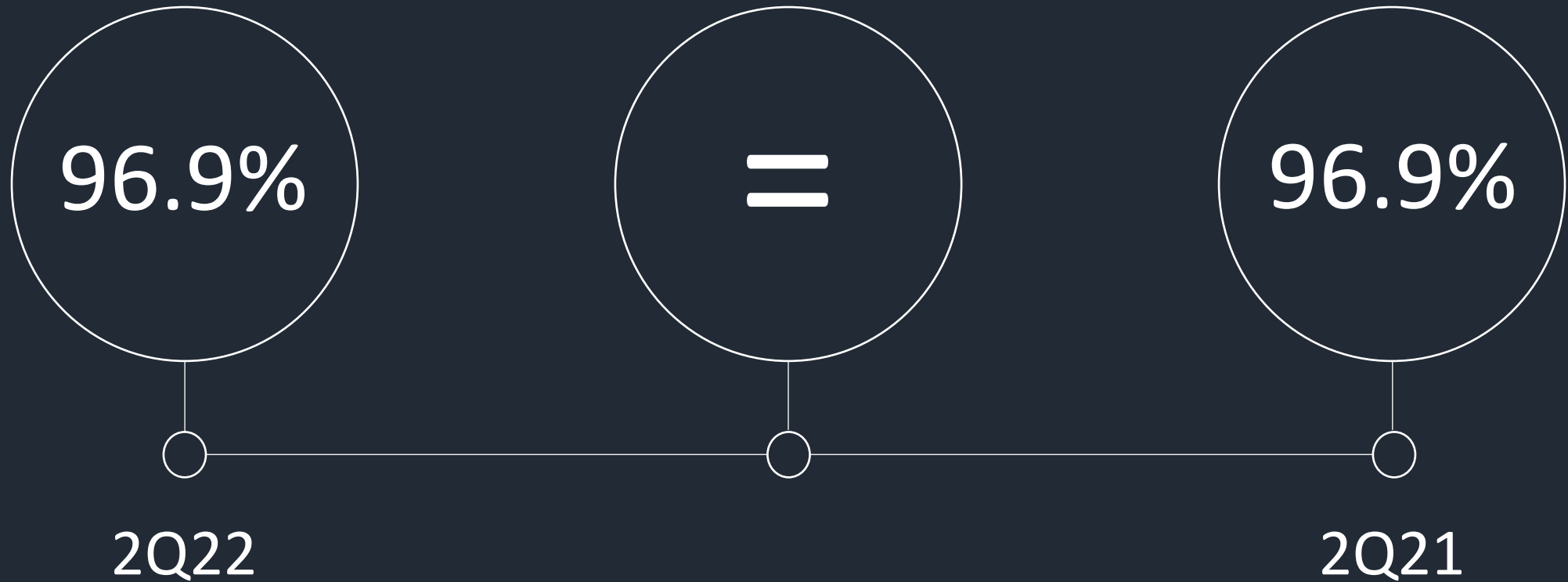
12.7%

BLENDED RATE



13.1%

SAME PROPERTY OCCUPANCY



2Q22 TURNOVER

	2Q22		2Q21
NET TURNOVER	46.0%	△	45.0%

	2Q22		2Q21
MOVEOUTS TO PURCHASE HOME	15.1%	▽	17.7%

2Q22 SAME PROPERTY REVENUE GROWTH

TOTAL PORTFOLIO		12.1%
-----------------	--	-------

12 OF 14 MARKETS	>	10.0%
------------------	---	-------

