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DELTA REPORT

10-Q

ELS PR A CL - EQUITY LIFESTYLE PROPERTI

10-Q - SEPTEMBER 30, 2023 COMPARED TO 10-Q - JUNE 30, 2023

The following comparison report has been automatically generated

TOTAL DELTAS 665

█ CHANGES 388

█ DELETIONS 124

█ ADDITIONS 153

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended **June 30, 2023** **September 30, 2023**

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission file number: 1-11718

EQUITY LIFESTYLE PROPERTIES, INC.

(Exact Name of Registrant as Specified in Its Charter)

Maryland

(State or other jurisdiction of incorporation)

36-3857664

(IRS Employer Identification Number)

**Two North Riverside Plaza, Suite
800**

Chicago, Illinois

60606

(Address of Principal Executive Offices)

(Zip Code)

(312) 279-1400

Registrant's telephone number, including area code

Securities registered pursuant to Section 12(b) of the Act:

Title of each class

Trading Symbol(s)

Name of each exchange on which registered

Common Stock, \$0.01 Par Value

ELS

New York Stock Exchange

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the latest practicable date: **186,276,126** **186,392,726** shares of Common Stock as of **July 24, 2023** **October 17, 2023**.

Equity LifeStyle Properties, Inc.

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Part I - Financial Information

Item 1. Financial Statements

**Equity LifeStyle Properties, Inc.
Consolidated Balance Sheets**

(amounts in thousands, except share and per share data)

	Assets	June 30, 2023		December 31, 2022				September 30, 2023		December 31, 2022	
		(unaudited)						(unaudited)			
Assets	Assets					Assets					
Investment in real estate:	Investment in real estate:					Investment in real estate:					
Land	Land	\$	2,088,511	\$	2,084,532	Land	\$	2,088,657	\$	2,084,532	
Land improvements	Land improvements		4,237,327		4,115,439	Land improvements		4,307,943		4,115,439	
Buildings and other depreciable property	Buildings and other depreciable property		1,223,492		1,169,590	Buildings and other depreciable property		1,228,897		1,169,590	
			7,549,330		7,369,561			7,625,497		7,369,561	
Accumulated depreciation	Accumulated depreciation		(2,355,031)		(2,258,540)	Accumulated depreciation		(2,401,384)		(2,258,540)	
Net investment in real estate	Net investment in real estate		5,194,299		5,111,021	Net investment in real estate		5,224,113		5,111,021	
Cash and restricted cash	Cash and restricted cash		28,107		22,347	Cash and restricted cash		59,680		22,347	
Notes receivable, net	Notes receivable, net		47,375		45,356	Notes receivable, net		49,684		45,356	
Investment in unconsolidated joint ventures	Investment in unconsolidated joint ventures		82,423		81,404	Investment in unconsolidated joint ventures		84,328		81,404	
Deferred commission expense	Deferred commission expense		51,978		50,441	Deferred commission expense		53,180		50,441	
Other assets, net	Other assets, net		181,805		181,950	Other assets, net		155,306		181,950	
Total Assets	Total Assets	\$	5,585,987	\$	5,492,519	Total Assets	\$	5,626,291	\$	5,492,519	
Liabilities and Equity	Liabilities and Equity					Liabilities and Equity					

Liabilities:	Liabilities:	Liabilities:
Mortgage notes payable, net	Mortgage notes payable, net	Mortgage notes payable, net
Term loan, net	Term loan, net	Term loan, net
Unsecured line of credit	Unsecured line of credit	Unsecured line of credit
Accounts payable and other liabilities	Accounts payable and other liabilities	Accounts payable and other liabilities
Deferred membership revenue	Deferred membership revenue	Deferred membership revenue
Accrued interest payable	Accrued interest payable	Accrued interest payable
Rents and other customer payments received in advance and security deposits	Rents and other customer payments received in advance and security deposits	Rents and other customer payments received in advance and security deposits
Distributions payable	Distributions payable	Distributions payable
Total Liabilities	Total Liabilities	Total Liabilities
	4,082,875	4,129,284
Equity:	Equity:	Equity:
Stockholders' Equity:	Stockholders' Equity:	Stockholders' Equity:
Preferred stock, \$0.01 par value, 10,000,000 shares authorized as of June 30, 2023 and December 31, 2022; none issued and outstanding.	—	—
Common stock, \$0.01 par value, 600,000,000 shares authorized as of June 30, 2023 and December 31, 2022; 186,273,876 and 186,120,298 shares issued and outstanding as of June 30, 2023 and December 31, 2022, respectively.	1,916	1,916
Preferred stock, \$0.01 par value, 10,000,000 shares authorized as of September 30, 2023 and December 31, 2022; none issued and outstanding.	—	—
Common stock, \$0.01 par value, 600,000,000 shares authorized as of September 30, 2023 and December 31, 2022; 186,390,612 and 186,120,298 shares issued and outstanding as of September 30, 2023 and December 31, 2022, respectively.	—	—
Paid-in capital	Paid-in capital	Paid-in capital
Distributions in excess of accumulated earnings	Distributions in excess of accumulated earnings	Distributions in excess of accumulated earnings
Accumulated other comprehensive income	Accumulated other comprehensive income	Accumulated other comprehensive income
Total Stockholders' Equity	Total Stockholders' Equity	Total Stockholders' Equity
	1,503,112	1,497,007
Non-controlling interests – Common OP Units	Non-controlling interests – Common OP Units	Non-controlling interests – Common OP Units
Total Equity	1,517,485	1,517,485

Total Liabilities and Equity	Total Liabilities and Equity	\$ 5,585,987	\$ 5,492,519	Total Liabilities and Equity	\$ 5,626,291	\$ 5,492,519
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The accompanying notes are an integral part of the consolidated financial statements.

Equity LifeStyle Properties, Inc.
Consolidated Statements of Income and Comprehensive Income
(amounts in thousands, except per share data)
(unaudited)

Revenues:	Revenues:	Six Months Ended June				Quarters Ended September 30,		Nine Months Ended September 30,	
		Quarters Ended June 30,		30,		2023	2022	2023	2022
		Rental income	\$ 288,655	\$ 275,330	\$ 585,106	\$ 560,395	Rental income	\$ 303,334	\$ 289,016
Annual membership subscriptions	Annual membership subscriptions	16,189	15,592	32,159	30,749			16,673	16,254
Membership upgrade sales	Membership upgrade sales	3,614	3,168	7,119	6,235			3,744	3,308
Other income	Other income	17,911	14,195	35,625	27,736			15,658	15,580
Gross revenues from home sales, brokered resales and ancillary services	Gross revenues from home sales, brokered resales and ancillary services	38,913	52,681	71,046	92,390			44,795	52,547
Interest income	Interest income	2,259	1,722	4,347	3,481			2,276	1,865
Income from other investments, net	Income from other investments, net	2,473	2,617	4,564	4,521			2,333	2,399
Total revenues	Total revenues	370,014	365,305	739,966	725,507			388,813	380,969
Expenses:	Expenses:							1,128,779	1,106,476
Property operating and maintenance	Property operating and maintenance	122,214	114,307	234,697	218,299			126,846	123,181
Real estate taxes	Real estate taxes	18,832	19,182	37,148	38,639			19,017	17,734
Membership sales and marketing	Membership sales and marketing	5,521	5,452	10,359	9,783			5,696	5,937
Property management	Property management	19,359	19,099	38,823	36,970			19,887	19,003
Depreciation and amortization	Depreciation and amortization	51,464	50,796	101,966	100,190			50,968	52,547
Cost of home sales, brokered resales and ancillary services	Cost of home sales, brokered resales and ancillary services	29,268	40,971	52,409	71,670			33,471	40,224
Home selling expenses and ancillary operating expenses	Home selling expenses and ancillary operating expenses	7,170	7,584	14,094	14,066			7,164	7,080
General and administrative	General and administrative	16,607	11,679	28,268	23,750			9,895	11,086
Casualty-related charges/(recoveries), net	Casualty-related charges/(recoveries), net	—	—	—	—			—	—
Other expenses	Other expenses	1,381	4,205	2,849	5,251			1,338	1,627
Early debt retirement	Early debt retirement	—	640	—	1,156			68	—
Interest and related amortization	Interest and related amortization	33,122	28,053	65,710	55,517			33,434	29,759
Total expenses	Total expenses	304,938	301,968	586,323	575,291			307,784	308,178

