



CAMDEN PROPERTY TRUST
3Q22 EARNINGS CALL

SAME PROPERTY REVENUE GROWTH

3Q22 ACTUAL	11.70%
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YTD ACTUAL	11.60%
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2022 GUIDANCE	11.25%
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3Q22 SIGNED NEW LEASES & RENEWALS

NEW LEASES	11.8%
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RENEWALS	11.5%
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BLENDED RATE	11.6%
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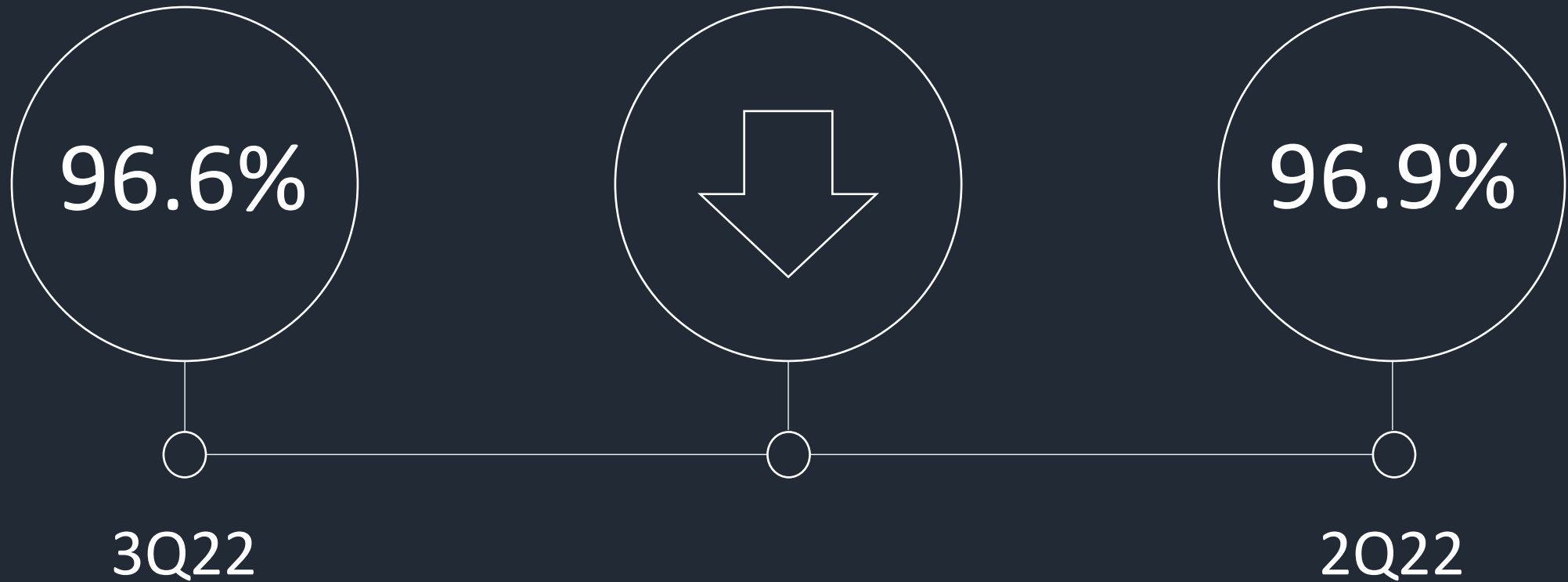
OCTOBER 2022 SIGNED NEW LEASES & RENEWALS

NEW LEASES	5.2%
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RENEWALS	9.4%
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BLENDED RATE	6.9%
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SAME PROPERTY OCCUPANCY