Camden Buckhead – Atlanta, Georgia



Camden Tempe II – Tempe, Arizona



Camden Village District – Raleigh, North Carolina

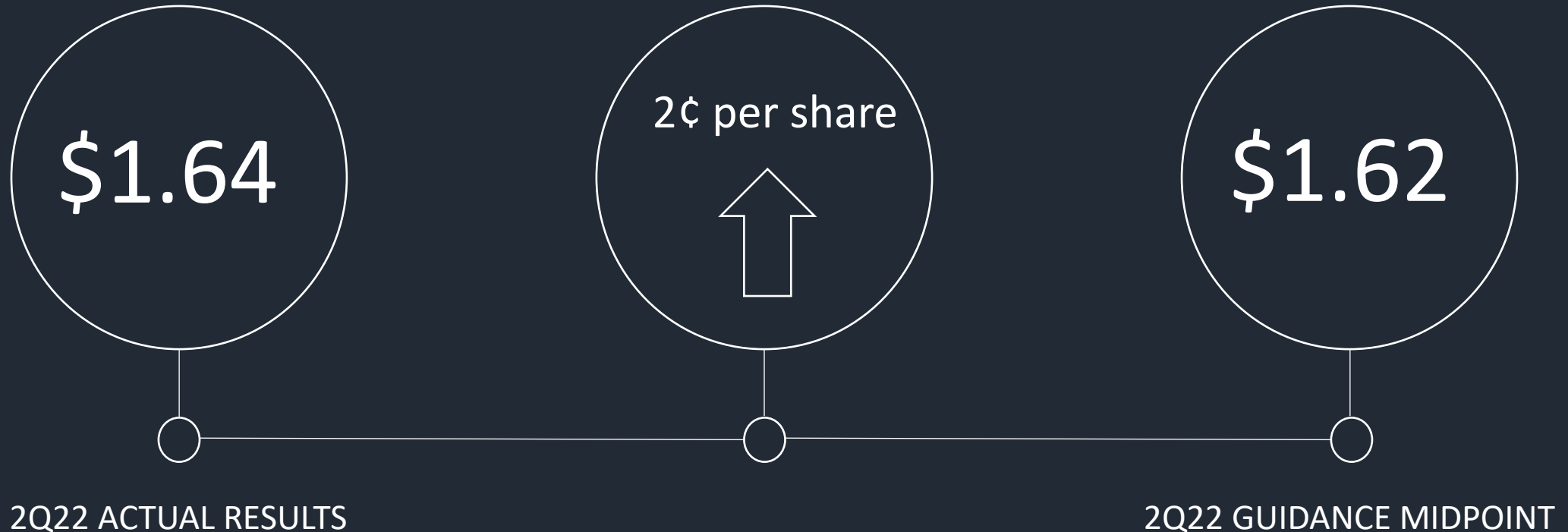


LIQUIDITY

- ~\$80 MILLION OUTSTANDING UNDER LOC (AS OF TODAY)
- \$248 MILLION TO SPEND OVER NEXT THREE YEARS ON EXISTING DEVELOPMENT PIPELINE
- 2Q22 NET DEBT TO EBITDA : 4.4x