Loss on sale of real estate and impairment, net	Loss on sale of real estate and impairment, net	—	—	(2,632)	—	Loss on sale of real estate and impairment, net	(949)	(3,747)	(3,581)	(3,747)
Income before equity in income of unconsolidated joint ventures	Income before equity in income of unconsolidated joint ventures	65,076	63,337	151,011	150,216	Income before equity in income of unconsolidated joint ventures	80,080	69,044	231,091	219,260
Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures	973	1,253	1,497	1,424	Equity in income of unconsolidated joint ventures	661	1,465	2,158	2,889
Consolidated net income	Consolidated net income	66,049	64,590	152,508	151,640	Consolidated net income	80,741	70,509	233,249	222,149
Income allocated to non-controlling interests – Common OP Units	Income allocated to non-controlling interests – Common OP Units	(3,121)	(3,073)	(7,209)	(7,217)	Income allocated to non-controlling interests – Common OP Units	(3,772)	(3,346)	(10,981)	(10,563)
Redeemable perpetual preferred stock dividends	Redeemable perpetual preferred stock dividends	(8)	(8)	(8)	(8)	Redeemable perpetual preferred stock dividends	—	—	(8)	(8)
Net income available for Common Stockholders	Net income available for Common Stockholders	\$ 62,920	\$ 61,509	\$ 145,291	\$ 144,415	Net income available for Common Stockholders	\$ 76,969	\$ 67,163	\$ 222,260	\$ 211,578
Consolidated net income	Consolidated net income	\$ 66,049	\$ 64,590	\$ 152,508	\$ 151,640	Consolidated net income	\$ 80,741	\$ 70,509	\$ 233,249	\$ 222,149
Other comprehensive income (loss):	Other comprehensive income (loss):					Other comprehensive income (loss):				
Adjustment for fair market value of swaps	Adjustment for fair market value of swaps	2,186	2,793	(1,792)	12,717	Adjustment for fair market value of swaps	(1,763)	4,235	(3,555)	16,952
Consolidated comprehensive income	Consolidated comprehensive income	68,235	67,383	150,716	164,357	Consolidated comprehensive income	78,978	74,744	229,694	239,101
Comprehensive income allocated to non-controlling interests – Common OP Units	Comprehensive income allocated to non-controlling interests – Common OP Units	(3,225)	(3,207)	(7,124)	(7,823)	Comprehensive income allocated to non-controlling interests – Common OP Units	(3,690)	(3,547)	(10,814)	(11,370)
Redeemable perpetual preferred stock dividends	Redeemable perpetual preferred stock dividends	(8)	(8)	(8)	(8)	Redeemable perpetual preferred stock dividends	—	—	(8)	(8)
Comprehensive income attributable to Common Stockholders	Comprehensive income attributable to Common Stockholders	\$ 65,002	\$ 64,168	\$ 143,584	\$ 156,526	Comprehensive income attributable to Common Stockholders	\$ 75,288	\$ 71,197	\$ 218,872	\$ 227,723
Earnings per Common Share – Basic	Earnings per Common Share – Basic	\$ 0.34	\$ 0.33	\$ 0.78	\$ 0.78	Earnings per Common Share – Basic	\$ 0.41	\$ 0.36	\$ 1.19	\$ 1.14
Earnings per Common Share – Fully Diluted	Earnings per Common Share – Fully Diluted	\$ 0.34	\$ 0.33	\$ 0.78	\$ 0.78	Earnings per Common Share – Fully Diluted	\$ 0.41	\$ 0.36	\$ 1.19	\$ 1.14
Weighted average Common Shares outstanding – Basic	Weighted average Common Shares outstanding – Basic	186,023	185,767	185,962	185,729	Weighted average Common Shares outstanding – Basic	186,100	185,814	186,008	185,758
Weighted average Common Shares outstanding – Fully Diluted	Weighted average Common Shares outstanding – Fully Diluted	195,430	195,227	195,388	195,253	Diluted	195,440	195,269	195,414	195,248

The accompanying notes are an integral part of the consolidated financial statements.

Equity LifeStyle Properties, Inc.
Consolidated Statements of Changes in Equity
(amounts in thousands)
(unaudited)

		Non-Controlling Interests –						Redeemable Distributions							
		Common Stock	Paid-in Capital	Preferred Stock	Redeemable Perpetual in Excess of Accumulated Earnings	Distributions	Accumulated Other Income (Loss)	Comprehensive Income	Common OP Units	Total Equity	Common Stock	Paid-in Capital	Preferred Stock	Redeemable Perpetual in Excess of Accumulated Earnings	Distributions
Balance as of December 31, 2022	2022	\$ 1,916	\$ 1,628,618	\$ —	\$ (204,248)	\$ 19,119	\$ 72,080	\$ 1,517,485	Balance as of December 31, 2022	\$ 1,916	\$ 1,628,618	\$ —	\$ (204,248)	\$ 19,119	
Exchange of Common OP Units for Common Stock	Exchange of Common OP Units for Common Stock	—	198	—	—	—	—	(198)	—	—	198	—	—	—	
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	363	—	—	—	—	363	purchase plan	—	363	—	—	—	
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	2,549	—	—	—	—	2,549	stock options	—	2,549	—	—	—	
Repurchase of Common Stock or Common OP Units	Repurchase of Common Stock or Common OP Units	—	(1,932)	—	—	—	—	(1,932)	Units	—	(1,932)	—	—	—	
Adjustment for Common OP Unitholders in the Operating Partnership	Adjustment for Common OP Unitholders in the Operating Partnership	—	168	—	—	—	(168)	—	Partnership	—	168	—	—	—	
Adjustment for fair market value of swap	Adjustment for fair market value of swap	—	—	—	—	(3,978)	—	(3,978)	value of swap	—	—	—	—	(3,978)	
Consolidated net income	Consolidated net income	—	—	—	82,371	—	4,088	86,459	net income	—	—	—	82,371	—	
Distributions	Distributions	—	—	—	(83,326)	—	(4,136)	(87,462)	Distributions	—	—	—	(83,326)	—	
Other	Other	—	(98)	—	—	—	—	(98)	Other	—	(98)	—	—	—	
Balance as of March 31, 2023	2023	\$ 1,916	\$ 1,629,866	\$ —	\$ (205,203)	\$ 15,141	\$ 71,666	\$ 1,513,386	Balance as of March 31, 2023	\$ 1,916	\$ 1,629,866	\$ —	\$ (205,203)	\$ 15,141	
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	504	—	—	—	—	504	purchase plan	—	504	—	—	—	
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	8,584	—	—	—	—	8,584	stock options	—	8,584	—	—	—	

Adjustment for Common OP	Adjustment for Common OP	—	(503)	—	—	—	503	—	Adjustment for Common OP	—	(503)	—	—	
Unitholders in the Operating Partnership	Unitholders in the Operating Partnership	—	(503)	—	—	—	503	—	Unitholders in the Operating Partnership	—	(503)	—	—	
Adjustment for fair market value of swap	Adjustment for fair market value of swap	—	—	—	—	2,186	—	2,186	Adjustment for fair market value of swap	—	—	—	—	
Consolidated net income	Consolidated net income	—	—	8	62,920	—	3,121	66,049	net income	—	—	8	62,920	
Distributions	Distributions	—	—	(8)	(83,357)	—	(4,135)	(87,500)	Distributions	—	—	(8)	(83,357)	
Other	Other	—	(97)	—	—	—	—	(97)	Other	—	(97)	—	—	
Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		
June 30, 2023	June 30, 2023	\$ 1,916	\$ 1,638,354	\$ —	\$ (225,640)	\$ 17,327	\$ 71,155	\$ 1,503,112	June 30, 2023	\$ 1,916	\$ 1,638,354	\$ —	\$ (225,640)	\$ 17
Exchange of Common OP Units for Common Stock	Exchange of Common OP Units for Common Stock	—	—	1	812	—	—	—	Exchange of Common OP Units for Common Stock	—	—	—	—	—
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	—	—	—	736	—	—	Issuance of Common Stock through employee stock purchase plan	—	—	—	—	—
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	—	—	—	1,799	—	—	Compensation expenses related to restricted stock and stock options	—	—	—	—	—
Adjustment for Common OP	Adjustment for Common OP	—	—	—	—	—	—	—	Adjustment for Common OP	—	—	—	—	—
Unitholders in the Operating Partnership	Unitholders in the Operating Partnership	—	—	—	—	—	—	—	Unitholders in the Operating Partnership	—	(27)	—	—	—
Adjustment for fair market value of swaps	Adjustment for fair market value of swaps	—	—	—	—	—	—	—	Adjustment for fair market value of swaps	—	—	—	—	(1)
Consolidated net income	Consolidated net income	—	—	—	—	—	—	—	Consolidated net income	—	—	—	76,969	—
Distributions	Distributions	—	—	—	—	—	—	—	Distributions	—	—	—	(83,410)	—
Other	Other	—	—	—	—	—	—	—	Other	—	(121)	—	—	—
Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		Balance as of		
September 30, 2023	September 30, 2023	\$ 1,917	\$ 1,641,553	\$ —	\$ (232,081)	\$ 15								

	Non-Controlling Interests -							Non-Controlling Interests -							
	Redeemable Distributions		Accumulated Other Comprehensive Income (Loss)		Common OP Units			Redeemable Distributions		Accumulated Other Comprehensive Income (Loss)		Common OP Units			
	Common Stock	Paid-in Capital	Preferred Stock	Accumulated Earnings	Comprehensive Income (Loss)	Common OP Units	Total Equity	Common Stock	Paid-in Capital	Preferred Stock	Accumulated Earnings	Comprehensive Income (Loss)	Common OP Units		
Balance as of		Balance as of							Balance as of						
December 31, 2021	December 31, 2021	\$ 1,913	\$ 1,593,362		\$ (183,689)	\$ 3,524	\$ 71,061	\$ 1,486,171	December 31, 2021	\$ 1,913	\$ 1,593,362		\$ (183,689)	\$ 3	

Exchange of Common OP Units for Common Stock	Exchange of Common OP Units for Common Stock	—	67	—	—	(67)	—	Units for Common Stock	—	67	—
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	513	—	—	—	513	Stock through employee stock purchase plan	—	513	—
Issuance of Common Stock	Issuance of Common Stock	3	28,367	—	—	—	28,370	Common Stock	3	28,367	—
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	2,590	—	—	—	2,590	Compensation expenses related to restricted stock and stock options	—	2,590	—
Repurchase of Common Stock or Common OP Units	Repurchase of Common Stock or Common OP Units	—	(3,449)	—	—	—	(3,449)	Stock or Common OP Units	—	(3,449)	—
Adjustment for Common OP Unitholders in the Operating Partnership	Adjustment for Common OP Unitholders in the Operating Partnership	—	(1,641)	—	—	1,641	—	Unitholders in the Operating Partnership	—	(1,641)	—
Adjustment for fair market value of swap	Adjustment for fair market value of swap	—	—	—	9,924	—	9,924	for fair market value of swap	—	—	9
Consolidated net income	Consolidated net income	—	—	82,906	—	4,144	87,050	Consolidated net income	—	—	82,906
Distributions	Distributions	—	—	(76,375)	—	(3,812)	(80,187)	Distributions	—	—	(76,375)
Other	Other	—	(645)	—	—	—	(645)	Other	—	(645)	—
Balance as of March 31, 2022	Balance as of March 31, 2022		\$ 1,916	\$ 1,619,164		\$ (177,158)	\$ 13,448	\$ 72,967	\$ 1,530,337		\$ (177,158)
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	1,388	—	—	—	1,388	purchase plan	—	1,388	—
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	2,681	—	—	—	2,681	stock options	—	2,681	—
Adjustment for Common OP Unitholders in the Operating Partnership	Adjustment for Common OP Unitholders in the Operating Partnership	—	(303)	—	—	—	303	Partnership	—	(303)	—