3Q22 TURNOVER

	3Q22		3Q21
NET TURNOVER	51.0%	△	47.0%

	3Q22		2Q22
MOVEOUTS TO PURCHASE HOME	13.2%	▽	15.1%



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3Q22 EARNINGS CALL

Camden Buckhead – Atlanta, Georgia



Camden Hillcrest – San Diego, California



Camden Atlantic – Plantation, Florida



Camden Woodmill Creek – Houston, Texas



Camden Long Meadow Farms – Houston, Texas

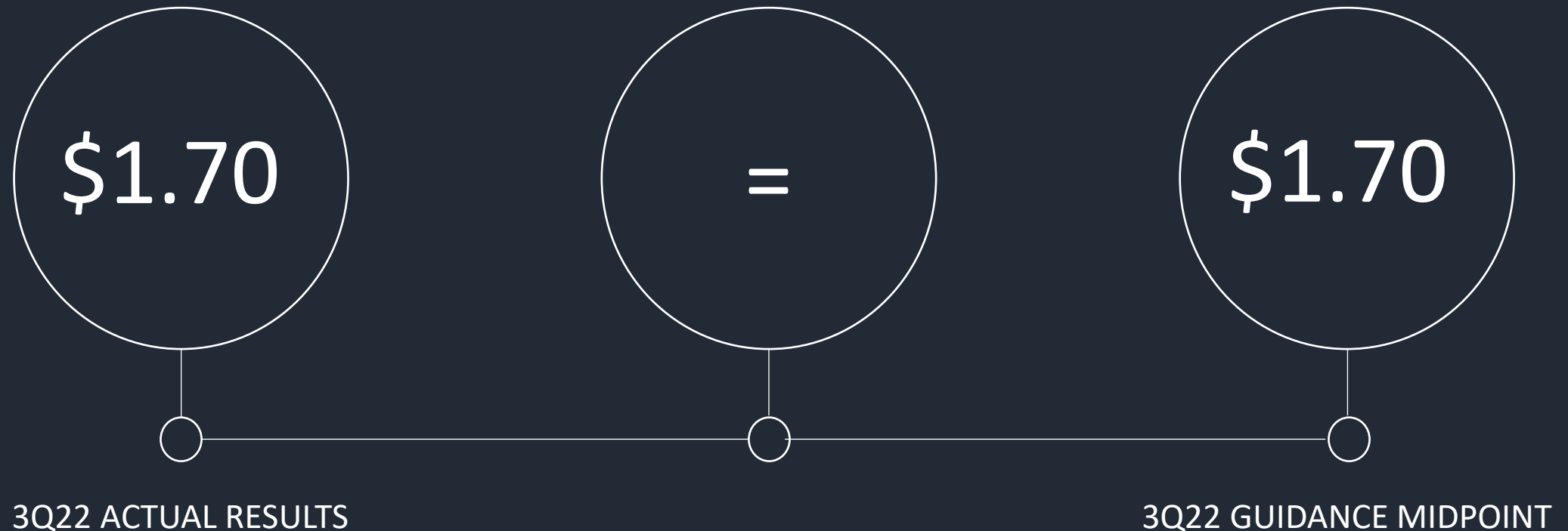


LIQUIDITY

- NEW \$1.2 BILLION LOC MATURING AUGUST 2026
- \$300 MILLION TERM LOAN MATURING AUGUST 2024
- \$30 MILLION OUTSTANDING UNDER LOC (AS OF TODAY)
- INCREASED SHARE REPURCHASE AUTHORIZATION TO \$500 MILLION
- 3Q22 NET DEBT TO EBITDA : 4.2x
- \$348 MILLION TO SPEND OVER NEXT THREE YEARS ON EXISTING DEVELOPMENT PIPELINE

