



CAMDEN PROPERTY TRUST
1Q23 EARNINGS CALL

1Q23 SAME PROPERTY REVENUE GROWTH

TOP PERFORMERS: Tampa
Orlando
Southeast Florida
Nashville



1Q23 SIGNED NEW LEASES & RENEWALS

New Leases 1.8%

Renewals 6.7%

Blended 4.0%



1Q23 OPERATING STATISTICS

Same Property Occupancy	95.3%
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Net Turnover	36.0%
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Moveouts to Purchase Homes	10.1%
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Camden Atlantic – Plantation, Florida



Camden NoDa – Charlotte, North Carolina



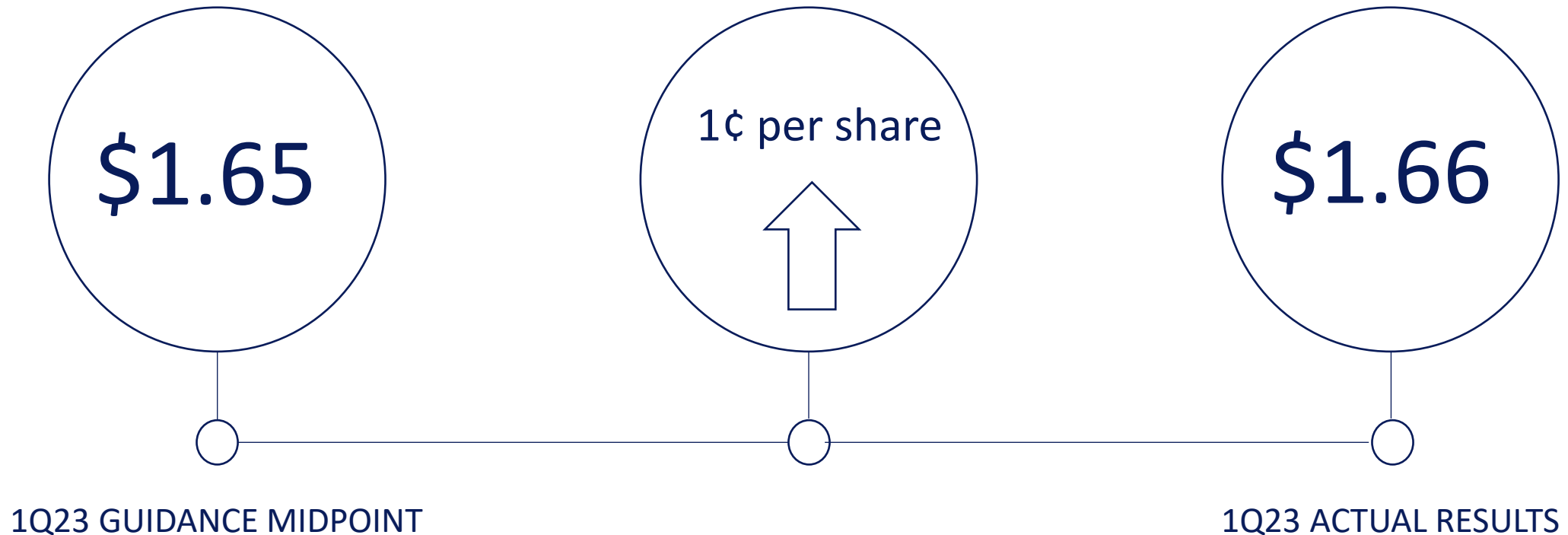
Camden Tempe II – Tempe, Arizona





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1Q23 NAREIT FFO AND CORE FFO



+2.0¢	BAD DEBT DUE TO TIMING OF MOVE-OUTS OF NON-PAYING RESIDENTS REPLACED WITH PAYING RESIDENTS
+0.5¢	HIGHER NET MARKET RENTS
+1.0¢	OTHER PROPERTY INCOME
(2.5¢)	HIGHER THAN ANTICIPATE PROPERTY INSURANCE CLAIMS
+1.0 ¢	