Adjustment for fair market value of swap	Adjustment for fair market value of swap	—	—	—	—	2,793	—	2,793	Adjustment for fair market value of swap	—	—	—	—	2
Consolidated net income	Consolidated net income	—	—	8	61,509	—	3,073	64,590	Consolidated net income	—	—	8	61,509	
Distributions	Distributions	—	—	(8)	(76,179)	—	(3,812)	(79,999)	Distributions	—	—	(8)	(76,179)	
Other	Other	—	(54)	—	—	—	—	(54)	Other	—	(54)	—	—	
Balance as of June 30, 2022	Balance as of June 30, 2022	\$ 1,916	\$ 1,622,876	\$ (191,828)	\$ 16,241	\$ 72,531	\$ 1,521,736	Balance as of June 30, 2022	\$ 1,916	\$ 1,622,876	\$ (191,828)	\$ 16		
Exchange of Common OP Units for Common Stock	Exchange of Common OP Units for Common Stock	—	—	—	—	—	—	—	—	—	—	—	—	
Issuance of Common Stock through employee stock purchase plan	Issuance of Common Stock through employee stock purchase plan	—	—	—	—	—	—	—	—	—	—	—	—	
Compensation expenses related to restricted stock and stock options	Compensation expenses related to restricted stock and stock options	—	—	—	—	—	—	—	—	—	—	—	—	
Adjustment for Common OP	Adjustment for Common OP	—	—	—	—	—	—	—	—	—	—	—	—	
Unitholders in the Operating Partnership	Unitholders in the Operating Partnership	—	—	—	—	—	—	—	—	—	—	—	—	
Adjustment for fair market value of swap	Adjustment for fair market value of swap	—	—	—	—	—	—	—	—	—	—	—	—	4
Consolidated net income	Consolidated net income	—	—	—	—	—	—	—	—	—	—	—	67,164	
Distributions	Distributions	—	—	—	—	—	—	—	—	—	—	—	(76,305)	
Other	Other	—	—	—	—	—	—	—	—	—	—	—	—	
Balance as of September 30, 2022	Balance as of September 30, 2022	\$ 1,916	\$ 1,625,751	\$ (200,969)	\$ 20									

The accompanying notes are an integral part of the consolidated financial statements.

Equity LifeStyle Properties, Inc.
Consolidated Statements of Cash Flows
(amounts in thousands)
(unaudited)

Cash Flows From Operating Activities:	Cash Flows From Operating Activities:	Six Months Ended June 30,		Nine Months Ended September 30,	
				2023	2022
		Consolidated net income	Consolidated net income	\$ 152,508	\$ 151,640
Cash Flows From Operating Activities:	Cash Flows From Operating Activities:	Consolidated net income	Consolidated net income	\$ 233,249	\$ 222,149

Adjustments to reconcile consolidated net income to net cash provided by operating activities:	Adjustments to reconcile consolidated net income to net cash provided by operating activities:	Adjustments to reconcile consolidated net income to net cash provided by operating activities:
Loss on sale of real estate and impairment, net	Loss on sale of real estate and impairment, net	Loss on sale of real estate and impairment, net
Early debt retirement	Early debt retirement	Early debt retirement
Depreciation and amortization	Depreciation and amortization	Depreciation and amortization
Amortization of loan costs	Amortization of loan costs	Amortization of loan costs
Debt premium amortization	Debt premium amortization	Debt premium amortization
Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures
Distributions of income from unconsolidated joint ventures	Distributions of income from unconsolidated joint ventures	Distributions of income from unconsolidated joint ventures
Proceeds from insurance claims, net	Proceeds from insurance claims, net	Proceeds from insurance claims, net
Compensation expense related to incentive plans	Compensation expense related to incentive plans	Compensation expense related to incentive plans
Revenue recognized from membership upgrade sales upfront payments	Revenue recognized from membership upgrade sales upfront payments	Revenue recognized from membership upgrade sales upfront payments
Commission expense recognized related to membership sales	Commission expense recognized related to membership sales	Commission expense recognized related to membership sales
Changes in assets and liabilities:	Changes in assets and liabilities:	Changes in assets and liabilities:
Manufactured homes	(30,402)	(2,136)
Manufactured homes, net		
Notes receivable, net	Notes receivable, net	Notes receivable, net
Deferred commission expense	Deferred commission expense	Deferred commission expense
Other assets, net	Other assets, net	Other assets, net
Accounts payable and other liabilities	Accounts payable and other liabilities	Accounts payable and other liabilities
Deferred membership revenue	Deferred membership revenue	Deferred membership revenue

Rents and other customer payments received in advance and security deposits	Rents and other customer payments received in advance and security deposits	25,953	26,273	Rents and other customer payments received in advance and security deposits	(1,106)	(3,957)
Net cash provided by operating activities	Net cash provided by operating activities	266,826	303,765	Net cash provided by operating activities	418,658	405,123
Cash Flows From Investing Activities:	Cash Flows From Investing Activities:			Cash Flows From Investing Activities:		
Real estate acquisitions, net	Real estate acquisitions, net	(9,180)	(111,917)	Real estate acquisitions, net	(9,326)	(119,255)
Investment in unconsolidated joint ventures	Investment in unconsolidated joint ventures	(3,310)	(12,291)	Investment in unconsolidated joint ventures	(6,060)	(16,022)
Distributions of capital from unconsolidated joint ventures	Distributions of capital from unconsolidated joint ventures	2,577	1,788	Distributions of capital from unconsolidated joint ventures	3,730	3,602
Proceeds from insurance claims, net	Proceeds from insurance claims, net	5,309	1,405	Proceeds from insurance claims, net	5,309	1,405
Capital improvements	Capital improvements	(149,002)	(130,337)	Capital improvements	(231,172)	(185,916)
Net cash used in investing activities	Net cash used in investing activities	(153,606)	(251,352)	Net cash used in investing activities	(237,519)	(316,186)

The accompanying notes are an integral part of the consolidated financial statements.

Equity LifeStyle Properties, Inc.
Consolidated Statements of Cash Flows (continued)
(amounts in thousands)
(unaudited)

Cash Flows From Financing Activities:	Cash Flows From Financing Activities:	Six Months Ended June 30,		Nine Months Ended September 30,	
		2023	2022	2023	2022
Proceeds from stock options and employee stock purchase plan	Proceeds from stock options and employee stock purchase plan	867	1,901	Proceeds from stock options and employee stock purchase plan	1,604
Gross proceeds from the issuance of common stock	Gross proceeds from the issuance of common stock	—	28,370	Gross proceeds from the issuance of common stock	—
Distributions:	Distributions:			Distributions:	
Common Stockholders	Common Stockholders	(159,636)	(143,557)	Common Stockholders	(242,994)
Common OP Unitholders	Common OP Unitholders	(7,934)	(7,185)	Common OP Unitholders	(12,069)
Preferred Stockholders	Preferred Stockholders	(8)	(8)	Preferred Stockholders	(8)
Share based award tax withholding payments	Share based award tax withholding payments	(1,932)	(3,449)	Share based award tax withholding payments	(1,932)
Principal payments and mortgage debt repayment	Principal payments and mortgage debt repayment	(32,814)	(103,734)	Principal payments and mortgage debt repayment	(148,811)
Mortgage notes payable financing proceeds	Mortgage notes payable financing proceeds	88,753	200,000	Mortgage notes payable financing proceeds	463,753
Term loan proceeds	Term loan proceeds	—	200,000	Term loan proceeds	—
Line of Credit repayment		(299,000)	(423,000)		
Line of Credit proceeds		306,000	121,800		

Line of credit repayment		Line of credit repayment	(605,000)	(495,016)
Line of credit proceeds		Line of credit proceeds	407,000	241,000
Debt issuance and defeasance costs	Debt issuance and defeasance costs	(1,560)	(3,826)	
Other	Other	(196)	(697)	
Net cash used in financing activities	Net cash used in financing activities	(107,460)	(133,385)	
Net increase (decrease) in cash and restricted cash	Net increase (decrease) in cash and restricted cash	5,760	(80,972)	
Cash and restricted cash, beginning of period	Cash and restricted cash, beginning of period	22,347	123,398	
Cash and restricted cash, end of period	Cash and restricted cash, end of period	\$ 28,107	\$ 42,426	\$ 59,680
				\$ 30,510

Supplemental Information:	Supplemental Information:	Six Months Ended June 30,		Nine Months Ended September 30,	
		2023		2023	
		2022	2022	2022	2022
Cash paid for interest, net	Cash paid for interest, net	\$ 64,068	\$ 53,987	\$ 97,297	\$ 82,368
Cash paid for manufactured homes		\$ 66,562	\$ 50,698		
Cash paid for the purchase of manufactured homes				Cash paid for the purchase of manufactured homes	\$ 90,477
Real estate acquisitions:	Real estate acquisitions:			Real estate acquisitions:	\$ (119,796)
Investment in real estate	Investment in real estate	\$ (9,911)	\$ (112,458)	Investment in real estate	\$ (10,057)
Notes receivable, net	Notes receivable, net	—	(772)	Notes receivable, net	—
Other assets, net	Other assets, net	13	—	Other assets, net	13
Deferred membership revenue	Deferred membership revenue	—	315	Deferred membership revenue	—
Other liabilities	Other liabilities	—	702	Other liabilities	—
Rents and other customer payments received in advance and security deposits	Rents and other customer payments received in advance and security deposits	718	296	Rents and other customer payments received in advance and security deposits	718
Real estate acquisitions, net	Real estate acquisitions, net	\$ (9,180)	\$ (111,917)	Real estate acquisitions, net	\$ (9,326)
					\$ (119,255)

The accompanying notes are an integral part of the consolidated financial statements.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 1 – Organization and Basis of Presentation

Equity LifeStyle Properties, Inc. ("ELS"), a Maryland corporation, together with MHC Operating Limited Partnership (the "Operating Partnership") and its other consolidated subsidiaries (the "Subsidiaries"), are referred to herein as "we," "us," and "our". We are a fully integrated owner of lifestyle-oriented properties ("Properties") consisting of property operations and home sales and rental operations primarily within manufactured home ("MH") and recreational vehicle ("RV") communities and marinas. We provide our customers the opportunity to place manufactured homes and cottages, RVs and/or boats on our Properties either on a long-term or short-term basis. Our customers may lease individual developed areas ("Sites") or enter into right-to-use contracts, also known as membership subscriptions, which provide them access to specific Properties for limited stays.

