



**Fixed Income Investor Presentation
February 2019 Update**

Disclaimer

This presentation is not, and does not constitute, an offer to sell or the solicitation, invitation or recommendation to purchase any securities and neither this presentation nor anything contained herein shall form the basis of any contract or commitment. In addition to historical information, this presentation 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 (the "Company") 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 the Company'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 Securities and Exchange Commission (SEC). Forward-looking statements made in this presentation represent management's opinions as of the date of this presentation, and the Company assumes no obligation to update or supplement these statements because of subsequent events.

4Q18 Highlights

Solid Operational Results

- Same property revenue growth + 3.0%
- Same property NOI growth + 2.6%
- FFO per diluted share of \$1.23
- AFFO per diluted share of \$0.99
- Completed lease-up at Camden NoMa II, a 405-unit wholly-owned community in Washington, DC
- Completed construction at Camden Washingtonian, a 365-unit wholly-owned community in Gaithersburg, MD
- Completed construction at Camden McGowen Station, a 315-unit wholly-owned community in Houston, TX

Strong Leverage Metrics

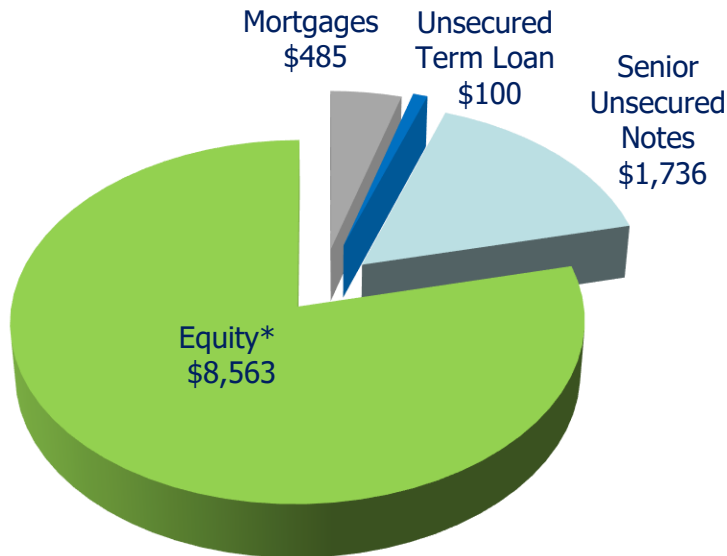
- 4.1x Net Debt-to-Annualized Adjusted EBITDA
- 5.5x Total Fixed Charge Coverage Ratio
- 4.1x Unencumbered Real Estate Assets (at Cost) to Unsecured Debt Ratio
- 6% Total Secured Debt to Total Asset Value
- Paid off \$175M Secured Floating Rate Notes & \$205M Secured Fixed Rate Notes on 10/01/2018
- Funded \$100M Three-Year Unsecured Floating Rate Term Loan on 10/01/2018
- Issued \$400M Ten-Year Senior Unsecured Notes on 10/04/2018

Ample Liquidity (data as of 12/31/18)

- \$34M in cash and cash equivalent balances
- \$635M available under \$645M credit facilities
- \$313M equity issuance available under ATM program
- 90% of assets unencumbered

Strong Capital Structure

(\$ in millions – as of 12/31/18)



Total Market Capitalization = \$11 Billion

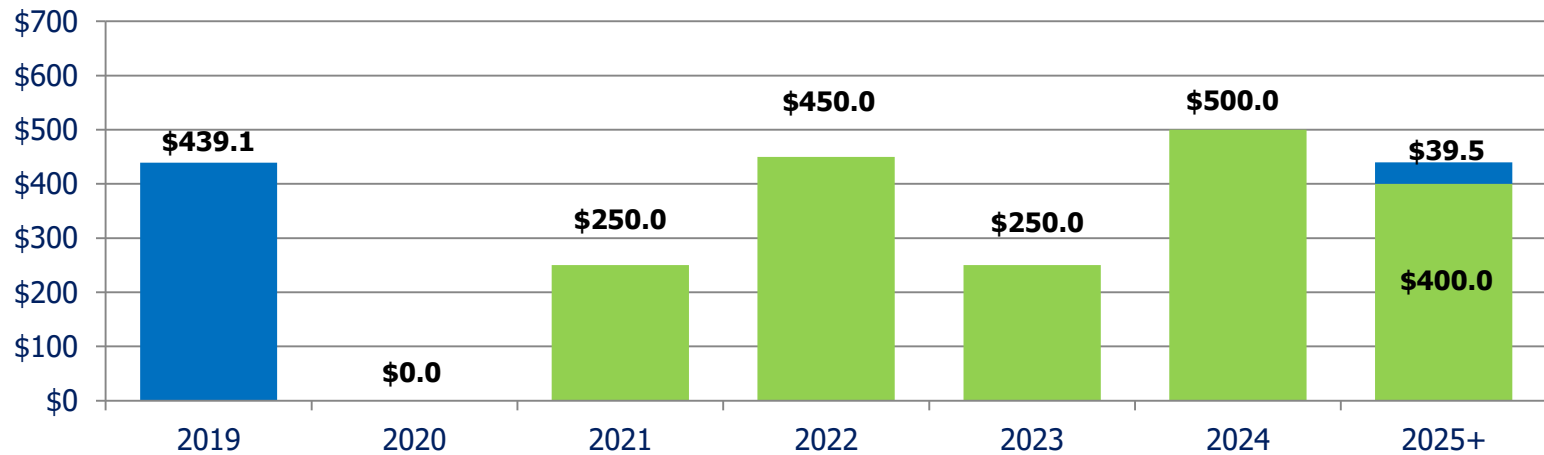
- 4.1x Net Debt-to-Annualized Adjusted EBITDA
- 4.2% weighted average interest rate on all debt
- 95.7% fixed rate debt
- 79.1% unsecured debt
- 4.9 years weighted average maturity of debt
- Manageable debt maturities over next several years