2Q22 FFO

\$179.9 MILLION



3.0¢ LOWER BAD DEBT, HIGHER RENTAL RATES AND OCCUPANCY
(1.0¢) HIGHER PROPERTY TAXES IN HOUSTON, AUSTIN AND ATLANTA

2022 REVISED SAME PROPERTY GUIDANCE VS. PRIOR GUIDANCE

REVENUE



EXPENSE

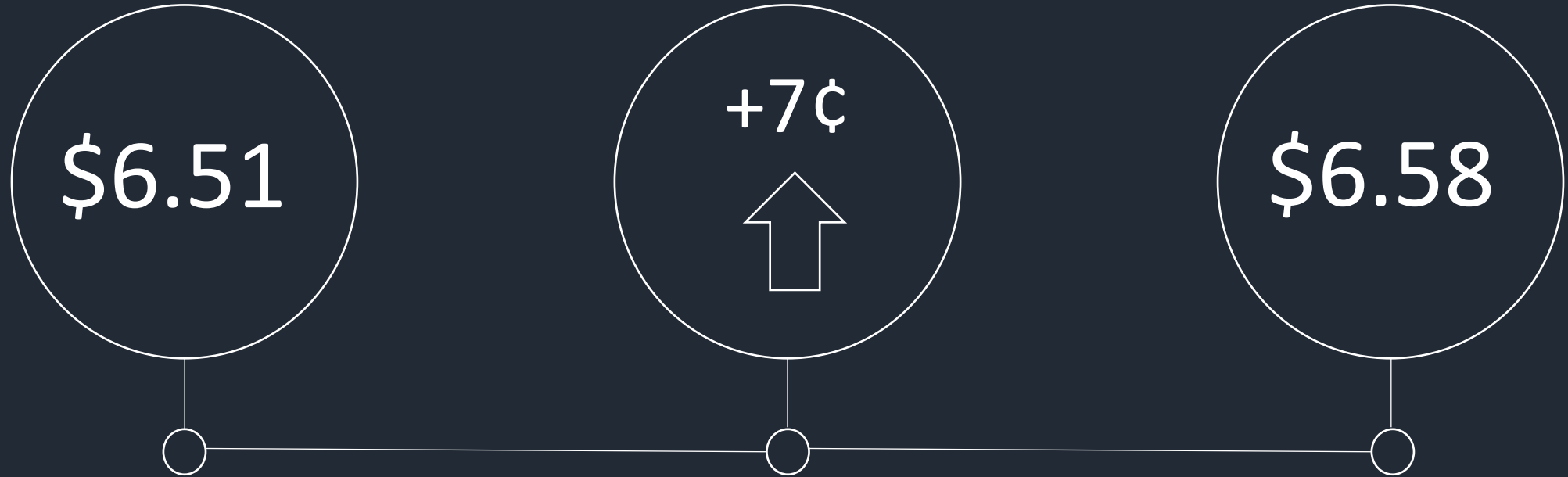


NOI



2022 EXPECTED FFO PER SHARE

(MIDPOINT OF GUIDANCE RANGE)



PRIOR 2022 GUIDANCE

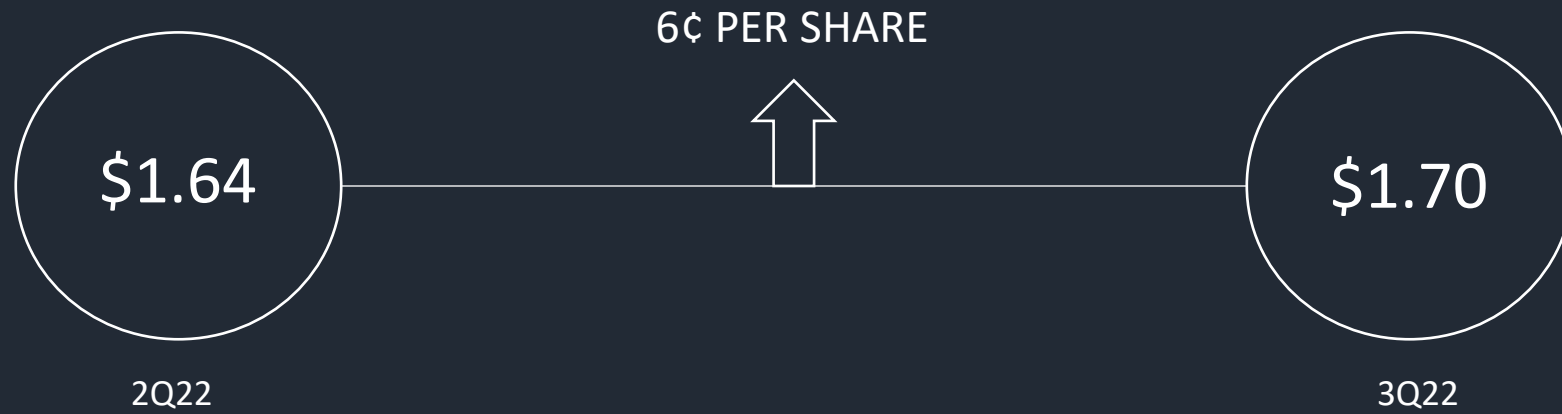
REVISED 2022 GUIDANCE

\$ 0.06
0.01
\$ 0.07

REVISED SAME STORE NOI GUIDANCE
INCREASED NOI FROM NON-SAME STORE AND DEVELOPMENT PORTFOLIO

3Q22 EXPECTED FFO PER SHARE

(MIDPOINT OF GUIDANCE RANGE)



\$ 0.06

SEQUENTIAL SAME STORE NOI GROWTH

0.01

SEQUENTIAL NON-SAME STORE AND DEVELOPMENT GROWTH

(0.01)

HIGHER VARIABLE RATE INTEREST EXPENSE AND ADDITIONAL SHARES OUTSTANDING

\$ 0.06