Our Properties are owned primarily by the Operating Partnership and managed internally by affiliates of the Operating Partnership. ELS is the sole general partner of the Operating Partnership, has exclusive responsibility and discretion in management and control of the Operating Partnership and held a 95.3% interest as of **June 30, 2023** **September 30, 2023**. As the general partner with control, ELS is the primary beneficiary of, and therefore consolidates, the Operating Partnership.

Equity method of accounting is applied to entities in which ELS does not have a controlling interest or for variable interest entities in which ELS is not considered the primary beneficiary, but with respect to which it can exercise significant influence over operations and major decisions. Our exposure to losses associated with unconsolidated joint ventures is primarily limited to the carrying value of these investments. Accordingly, distributions from a joint venture in excess of our carrying value are recognized in earnings.

The accompanying unaudited interim consolidated financial statements have been prepared pursuant to Securities and Exchange Commission ("SEC") rules and regulations for Quarterly Reports on Form 10-Q. Accordingly, they do not include all of the information and note disclosures required by U.S. Generally Accepted Accounting Principles ("GAAP") for complete financial statements and should be read in conjunction with the consolidated financial statements and notes thereto included in our Annual Report on Form 10-K for the year ended December 31, 2022.

Intercompany balances and transactions have been eliminated. All adjustments to the unaudited interim consolidated financial statements are of a normal, recurring nature and, in the opinion of management, are necessary for a fair presentation of results for these interim periods. Revenues and expenses are subject to seasonal fluctuations and accordingly, quarterly interim results may not be indicative of full year results. Certain prior period amounts have been reclassified on our unaudited interim consolidated financial statements to conform with current year presentation.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 2 – Summary of Significant Accounting Policies

(a) Revenue Recognition

Our revenue streams are predominantly derived from customers renting our Sites or entering into membership subscriptions. Leases with customers renting our Sites are accounted for as operating leases. The rental income associated with these leases is accounted for in accordance with the Accounting Standards Codification ("ASC") 842, *Leases*, and is recognized over the term of the respective lease or the length of a customer's stay. MH Sites are generally leased on an annual basis to residents who own or lease factory-built homes, including manufactured homes. RV and marina Sites are leased to those who generally have an RV, factory-built cottage, boat or other unit placed on the site, including those customers renting marina dry storage slips. Annual Sites are leased on an annual basis, including those Northern Properties that are open for the summer season. Seasonal Sites are leased to customers generally for one to six months. Transient Sites are leased to customers on a short-term basis. We do not separate expenses reimbursed by our customers ("utility recoveries") from the associated rental income as we meet the practical expedient criteria of *ASC 842, Leases* to combine the lease and non-lease components. We assessed the criteria and concluded that the timing and pattern of transfer for rental income and the associated utility recoveries are the same and, as our leases qualify as operating leases, we account for and present rental income and utility recoveries as a single component under Rental income in our Consolidated Statements of Income and Comprehensive Income. In addition, customers may lease homes that are located in our communities. These leases are accounted for as operating leases. Rental income derived from customers leasing homes is also accounted for in accordance with *ASC 842, Leases* and is recognized over the term of the respective lease. The allowance for credit losses related to the collectability of lease receivables is presented as a reduction to Rental income. Lease receivables are presented within Other assets, net on the Consolidated Balance Sheets and are net of an allowance for credit losses. The estimate for credit losses is a result of our ongoing assessments and evaluations of collectability, including historical loss experience, current market conditions and future expectations in forecasting credit losses.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 2 – Summary of Significant Accounting Policies (continued)

Annual membership subscriptions and membership upgrade sales are accounted for in accordance with *ASC 606, Revenue from Contracts with Customers*. Membership subscriptions provide our customers access to specific Properties for limited stays at a specified group of Properties. Payments are deferred and recognized on a straight-line basis over the one-year period during which access to Sites at certain Properties is provided. Membership subscription receivables are presented within Other assets, net on the Consolidated Balance Sheets and are net of an allowance for credit losses. Membership upgrades grant certain additional access rights to the customer and require non-refundable upfront payments. The non-refundable upfront payments are recognized on a straight-line basis over 20 years. Financed upgrade sales (also known as contract receivables) are presented within Notes receivable, net on the Consolidated Balance Sheets and are net of an allowance for credit losses.

Revenue from home sales is recognized when the earnings process is complete. The earnings process is complete when the home has been delivered, the purchaser has accepted the home and title has transferred. We have a limited program under which we purchase loans made by an unaffiliated lender to homebuyers at our Properties. Financed home sales (also known as chattel loans) are presented within Notes receivable, net on the Consolidated Balance Sheets and are net of an allowance for credit losses.

(b) Restricted Cash

As of **June 30, 2023** **September 30, 2023** and December 31, 2022, restricted cash consisted of **\$20.7 million** **\$21.2 million** and \$19.7 million, respectively, primarily related to cash reserved for customer deposits and escrows for insurance and real estate taxes.

(c) *Reclassifications*

Certain prior period amounts have been reclassified to conform to the current year presentation.

(d) *Insurance Recoveries*

We carry comprehensive insurance coverage for losses resulting from property damage and environmental liability and business interruption claims on all of our properties. We record the estimated amount of expected insurance proceeds for property damage, clean-up costs and other losses incurred as an asset (typically a receivable from our insurance carriers) and income up to the amount of the losses incurred when receipt of insurance proceeds is deemed probable. Any amount of insurance recovery in excess of the losses incurred and any amount of insurance recovery related to business interruption are considered a gain contingency and will be recognized in the period in which the insurance proceeds are received. During the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, we recognized expenses of approximately **\$10.3** **\$12.1** million related to debris removal and

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 2 – Summary of Significant Accounting Policies (continued)

cleanup related to Hurricane Ian and an offsetting insurance recovery revenue accrual of **\$10.3** **\$12.1** million related to the expected insurance recovery as a result of Hurricane Ian which is included in Casualty-related charges/(recoveries), net in the Consolidated Statements of Income and Comprehensive Income. During the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, we received insurance proceeds of approximately **\$36.6** **\$48.8** million, of which **\$8.0** **\$9.6** million was identified as represented business interruption recovery revenue.

(e) *Prior period correction*

During the six months ended June 30, 2023, the Company identified and corrected an immaterial error related to the classification of cash outflows associated with the purchase of MHs in the Consolidated Statements of Cash Flows. Previously, the Company classified these cash outflows within investing activities in the Consolidated Statements of Cash Flows to align with the balance sheet classification. Based on the predominance principle in ASC 230-10-45-22, the Company determined that all of the cash flows associated with the purchase and sale of manufactured homes should be classified within operating activities in the Consolidated Statements of Cash Flows. Based on an analysis of quantitative and qualitative factors in accordance with SEC Staff Accounting Bulletins 99, *Materiality* and 108, *Considering the Effects of Prior Year Misstatements when Quantifying Misstatements in Current Year Financial Statements*, the Company concluded that this error was immaterial to the Consolidated Statements of Cash Flows as presented in the Company's previously filed Quarterly Reports on Form 10-Q and Annual Reports on Form 10-K. There was no impact to the Consolidated Statements of Income and Comprehensive Income, Consolidated Balance Sheets, or Consolidated Statements of Changes in Equity for any periods presented.