*Based on closing share price of \$88.05 on 12/31/18

Manageable Debt Maturities

Future scheduled maturities excluding Unsecured Credit Facilities (as of 12/31/18)

(\$ in millions)



Percentage of Total Maturities	18.9%	-	10.7%	19.3%	10.7%	21.5%	18.9%
Weighted Average Interest Rate	5.2%	-	4.8%	3.2%	5.1%	4.0%	3.8%

■ Unsecured Debt ■ Secured Debt

Covenants, Ratios, & Ratings

Unsecured Bond Covenants & Ratios	4Q18	3Q18	2Q18	1Q18	Covenant
Total Consolidated Debt to Total Asset Value	27%	27%	27%	27%	≤ 60%
Total Secured Debt to Total Asset Value	6%	10%	10%	11%	≤ 40%
Total Unencumbered Asset Value to Total Unsecured Debt	416%	495%	504%	500%	≥ 150%
Consolidated Income Available for Debt Service to Total Annual Service Charges	540%	529%	534%	523%	> 150%
Net Debt-to-Annualized Adjusted EBITDA	4.1x	4.1x	4.0x	4.0x	-
Total Fixed Charge Coverage Ratio	5.5x	5.5x	5.5x	5.4x	-
Unencumbered NOI to Total NOI	88.2%	77.1%	76.9%	76.7%	-

Credit Agency	Credit Rating	Outlook
Moody's	A3	Stable
Fitch	A-	Stable
S&P*	A-	Stable

*Upgraded February 4, 2019

Non-GAAP Financial Measures Definitions & Reconciliations

This document contains certain non-GAAP financial measures management believes are useful in evaluating an equity REIT's performance. Camden's definitions and calculations of non-GAAP financial measures may differ from those used by other REITs, and thus may not be comparable. The non-GAAP financial measures should not be considered as an alternative to net income as an indication of our operating performance, or to net cash provided by operating activities as a measure of our liquidity. For further definitions please see the Company's 4Q18 Earnings Release and Supplemental Information dated January 31, 2019, and the Company's filings with the Securities and Exchange Commission.

FFO

The National Association of Real Estate Investment Trusts ("NAREIT") currently defines FFO as net income (computed in accordance with accounting principles generally accepted in the United States of America ("GAAP")), excluding gains (or losses) associated with the sale of previously depreciated operating properties, real estate depreciation and amortization, impairments of depreciable assets, and adjustments for unconsolidated joint ventures. Our calculation of diluted FFO also assumes conversion of all potentially dilutive securities, including certain non-controlling interests, which are convertible into common shares. We consider FFO to be an appropriate supplemental measure of operating performance because, by excluding gains or losses on dispositions of operating properties, and depreciation, FFO can assist in the comparison of the operating performance of a company's real estate investments between periods or to different companies.

Adjusted FFO

In addition to FFO, we compute Adjusted FFO ("AFFO") as a supplemental measure of operating performance. AFFO is calculated utilizing FFO less recurring capital expenditures which are necessary to help preserve the value of and maintain the functionality at our communities. Our definition of recurring capital expenditures may differ from other REITs, and there can be no assurance our basis for computing this measure is comparable to other REITs.

Adjusted EBITDA

Adjusted EBITDA is defined by the Company as earnings before interest, taxes, depreciation and amortization, including net operating income from discontinued operations, excluding equity in (income) loss of joint ventures, (gain) loss on sale of unconsolidated joint venture interests, gain on acquisition of controlling interest in joint ventures, gain on sale of operating properties including land, net of tax, loss on early retirement of debt and income (loss) allocated to non-controlling interests. The Company considers Adjusted EBITDA to be an appropriate supplemental measure of operating performance to net income attributable to common shareholders because it represents income before non-cash depreciation and the cost of debt, and excludes gains or losses from property dispositions.

Net Operating Income (NOI)

NOI is defined by the Company as total property income less property operating and maintenance expenses less real estate taxes. The Company considers NOI to be an appropriate supplemental measure of operating performance to net income attributable to common shareholders because it reflects the operating performance of our communities without allocation of corporate level property management overhead or general and administrative costs.

CAMDENSM



Living Excellence