



NEWS RELEASE

Camden Property Trust Prices \$600 Million 4.900% Senior Unsecured Notes Due 2036

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HOUSTON--(BUSINESS WIRE)-- Camden Property Trust (NYSE:CPT) today announced it has priced a \$600 million offering of senior unsecured notes under its existing shelf registration. These 10-year notes were issued at 99.936% of par value with a coupon of 4.900%. Interest on the notes is payable semi-annually on February 28 and August 28, with the first payment becoming due and payable on August 28, 2026, and the notes will mature on February 28, 2036. Camden expects to use the net proceeds of approximately \$594.0 million to repay a portion of the outstanding balance on its \$1.2 billion unsecured revolving credit facility and a portion of the amounts outstanding under its \$600 million commercial paper program and for general corporate purposes, which may include property acquisitions and development in the ordinary course of business, capital expenditures and working capital. Settlement is scheduled for February 19, 2026, subject to customary closing conditions.

BofA Securities, Inc., J.P. Morgan Securities LLC, PNC Capital Markets LLC, U.S. Bancorp Investments, Inc., Truist Securities, Inc. and Wells Fargo Securities, LLC are Joint Book-Running Managers. Regions Securities LLC, BMO Capital Markets Corp., BNP Paribas Securities Corp., Deutsche Bank Securities Inc., Mizuho Securities USA LLC, Scotia Capital (USA) Inc. and TD Securities (USA) LLC are Senior Co-Managers and M&T Securities, Inc. and Samuel A. Ramirez & Company, Inc. are Co-Managers in the transaction.

Camden has filed a registration statement (including a prospectus) with the Securities and Exchange Commission (SEC) for the offering to which this communication relates. Before you invest, you should read the prospectus in this registration statement and other documents Camden has filed with the SEC for more complete information about Camden and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, Camden, any underwriter or any dealer participating in the offering will arrange to send

you the prospectus if you request it by calling BofA Securities, Inc. toll-free at (800) 294-1322, J.P. Morgan Securities LLC collect at (212) 834-4533, PNC Capital Markets LLC toll-free at (855) 881-0697 or by email pncmprospectus@pnc.com, or U.S. Bancorp Investments, Inc. toll-free at (877) 558-2607.

This press release shall not constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these notes in any state or other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any state or other jurisdiction.

In addition to historical information, this press release contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates, and projections about the industry and markets in which Camden operates, management's beliefs, and assumptions made by management. Forward-looking statements are not guarantees of future performance and involve certain risks and uncertainties which are difficult to predict. Factors which may cause Camden's actual results or performance to differ materially from those contemplated by forward-looking statements are described under the heading "Risk Factors" in Camden's Annual Report on Form 10-K and in other filings with the SEC. Forward-looking statements made in today's press release represent management's current opinions at the time of this publication, and Camden assumes no obligation to update or supplement these statements because of subsequent events.

Camden Property Trust, an S&P 500 Company, is a real estate company primarily engaged in the ownership, management, development, redevelopment, acquisition, and construction of multifamily apartment communities. Camden owns and operates 172 properties containing 58,759 apartment homes across the United States. Upon completion of 3 properties currently under development, the Company's portfolio will increase to 59,921 apartment homes in 175 properties. Camden has been recognized as one of the 100 Best Companies to Work For® by FORTUNE magazine for 18 consecutive years, most recently ranking #18. For additional information, please contact Camden's Investor Relations Department at (713) 354-2787.

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Source: Camden Property Trust