In preparing The revisions to the Company's Consolidated Statements of Cash Flows for the six months ended June 30, 2023, the Company made appropriate revisions to its Consolidated Statements of Cash Flows for historical periods for purposes of comparability to the current period. Such changes are reflected for the **six** **nine** months ended **June 30, 2022** **September 30, 2022**, included in these financial statements, and will also be reflected in the historical periods included in the Company's subsequent quarterly and annual consolidated financial statements.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 2 – Summary of Significant Accounting Policies (continued)

The impact of the revisions on the line items within the Consolidated Statements of Cash Flows for the **six** **nine** months ended **September 30, 2022** previously filed in the Quarterly Report on Form 10-Q for the quarter ended **June 30, 2022** **September 30, 2022** is as follows (in thousands):

	Six Months Ended June 30, 2022		
	As Reported	Effect of Revision	As Revised
<u>Operating Activities</u>			
Manufactured homes	\$ —	(2,136)	\$ (2,136)
Other assets, net	\$ 44,339	(48,562)	\$ (4,223)
Net cash provided by operating activities	\$ 354,463	(50,698)	\$ 303,765
<u>Investing Activities</u>			
Capital improvements	\$ (181,035)	50,698	\$ (130,337)
Net cash used in investing activities	\$ (302,050)	50,698	\$ (251,352)

The impact of the revisions on the line items within the Consolidated Statements of Cash Flows for the years ended December 31, 2022, 2021 and 2020 previously filed in the Annual Report on Form 10-K for the year ended December 31, 2022 is as follows (in thousands):

	Year Ended December 31, 2022						Year Ended December 31, 2021						Year Ended December 31, 2020						Nine Months Ended September 30, 2022						
	<u>Operating Activities</u>			As Reported	Effect of Revision	As Revised	<u>Operating Activities</u>			As Reported	Effect of Revision	As Revised	<u>Operating Activities</u>			As Reported	Effect of Revision	As Revised	Nine Months Ended September 30, 2022						
	<u>Operating Activities</u>	As Reported	Effect of Revision	As Revised	As Reported	Effect of Revision	As Revised	As Reported	Effect of Revision	As Revised	As Reported	Effect of Revision	As Revised	As Reported	Effect of Revision	As Revised	As Reported	Effect of Revision	As Revised	Nine Months Ended September 30, 2022					

Manufactured homes	Manufactured homes	\$ —	(27,419)	\$ (27,419)	\$ —	(4,963)	\$ (4,963)	\$ —	(10,280)	\$ (10,280)	Manufactured homes	\$ —	(6,972)	\$ (6,972)
Other assets, net	Other assets, net	\$ 92,458	(96,103)	\$ (3,645)	\$ 53,913	(81,062)	\$ (27,149)	\$ 34,048	(38,845)	\$ (4,797)	Other assets, net	\$ 75,428	(75,726)	\$ (298)
Net cash provided by operating activities	Net cash provided by operating activities	\$ 599,336	(123,522)	\$ 475,814	\$ 595,052	(86,025)	\$ 509,027	\$ 466,537	(49,125)	\$ 417,412	Net cash provided by operating activities	\$ 487,821	(82,698)	\$ 405,123
<u>Investing Activities</u>	<u>Investing Activities</u>										<u>Investing Activities</u>			
Capital improvements	Capital improvements	\$ (372,799)	123,522	\$ (249,277)	\$ (290,290)	86,025	\$ (204,265)	\$ (217,082)	49,125	\$ (167,957)	Capital improvements	\$ (268,614)	82,698	\$ (185,916)
Net cash used in investing activities	Net cash used in investing activities	\$ (525,589)	123,522	\$ (402,067)	\$ (914,455)	86,025	\$ (828,430)	\$ (450,379)	49,125	\$ (401,254)	Net cash used in investing activities	\$ (398,884)	82,698	\$ (316,186)

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 3 – Leases

Lessor

The leases entered into between a customer and us for rental of a Site are renewable upon the consent of both parties or, in some instances, as provided by statute. Long-term leases that are non-cancelable by the tenants are in effect at certain Properties. Rental rate increases at these Properties are primarily a function of increases in the Consumer Price Index, taking into consideration certain conditions. Additionally, periodic market rate adjustments are made as deemed appropriate. In addition, certain state statutes allow entry into long-term agreements that effectively modify lease terms related to rent amounts and increases over the term of the agreements. The following table presents future minimum rents expected to be received under long-term non-cancelable tenant leases, as well as those leases that are subject to long-term agreements governing rent payments and increases:

(amounts in thousands)	(amounts in thousands)	As of June 30, 2023		(amounts in thousands)	As of September 30, 2023	
2023	2023	\$	62,533	2023	\$	31,687
2024	2024		128,029	2024		129,794
2025	2025		54,172	2025		55,073
2026	2026		24,260	2026		24,570
2027	2027		22,821	2027		23,096
Thereafter	Thereafter		58,145	Thereafter		58,914
Total	Total	\$	349,960	Total	\$	323,134

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 3 – Leases (continued)

Lessee

We lease land under non-cancelable operating leases at **10** Properties expiring on various dates between 2028 and 2054. The majority of the leases have terms requiring fixed payments plus additional rents based on a percentage of gross revenues at those Properties. We also have other operating leases, primarily office space, expiring at various dates through 2032. For the quarters ended **June 30, 2023** **September 30, 2023** and 2022, total operating lease payments were **\$1.7 million** **\$1.6 million** and **\$2.9 million** **\$2.7 million**, respectively. For the **six** **nine** months ended **June 30, 2023** **September 30, 2023** and 2022, total operating **least** **lease** payments were **\$3.2 million** **\$4.9 million** and **\$5.5 million** **\$8.2 million**, respectively.

The following table summarizes our minimum future rental payments, excluding variable costs, which are discounted by our incremental borrowing rate to calculate the lease liability for our operating leases as of **June 30, 2023** **September 30, 2023**:

(amounts in thousands)	(amounts in thousands)	As of June 30, 2023			(amounts in thousands)	As of September 30, 2023			
		Office and Other Leases				Office and Other Leases			
		Ground Leases	Leases	Total		Ground Leases	Leases	Total	
2023	2023	\$ 404	\$ 2,391	\$ 2,795	2023	\$ 152	\$ 1,698	\$ 1,850	
2024	2024	675	3,407	4,082	2024	675	3,407	4,082	
2025	2025	680	3,108	3,788	2025	680	3,108	3,788	

2026	2026	684	2,613	3,297	2026	684	2,613	3,297
2027	2027	689	2,424	3,113	2027	689	2,424	3,113
Thereafter	Thereafter	4,525	10,794	15,319	Thereafter	4,525	10,794	15,319
Total undiscounted rental payments	Total undiscounted rental payments	7,657	24,737	32,394	Total undiscounted rental payments	7,405	24,044	31,449
Less imputed interest	Less imputed interest	(1,951)	(3,567)	(5,518)	Less imputed interest	(1,890)	(3,397)	(5,287)
Total lease liabilities	Total lease liabilities	\$ 5,706	\$ 21,170	\$ 26,876	Total lease liabilities	\$ 5,515	\$ 20,647	\$ 26,162

Right-of-use ("ROU") assets and lease liabilities from our operating leases, included within Other assets, net and Accounts payable and other liabilities on the Consolidated Balance Sheets, were \$24.6 million \$24.0 million and \$26.9 million \$26.2 million, respectively, as of June 30, 2023 September 30, 2023. The weighted average remaining lease term for our operating leases was nine years and the weighted average incremental borrowing rate was 3.8% at June 30, 2023 September 30, 2023.

ROU assets and lease liabilities from our operating leases, included within Other assets, net and Accounts payable and other liabilities on the Consolidated Balance Sheets, were \$25.9 million and \$28.0 million, respectively, as of December 31, 2022. The weighted average remaining lease term for our operating leases was nine years and the weighted average incremental borrowing rate was 3.8% at December 31, 2022.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 4 – Earnings Per Common Share

The following table sets forth the computation of basic and diluted earnings per share of common stock ("Common Share") for the quarters and **six** nine months ended June 30, 2023 September 30, 2023 and 2022:

(amounts in thousands, except per share data)	Quarters Ended June 30,				Six Months Ended June 30,				Quarters Ended September 30,				Nine Months Ended September 30,					
	(amounts in thousands, except per share data)		2023	2022	(amounts in thousands, except per share data)		2023	2022	(amounts in thousands, except per share data)		2023	2022	(amounts in thousands, except per share data)		2023	2022		
	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:	Numerator:		
Net income available for Common Stockholders – Basic	Net income available for Common Stockholders – Basic	\$ 62,920	\$ 61,509	\$ 145,291	\$ 144,415	Net income available for Common Stockholders – Basic	\$ 76,969	\$ 67,163	\$ 222,260	\$ 211,578	Net income available for Common Stockholders – Basic	\$ 76,969	\$ 67,163	\$ 222,260	\$ 211,578	Net income available for Common Stockholders – Basic	\$ 76,969	\$ 67,163
Amounts allocated to non controlling interest (dilutive securities)	Amounts allocated to non controlling interest (dilutive securities)	3,121	3,073	7,209	7,217	Amounts allocated to non controlling interest (dilutive securities)	3,772	3,346	10,981	10,563	Amounts allocated to non controlling interest (dilutive securities)	3,772	3,346	10,981	10,563	Amounts allocated to non controlling interest (dilutive securities)	3,772	3,346
Net income available for Common Stockholders – Fully Diluted	Net income available for Common Stockholders – Fully Diluted	\$ 66,041	\$ 64,582	\$ 152,500	\$ 151,632	Net income available for Common Stockholders – Fully Diluted	\$ 80,741	\$ 70,509	\$ 233,241	\$ 222,141	Net income available for Common Stockholders – Fully Diluted	\$ 80,741	\$ 70,509	\$ 233,241	\$ 222,141	Net income available for Common Stockholders – Fully Diluted	\$ 80,741	\$ 70,509
Denominators: Weighted average Common Shares outstanding – Basic	Denominators: Weighted average Common Shares outstanding – Basic	186,023	185,767	185,962	185,729	Denominators: Weighted average Common Shares outstanding – Basic	186,100	185,814	186,008	185,758	Denominators: Weighted average Common Shares outstanding – Basic	186,100	185,814	186,008	185,758	Denominators: Weighted average Common Shares outstanding – Basic	186,100	185,814

Effect of dilutive securities:	Effect of dilutive securities:	Effect of dilutive securities:
Exchange of Common OP Units for Common Shares	Exchange of Common OP Units for Common Shares	Exchange of Common OP Units for Common Shares
Stock options and restricted stock	Stock options and restricted stock	Stock options and restricted stock
Weighted average Common Shares outstanding - Fully Diluted	Weighted average Common Shares outstanding - Fully Diluted	Weighted average Common Shares outstanding - Fully Diluted
Earnings per Common Share - Basic	Earnings per Common Share - Basic	Earnings per Common Share - Basic
Earnings per Common Share - Fully Diluted	Earnings per Common Share - Fully Diluted	Earnings per Common Share - Fully Diluted

Note 5 – Common Stock and Other Equity Related Transactions

Common Stockholder Distribution Activity

The following quarterly distributions have been declared and paid to Common Stockholders and the Operating Partnership unit ("OP Unit") holders since January 1, 2022:

Distribution Amount Per Share	For the Quarter Ended	Stockholder Record Date	Payment Date
\$0.4100	March 31, 2022	March 25, 2022	April 8, 2022
\$0.4100	June 30, 2022	June 24, 2022	July 8, 2022
\$0.4100	September 30, 2022	September 30, 2022	October 14, 2022
\$0.4100	December 31, 2022	December 30, 2022	January 13, 2023
\$0.4475	March 31, 2023	March 31, 2023	April 14, 2023
\$0.4475	June 30, 2023	June 30, 2023	July 14, 2023
\$0.4475	September 30, 2023	September 29, 2023	October 13, 2023

Exchanges

Subject to certain limitations, OP Unit holders can request an exchange of any or all of their OP Units for shares of Common Stock at any time. Upon receipt of such a request, we may, in lieu of issuing shares of Common Stock, cause the Operating Partnership to pay cash. During the **six** **nine** months ended **June 30, 2023** **September 30, 2023** and 2022, **25,496** **131,192** and **8,640** **34,680** OP Units, respectively, were exchanged for an equal number of shares of Common Stock.

