



**CAMDEN PROPERTY TRUST ANNOUNCES
TAX CHARACTERISTICS OF 2016 DISTRIBUTIONS**

Houston, TEXAS (January 19, 2017) - Camden Property Trust (NYSE:CPT) announced today the income tax characteristics of its 2016 distributions paid to shareholders as they will be reported on Form 1099-DIV. The Company is releasing information at this time to aid banks, brokerage firms, and institutional investors that are required to issue Form 1099s to their account holders. The final classifications of the distributions for 2016 are as follows:

Camden Property Trust – Common Shares (CUSIP – 133131102)

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Capital Gain Distribution	Unrecaptured Sec. 1250 Capital Gain 25% Rate	Return of Capital
03/31/16	04/18/16	\$0.7500	0.0000%	69.2613%	30.7387%	0.0000%
06/30/16	07/18/16	\$0.7500	0.0000%	69.2613%	30.7387%	0.0000%
09/23/16	09/30/16	\$4.2500	0.0000%	69.2613%	30.7387%	0.0000%
09/30/16	10/17/16	\$0.7500	0.0000%	69.2613%	30.7387%	0.0000%
12/16/16	01/17/17	\$0.7500	0.0000%	69.2613%	30.7387%	0.0000%

Based on the above percentages, the following represents a 1099-DIV for one share of common stock:

Form 1099-DIV	(Boxes 1a + 2a + 3)	Box 1a	Box 2a	Box 2b	Box 3
	Cash Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distributions	Unrecaptured Sec. 1250 Gain⁽¹⁾	Nondividend Distributions
Total	\$7.2500	\$0.0000	\$7.2500	\$2.2286	\$0.0000

⁽¹⁾ Amounts in Box 2b are included in Box 2a.

For corporate shareholders the Section 291(a) preference item is 6.1477% of the total distribution.

Also, the company did not incur any foreign taxes during 2016.

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.

Camden Property Trust, an S&P 400 Company, is a real estate company engaged in the ownership, management, development, redevelopment, acquisition, and construction of multifamily apartment communities. Camden owns interests in and operates 152 properties containing 52,793 apartment homes across the United States. Upon completion of 7 properties under development, the Company’s portfolio will increase to 55,366 apartment homes in 159 properties. Camden was recently named by FORTUNE® Magazine for the ninth consecutive year as one of the “100 Best Companies to Work For” in America, ranking #9.

For additional information, please contact Camden’s Investor Relations Department at (713) 354-2787 or access our website at camdenliving.com.