SAME PROPERTY GROWTH GUIDANCE

REVENUE



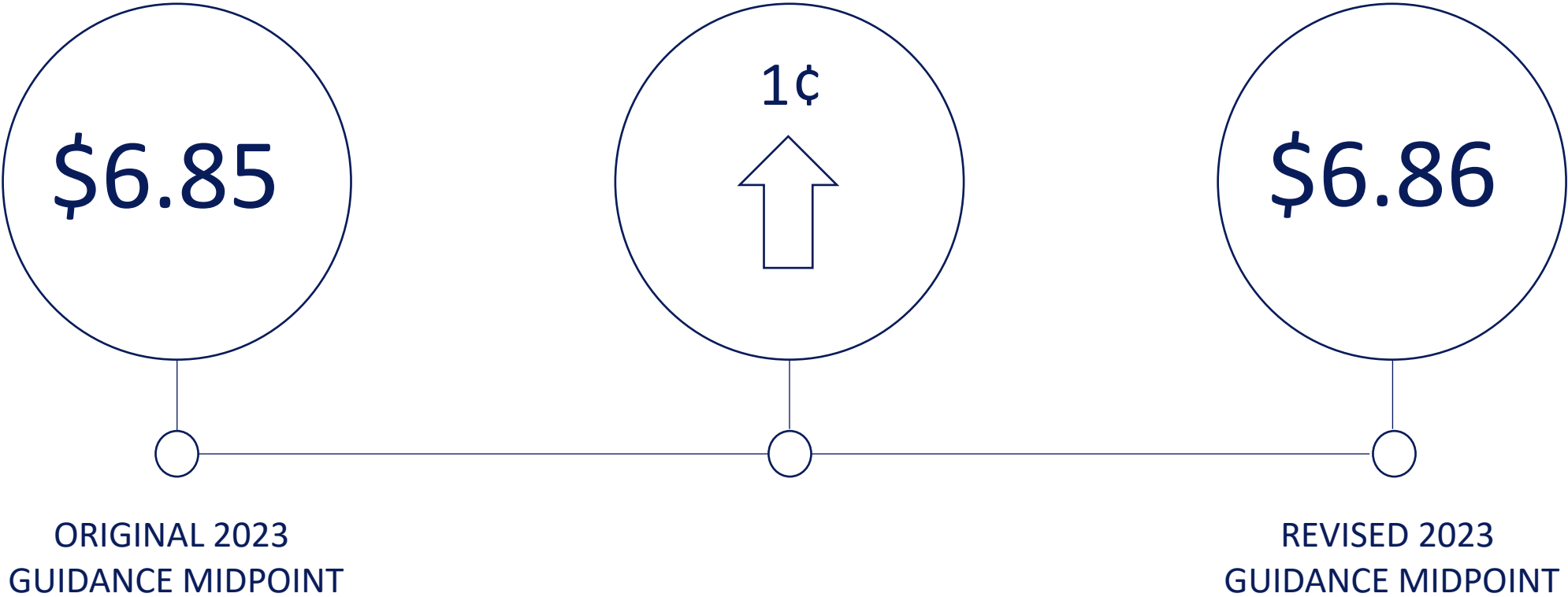
EXPENSE



NOI

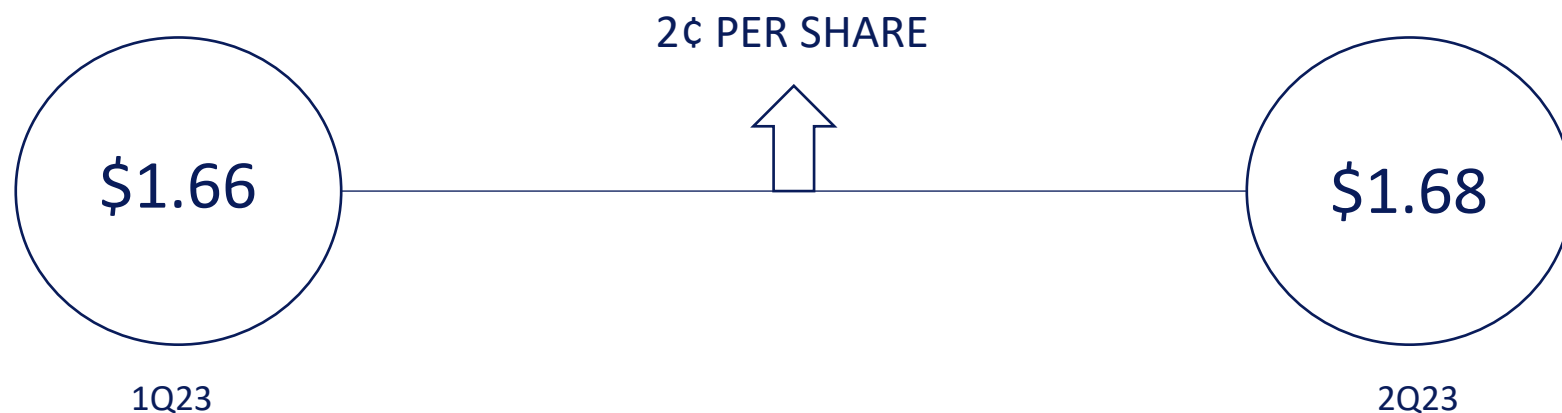


REVISED 2023 CORE FFO



2Q23 CORE FFO PER SHARE

(MIDPOINT OF GUIDANCE RANGE)



\$ 0.030
0.005
(0.005)
(0.010)
\$ 0.020

INCREASED SAME STORE NOI
NOI FROM DEVELOPMENT AND NON-SAME STORE COMMUNITIES
VARIOUS PUBLIC COMPANY FEES
HIGHER FLOATING RATE INTEREST EXPENSE



LIQUIDTY

- 1Q23 NET DEBT TO EBITDA : 4.3x
- \$268 MILLION REMAINING TO FUND FOR EXISTING DEVELOPMENT PIPELINE





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