Note 6 – Investment in Real Estate

Acquisitions

On March 28, 2023, we completed the acquisition of Red Oak Shores Campground, a 223-site RV community located in Ocean View, New Jersey for a purchase price of \$9.5 million. The acquisition was accounted for as an asset acquisition under *ASC 805, Business Combinations* and was funded from our unsecured line of credit.

Impairment

During the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, we recorded an impairment charge of approximately **\$2.6** **\$3.6** million primarily related to flooding events at certain Properties in California.

Equity LifeStyle Properties, Inc. Notes to Consolidated Financial Statements

Note 7 – Investments in Unconsolidated Joint Ventures

The following table summarizes our investments in unconsolidated joint ventures (investment and income/(loss) amounts in thousands with the number of Properties shown parenthetically as of June 30, 2023 September 30, 2023 and December 31, 2022, respectively):

Investment	Investment	Location	Number of Sites	Income/(Loss) for the Six Months Ended						Income/(Loss) for the Nine Months Ended					
				Investment as of		June 30, 2023		June 30, 2022		Investment as of		September 30, 2023		December 31, 2022	
				Economic Interest	(a)	June 30, 2023	31, 2022	June 30, 2023	2022	Economic Interest	(a)	September 30, 2023	31, 2022	September 30, 2023	30, 2022
Meadows	Meadows	Various								Meadows	Various				
		(2,2)	1,077	50 %	\$ 330	\$ 158	\$ 1,272	\$ 858		(2,2)	1,077	50 %	\$ 407	\$ 158	\$ 1,649
Lakeshore	Lakeshore	Florida								Lakeshore	Florida				
		(3,3)	721	(b)	3,060	2,625	324	318		(3,3)	721	(b)	3,048	2,625	487
Voyager	Voyager	Arizona								Voyager	Arizona				
		(1,1)	—	— %	—	139	694	38		(1,1)	—	— %	—	139	694
ECHO JV	ECHO JV	Various								ECHO JV	Various				
RVC	RVC	Various	1,283	80 %	\$ 61,049	\$ 60,323	\$ (373)	\$ (323)	RVC	Various	1,283	80 %	\$ 61,805	\$ 60,323	\$ (297)
Mulberry Farms	Mulberry Farms	Arizona	200	50 %	\$ 10,159	\$ 9,902	15	—	Mulberry Farms	Arizona	200	50 %	\$ 10,560	\$ 9,902	96
Hiawassee	Hiawassee								Hiawassee						
KOA JV	KOA JV	Georgia	283	50 %	\$ 5,068	\$ 5,294	\$ (229)	\$ —	KOA JV	Georgia	283	50 %	\$ 5,744	\$ 5,294	\$ (272)
			3,564		\$ 82,423	\$ 81,404	\$ 1,497	\$ 1,424			3,564		\$ 84,328	\$ 81,404	\$ 2,158

(a) The percentages shown approximate our economic interest as of June 30, 2023 September 30, 2023. Our legal ownership interest may differ.

(b) Includes two joint ventures in which we own a 65% interest in each and the Crosswinds joint venture in which we own a 49% interest.

(c) In March of 2023, we sold our 33% interest in the utility plant servicing Voyager RV Resort.

(d) Includes three joint ventures of which one joint venture owns a portfolio of seven operating RV communities and two joint ventures each own an RV property under development.

We received approximately \$3.6 million \$4.9 million and \$2.0 million \$3.9 million in distributions from our unconsolidated joint ventures for the six nine months ended June 30, 2023 September 30, 2023 and 2022, respectively. Approximately \$1.1 million \$1.4 million and \$0.8 million \$1.7 million of the distributions made to us exceeded our basis in our unconsolidated joint ventures for the six nine months ended June 30, 2023 September 30, 2023 and 2022, respectively, and as such, were recorded as income from unconsolidated joint ventures.

Note 8 – Borrowing Arrangements

Mortgage Notes Payable

Our mortgage notes payable are classified as Level 2 in the fair value hierarchy. The following table presents the fair value of our mortgage notes payable:

(amounts in thousands)	As of June 30, 2023		As of December 31, 2022		(amounts in thousands)	As of September 30, 2023		As of December 31, 2022	
	Fair Value	Carrying Value	Fair Value	Carrying Value		Fair Value	Carrying Value	Fair Value	Carrying Value
Mortgage notes payable, excluding deferred financing costs	\$ 2,155,809	\$ 2,773,996	\$ 2,043,412	\$ 2,718,114	Mortgage notes payable, excluding deferred financing costs	\$ 2,116,027	\$ 3,032,920	\$ 2,043,412	\$ 2,718,114

The weighted average interest rate on our outstanding mortgage indebtedness, including the impact of premium/discount amortization and loan cost amortization on mortgage indebtedness, as of June 30, 2023 September 30, 2023, was approximately 3.6% 3.7% per annum. The debt bears interest at stated rates ranging from 2.4% to 8.9% 5.1% per annum and matures on various dates ranging from 2023 2025 to 2041. The debt encumbered a total of 120 and 114 of our Properties as of June 30, 2023 September 30, 2023 and December 31, 2022, respectively, and the gross carrying value of such Properties was approximately \$2,914.6 million \$3,167.2 million and \$2,868.3 million, as of June 30, 2023 September 30, 2023 and December 31, 2022, respectively.

During the quarter ended June 30, 2023, we closed on a secured financing transaction generating gross proceeds of \$89.0 million. The loan represents an incremental borrowing from an existing secured facility, has a fixed interest rate of 5.04% per annum and matures in ten years.

During the quarter ended September 30, 2023, we closed on three secured financing transactions generating gross proceeds of \$375.0 million. The loans are secured by 20 MH and RV properties, have a weighted average fixed interest rate of 5.05% per annum and a weighted average maturity of approximately eight years.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 8 – Borrowing Arrangements (continued)

During the quarter ended September 30, 2023, proceeds from the four secured financing transactions were used to repay \$100.4 million of principal on three mortgage loans that were due to mature in 2023 and 2024 and the remaining outstanding balance on our unsecured line of credit (the "LOC"). The repaid mortgage loans had a weighted average fixed interest rate of 4.94% per annum and were secured by 14 MH and RV properties.

Unsecured Debt

We previously entered into a Third Amended and Restated Credit Agreement ("Credit Agreement"), pursuant to which we have access to a \$500.0 million unsecured line of credit (the "LOC") LOC and a \$300.0 million senior unsecured term loan (the "\$300 million Term Loan"). On March 1, 2023, we amended the Credit Agreement to transition the LIBOR rate borrowings to Secured Overnight Financing Rate ("SOFR") borrowings. The LOC bears interest at a rate of SOFR plus 1.25% to 1.65% and requires an annual facility fee of 0.20% to 0.35%. The \$300 million Term Loan has an interest rate of SOFR plus 1.40% to 1.95% per annum. For both the LOC and the \$300 million Term Loan, the spread over SOFR is variable based on leverage throughout the respective loan terms. As of **June 30, 2023** **September 30, 2023**, the Company has no remaining LIBOR based borrowings.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 8 – Borrowing Arrangements (continued)

The LOC had **a no outstanding balance of \$205.0 million** and \$198.0 million outstanding as of **June 30, 2023** **September 30, 2023** and December 31, 2022, respectively. As of **June 30, 2023** **September 30, 2023**, our LOC had a remaining borrowing capacity of **\$295.0 million** **\$500.0 million**.

As of **June 30, 2023** **September 30, 2023**, we were in compliance in all material respects with the covenants in all our borrowing arrangements.

During the year ended December 31, 2022, we entered into a \$200.0 million senior unsecured term loan agreement (the "\$200 million Term Loan"). The maturity date is January 21, 2027, with an interest rate of SOFR plus approximately 1.30% to 1.80%, depending on leverage levels.

In May 2023, we locked rate on a \$375.0 million secured financing at a weighted average interest rate of 5.05% with a weighted average term to maturity of 7.5 years. We expect to close in the third quarter of 2023.

In June 2023, we closed on a secured financing transaction generating gross proceeds of \$89.0 million (the "June 2023 financing"). The loan represents an incremental borrowing from an existing secured facility, has a fixed interest rate of 5.04% per annum and matures in 10 years.

In July 2023, we repaid all debt scheduled to mature in 2023 and 2024 with proceeds from the June 2023 financing and our unsecured line of credit. In July 2023, we also closed on an \$80.0 million tranche of the \$375.0 million secured financing, and we expect to close on the remaining \$295.0 million in the third quarter of 2023.

Note 9 – Derivative Instruments and Hedging

Cash Flow Hedges of Interest Rate Risk

We record all derivatives at fair value. Our objective in utilizing interest rate derivatives is to add stability to our interest expense and to manage our exposure to interest rate movements. We do not enter into derivatives for speculative purposes.