3Q22 FFO

\$187.6 MILLION



(1.0¢)
1.0¢

PROPERTY EXPENSE ASSOCIATED WITH HURRICANE IAN
HIGHER OTHER PROPERTY INCOME & LOWER OVERHEAD EXPENSES

2022 SAME PROPERTY GUIDANCE

REVENUE

11.25%

EXPENSE

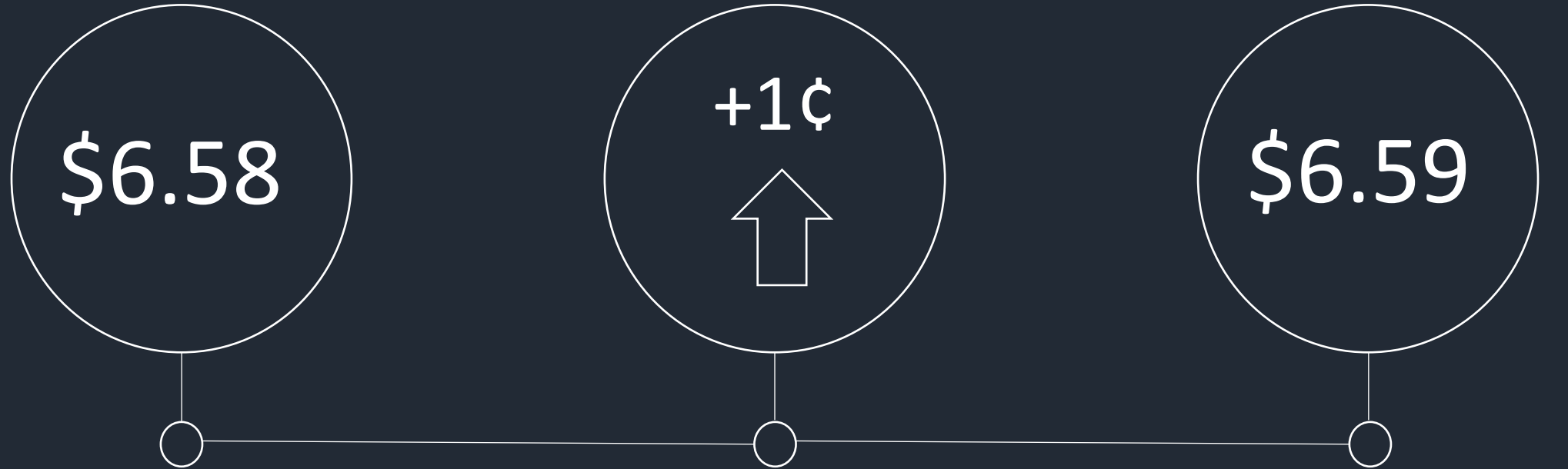
5.00%

NOI

14.75%

2022 EXPECTED FFO PER SHARE

(MIDPOINT OF GUIDANCE RANGE)



PRIOR 2022 GUIDANCE

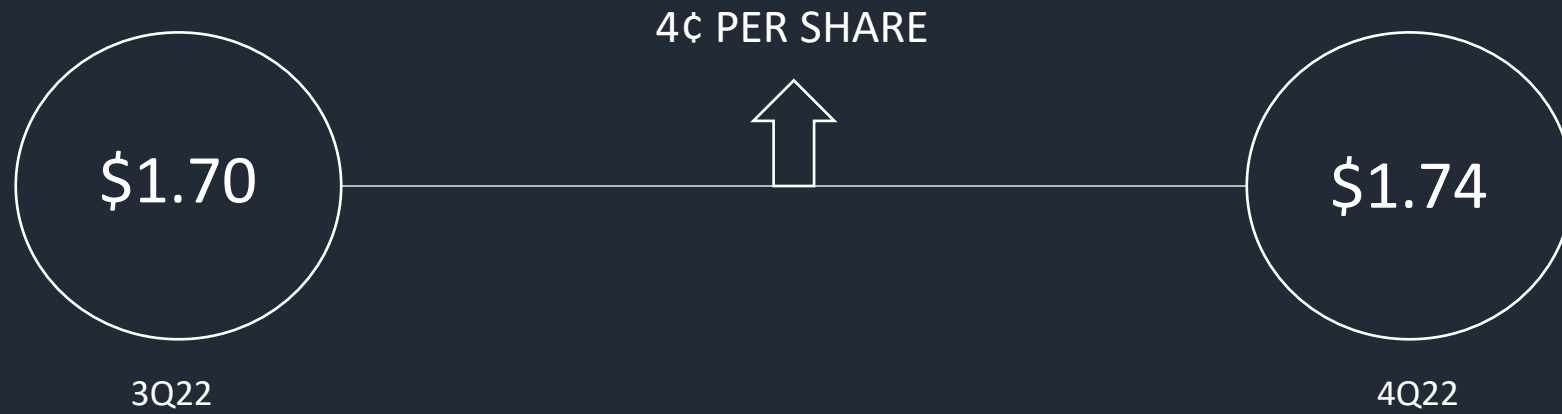
REVISED 2022 GUIDANCE

\$ 0.01

LOWER CORPORATE OVERHEAD

4Q22 EXPECTED FFO PER SHARE

(MIDPOINT OF GUIDANCE RANGE)



\$ 0.010	HURRICANE IAN EXPENSE
0.030	HIGHER NET MARKET RENT PARTIALLY OFFSET BY LOWER OCCUPANCY
0.030	SEASONAL DECREASE IN UTILITIES, REPAIR & MAINTENANCE, & UNIT TURNOVER EXPENSE AND TIMING OF PROPERTY TAX REFUNDS
0.030	NON-SAME STORE COMMUNITIES
(0.030)	DECREASE IN AMORTIZATION OF NET BELOW MARKET LEASES
(0.015)	HIGHER INTEREST EXPENSE
(0.015)	HIGHER OTHER CORPORATE EXPENSES
\$ 0.040	



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