In March 2021, we entered into a Swap Agreement (the "2021 Swap") with a notional amount of \$300.0 million allowing us to trade the variable interest rate associated with our \$300.0 million Term Loan for a fixed interest rate. In March 2023, we amended the 2021 Swap agreement to reflect the change in the \$300.0 million Term Loan interest rate benchmark from LIBOR to SOFR (see Note 8. *Borrowing arrangements* 8. *Borrowing Arrangements*). The 2021 Swap has a fixed interest rate of 0.41% per annum and matures on March 25, 2024. Based on the leverage as of **June 30, 2023** **September 30, 2023**, our spread over SOFR was 1.40% resulting in an estimated all-in interest rate of 1.81% per annum.

In April 2023, we entered into a Swap Agreement (the "2023 Swap") with a notional amount of \$200.0 million allowing us to trade the variable interest rate associated with our \$200.0 million Term Loan for a fixed interest rate. The 2023 Swap has a fixed interest rate of 3.68% per annum and matures on January 21, 2027. Based on the leverage as of **June 30, 2023** **September 30, 2023**, our spread over SOFR was 1.20% resulting in an estimated all-in interest rate of 4.88% per annum.

Our derivative financial instrument was classified as Level 2 in the fair value hierarchy. The following table presents the fair value of our derivative financial instrument:

(amounts in thousands)	(amounts in thousands)	As of June 30,		As of December 31,		(amounts in thousands)	As of September 30,		As of December 31,	
		Balance Sheet	Location	2023	2022		Balance Sheet	Location	2023	2022
Interest Rate	Interest Rate					Interest Rate				
Swaps	Swaps	Other assets, net		\$ 17,327	\$ 19,119	Swaps	Other assets, net	\$ 15,564	\$ 19,119	

The following table presents the effect of our derivative financial instrument on the Consolidated Statements of Income and Comprehensive Income:

Derivatives in Cash Flow Hedging Relationship (amounts in thousands)	Amount of (gain)/loss recognized in OCI on derivative for the six months ended June 30,		Location of (gain)/ loss reclassified from accumulated OCI into income (amounts in thousands)	Amount of (gain)/loss reclassified from accumulated OCI into income for the six months ended June 30,	
	2023	2022		2023	2022
Interest Rate Swaps	\$ (6,081)	\$ (12,719)	Interest Expense	\$ (7,874)	\$ (2)

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 9 – Derivative Instruments and Hedging (continued)

The following table presents the effect of our derivative financial instruments on the Consolidated Statements of Income and Comprehensive Income:

Derivatives in Cash Flow Hedging Relationship (amounts in thousands)	Amount of (gain)/loss recognized in OCI on derivative for the nine months ended September 30,		Location of (gain)/ loss reclassified from accumulated OCI into income (amounts in thousands)	Amount of (gain)/loss reclassified from accumulated OCI into income for the nine months ended September 30,	
	2023	2022		2023	2022
Interest Rate Swaps	\$ (9,364)	\$ (18,479)	Interest Expense	\$ (12,919)	\$ (1,527)

During the next twelve months, we estimate that \$16.9 million will be reclassified from accumulated other comprehensive income (loss) as a decrease to interest expense. This estimate may be subject to change as the underlying SOFR changes. We determined that no adjustment was necessary for non-performance risk on our derivative obligation. As of June 30, 2023 September 30, 2023, we had not posted any collateral related to the 2021 Swap or 2023 Swap.

Note 10 - Deferred Revenue from Membership Upgrade Sales and Deferred Commission Expense

The components of the change in deferred revenue from membership upgrades and deferred commission expense were as follows:

(amounts thousands)	in (amounts thousands)	in	Six Months Ended June 30,		(amounts thousands)	in	Nine Months Ended September 30, 2023		Nine Months Ended September 30, 2022
			2023	2022			2023	2022	
Deferred revenue - upfront payments from membership upgrade sales, beginning	Deferred revenue - upfront payments from membership upgrade sales, beginning		\$ 174,407	\$ 163,957	Deferred revenue - upfront payments from membership upgrade sales, beginning		\$ 185,660	\$ 163,957	
Membership upgrade sales, gross	Membership upgrade sales, gross		17,253	16,686	Membership upgrade sales, gross		28,041	27,771	
Revenue recognized from membership upgrade sales upfront payments	Revenue recognized from membership upgrade sales upfront payments		(7,119)	(6,236)	Revenue recognized from membership upgrade sales upfront payments		(10,863)	(9,543)	
Net increase in deferred revenue - upfront payments from membership grade sales	Net increase in deferred revenue - upfront payments from membership grade sales		10,134	10,450	Net increase in deferred revenue - upfront payments from membership grade sales		17,178	18,228	
Deferred revenue - upfront payments from membership upgrade sales, ending (a)	Deferred revenue - upfront payments from membership upgrade sales, ending (a)		\$ 184,541	\$ 174,407	Deferred revenue - upfront payments from membership upgrade sales, ending (a)		\$ 202,838	\$ 182,185	
Deferred commission expense, beginning	Deferred commission expense, beginning		\$ 48,806	47,349	Deferred commission expense, beginning		\$ 50,441	\$ 47,349	

Deferred commission expense	Deferred commission expense	3,723	3,527	Deferred commission expense	5,850	5,594
Commission expense recognized	Commission expense recognized	(2,186)	(2,070)	Commission expense recognized	(3,122)	(2,850)
Net increase in deferred commission expense	Net increase in deferred commission expense	1,537	1,457	Net increase in deferred commission expense	2,728	2,744
Deferred commission expense, ending	Deferred commission expense, ending	50,343	48,806	Deferred commission expense, ending	\$ 53,169	\$ 50,093

(a) Included in Deferred membership revenue on the Consolidated Balance Sheets.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 11 – Equity Incentive Awards

Our 2014 Equity Incentive Plan (the "2014 Plan") was adopted by the Board of Directors on March 11, 2014 and approved by our stockholders on May 13, 2014.

During the quarter ended March 31, 2023, 82,884 shares of restricted stock were awarded to certain members of our management team. Of these shares, 50% are time-based awards, vesting in equal installments over a three-year period on January 30, 2024, February 4, 2025 and February 3, 2026, respectively, and have a grant date fair value of \$3.0 million. The remaining 50% are performance-based awards vesting in equal installments on January 30, 2024, February 4, 2025 and February 3, 2026, respectively, upon meeting performance conditions as established by the Compensation Committee in the year of the vesting period. They are valued using the closing price at the grant date when all the key terms and conditions are known to all parties. The 13,812 shares of restricted stock subject to 2023 performance goals have a grant date fair value of \$1.0 million.

During the quarter ended June 30, 2023, we awarded to certain members of our Board of Directors 60,391 shares of restricted stock at a fair value of approximately \$4.1 million and options to purchase 8,450 shares of common stock with an exercise price of \$68.01. These are time-based awards subject to various vesting dates between October 25, 2023 and April 24, 2026.

Stock-based compensation expense, reported in General and administrative expense on the Consolidated Statements of Income and Comprehensive Income, was \$8.6 million \$1.8 million and \$2.7 million \$2.6 million for the quarters ended June 30, 2023 September 30, 2023 and 2022, respectively, and \$11.1 million \$12.9 million and \$5.3 million \$7.9 million for the six nine months ended June 30, 2023 September 30, 2023 and 2022, respectively. Stock-based compensation expense of \$11.1 \$12.9 million for the six nine months ended June 30, 2023 September 30, 2023 includes accelerated vesting of stock-based compensation expense of \$6.3 million recognized during the quarter ended June 30, 2023, as a result of the passing of a member of our Board of Directors.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 12 – Commitments and Contingencies

We are involved in various legal and regulatory proceedings ("Proceedings") arising in the ordinary course of business. The Proceedings include, but are not limited to, legal claims made by employees, vendors and customers, and notices, consent decrees, information requests, additional permit requirements and other similar enforcement actions by governmental agencies relating to our utility infrastructure, including water and wastewater treatment plants and other waste treatment facilities and electrical systems. Additionally, in the ordinary course of business, our operations are subject to audit by various taxing authorities. Management believes these Proceedings taken together do not represent a material liability. In addition, to the extent any such Proceedings or audits relate to newly acquired Properties, we consider any potential indemnification obligations of sellers in our favor.

Beginning on August 31, 2023 through October 12, 2023, certain private party plaintiffs filed several putative class actions against Datacomp Appraisal Systems, Inc. ("Datacomp") and several owner/operators of manufactured housing communities, including ELS (the "Datacomp Litigation"), alleging that the community owner/operators used JLT Market Reports produced by Datacomp to conspire to raise manufactured home lot rents in violation of Section 1 of the Sherman Act. ELS purchased Datacomp in connection with the MHVillage/Datacomp acquisition during the year ended December 31, 2021.

We believe that the Datacomp Litigation is without merit, and we intend to vigorously defend our interests in this matter. As of September 30, 2023, we have not made an accrual, as we are unable to predict the outcome of this matter or reasonably estimate any possible loss.

Note 13 - Reportable Segments

We have identified two reportable segments: (i) Property Operations and (ii) Home Sales and Rentals Operations. The Property Operations segment owns and operates land lease Properties and the Home Sales and Rentals Operations segment purchases, sells and leases homes at the Properties. The distribution of the Properties throughout the United States reflects our belief that geographic diversification helps insulate the portfolio from regional economic influences.

All revenues were from external customers and there is no customer who contributed 10% or more of our total revenues during the quarters and **six** **nine** months ended **June 30, 2023** **September 30, 2023** or 2022.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 13 – Reportable Segments (continued)

The following tables summarize our segment financial information for the quarters and **six** **nine** months ended **June 30, 2023** **September 30, 2023** and 2022:

Quarter Ended June 30, 2023 September 30, 2023

<i>(amounts in thousands)</i>	<i>(amounts in thousands)</i>	Home Sales			<i>(amounts in thousands)</i>	Home Sales		
		Property Operations	and Rentals Operations	Consolidated		Property Operations	and Rentals Operations	Consolidated
Operations revenues	Operations revenues	\$ 336,629	\$ 28,653	\$ 365,282	Operations revenues	\$ 351,243	\$ 32,961	\$ 384,204
Operations expenses	Operations expenses	(177,450)	(24,914)	(202,364)	Operations expenses	(183,579)	(28,502)	(212,081)
Income from segment operations	Income from segment operations	159,179	3,739	162,918	Income from segment operations	167,664	4,459	172,123
Interest income	Interest income	1,616	637	2,253	Interest income	1,637	631	2,268
Depreciation and amortization	Depreciation and amortization	(48,662)	(2,802)	(51,464)	Depreciation and amortization	(48,242)	(2,726)	(50,968)
Loss on sale of real estate and impairment, net					Loss on sale of real estate and impairment, net	(949)	—	(949)
Income from operations	Income from operations	\$ 112,133	\$ 1,574	\$ 113,707	Income from operations	\$ 120,110	\$ 2,364	\$ 122,474
Reconciliation to consolidated net income:	Reconciliation to consolidated net income:				Reconciliation to consolidated net income:			
Corporate interest income	Corporate interest income			6	Corporate interest income			8
Income from other investments, net	Income from other investments, net			2,473	Income from other investments, net			2,333
General and administrative	General and administrative			(16,607)	General and administrative			(9,895)
Other expenses	Other expenses			(1,381)	Other expenses			(1,338)
Interest and related amortization	Interest and related amortization			(33,122)	Interest and related amortization			(33,434)
Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures			973	Equity in income of unconsolidated joint ventures			661
Early debt retirement					Early debt retirement			(68)
Consolidated net income	Consolidated net income			\$ 66,049	Consolidated net income			\$ 80,741
Total assets	Total assets	\$ 5,304,804	\$ 281,183	\$ 5,585,987	Total assets	\$ 5,351,993	\$ 274,298	\$ 5,626,291
Capital improvements	Capital improvements	\$ 41,350	\$ 10,551	\$ 51,901	Capital improvements	\$ 79,750	\$ 2,420	\$ 82,170

Quarter Ended September 30, 2022

	Property Operations	Home Sales and Rentals Operations	Consolidated
<i>(amounts in thousands)</i>			
Operations revenues	\$ 338,208	\$ 38,497	\$ 376,705
Operations expenses	(179,775)	(33,384)	(213,159)
Income from segment operations	158,433	5,113	163,546
Interest income	1,441	422	1,863
Depreciation and amortization	(50,026)	(2,521)	(52,547)
Loss on sale of real estate and impairment, net	(2,289)	(1,458)	(3,747)
Income from operations	\$ 107,559	\$ 1,556	\$ 109,115
Reconciliation to consolidated net income:			
Corporate interest income			2
Income from other investments, net			2,399
General and administrative (1)			(11,086)
Other expenses (1)			(1,627)
Interest and related amortization			(29,759)
Equity in income of unconsolidated joint ventures			1,465
Consolidated net income			\$ 70,509
Total assets	\$ 5,160,230	\$ 245,216	\$ 5,405,446
Capital improvements	\$ 49,553	\$ 6,026	\$ 55,579

(1) Prior period amounts have been reclassified to conform to the current period presentation.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 13 – Reportable Segments (continued)

Quarter Nine Months Ended June 30, 2022 September 30, 2023

	Property Operations	Home Sales and Rentals Operations	Consolidated
<i>(amounts in thousands)</i>			
Operations revenues	\$ 320,888	\$ 40,078	\$ 360,966
Operations expenses	(171,960)	(34,635)	(206,595)
Income from segment operations	148,928	5,443	154,371
Interest income	1,381	341	1,722
Depreciation and amortization	(48,297)	(2,499)	(50,796)
Income from operations	\$ 102,012	\$ 3,285	\$ 105,297
Reconciliation to consolidated net income:			
Income from other investments, net			2,617
General and administrative (1)			(11,695)
Other expenses (1)			(4,189)
Interest and related amortization			(28,053)
Equity in income of unconsolidated joint ventures			1,253
Early debt retirement			(640)
Consolidated net income			\$ 64,590
Total assets	\$ 5,150,884	\$ 248,704	\$ 5,399,588
Capital improvements	\$ 64,690	\$ 4,689	\$ 69,379

(1) Prior period amounts have been reclassified to conform to the current period presentation.

	Home Sales and Rentals Operations			Consolidated
	Property Operations			
<i>(amounts in thousands)</i>				
Operations revenues	\$ 1,029,609	\$ 85,650	\$	1,115,259
Operations expenses	(526,052)	(73,559)		(599,611)
Income from segment operations	503,557	12,091		515,648
Interest income	4,819	1,782		6,601
Depreciation and amortization	(144,659)	(8,275)		(152,934)
Loss on sale of real estate and impairment, net	(3,581)	—		(3,581)
Income from operations	\$ 360,136	\$ 5,598	\$	365,734
Reconciliation to consolidated net income:				
Corporate interest income				22
Income from other investments, net				6,897
General and administrative				(38,163)
Other expenses				(4,187)
Interest and related amortization				(99,144)
Equity in income of unconsolidated joint ventures				2,158
Early debt retirement				(68)
Consolidated net income				\$ 233,249
Total assets	\$ 5,351,993	\$ 274,298	\$	5,626,291
Capital improvements	\$ 208,576	\$ 22,596	\$	231,172

Six Nine Months Ended June 30, 2023 September 30, 2022

	Home Sales and Rentals Operations			Consolidated
	Property Operations			
<i>(amounts in thousands)</i>				
Operations revenues	\$ 678,366	\$ 52,689	\$	731,055
Operations expenses	(342,473)	(45,057)		(387,530)
Income from segment operations	335,893	7,632		343,525
Interest income	3,182	1,151		4,333
Depreciation and amortization	(96,417)	(5,549)		(101,966)
Loss on sale of real estate and impairment, net	(2,632)	—		(2,632)
Income from operations	\$ 240,026	\$ 3,234	\$	243,260
Reconciliation to consolidated net income:				
Corporate interest income				14
Income from other investments, net				4,564
General and administrative				(28,268)
Other expenses				(2,849)
Interest and related amortization				(65,710)
Equity in income of unconsolidated joint ventures				1,497
Consolidated net income				\$ 152,508
Total assets	\$ 5,304,804	\$ 281,183	\$	5,585,987
Capital improvements	\$ 128,826	\$ 20,176	\$	149,002

Equity LifeStyle Properties, Inc.

Notes to Consolidated Financial Statements

Note 13 – Reportable Segments (continued)

<u>Six Months Ended June 30, 2022</u>								
<i>(amounts in thousands)</i>	<i>(amounts in thousands)</i>	Home Sales and Rentals Operations			<i>(amounts in thousands)</i>	Home Sales and Rentals Operations		
Operations revenues	Operations revenues	Property Operations	and Rentals Operations	Consolidated	Operations revenues	Property Operations	and Rentals Operations	Consolidated
Operations expenses	Operations expenses	<u>(326,964)</u>	<u>(62,463)</u>	<u>(389,427)</u>	Operations expenses	<u>(506,739)</u>	<u>(95,847)</u>	<u>(602,586)</u>
Income from segment operations	Income from segment operations	319,363	8,715	328,078	Income from segment operations	477,796	13,828	491,624
Interest income	Interest income	2,758	721	3,479	Interest income	4,198	1,143	5,341
Depreciation and amortization	Depreciation and amortization	<u>(95,174)</u>	<u>(5,016)</u>	<u>(100,190)</u>	Depreciation and amortization	<u>(145,200)</u>	<u>(7,537)</u>	<u>(152,737)</u>
Loss on sale of real estate and impairment,, net					Loss on sale of real estate and impairment,, net	<u>(2,289)</u>	<u>(1,458)</u>	<u>(3,747)</u>
Income from operations	Income from operations	<u>\$ 226,947</u>	<u>\$ 4,420</u>	<u>\$ 231,367</u>	Income from operations	<u>\$ 334,505</u>	<u>\$ 5,976</u>	<u>\$ 340,481</u>
Reconciliation to consolidated net income:	Reconciliation to consolidated net income:				Reconciliation to consolidated net income:			
Corporate interest income	Corporate interest income		2		Corporate interest income			5
Income from other investments, net	Income from other investments, net			4,521	Income from other investments, net			6,920
General and administrative (1)	General and administrative (1)			<u>(23,992)</u>	General and administrative (1)			<u>(34,834)</u>
Other expenses (1)	Other expenses (1)			<u>(5,009)</u>	Other expenses (1)			<u>(6,880)</u>
Interest and related amortization	Interest and related amortization			<u>(55,517)</u>	Interest and related amortization			<u>(85,276)</u>
Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures			<u>1,424</u>	Equity in income of unconsolidated joint ventures			<u>2,889</u>
Early debt retirement	Early debt retirement			<u>(1,156)</u>	Early debt retirement			<u>(1,156)</u>
Consolidated net income	Consolidated net income			<u>\$ 151,640</u>	Consolidated net income			<u>\$ 222,149</u>
Total assets	Total assets	<u>\$ 5,150,884</u>	<u>\$ 248,704</u>	<u>\$ 5,399,588</u>	Total assets	<u>\$ 5,160,230</u>	<u>\$ 245,216</u>	<u>\$ 5,405,446</u>
Capital improvements	Capital improvements	<u>\$ 119,680</u>	<u>\$ 10,657</u>	<u>\$ 130,337</u>	Capital improvements	<u>\$ 169,233</u>	<u>\$ 16,683</u>	<u>\$ 185,916</u>

(1) Prior period amounts have been reclassified to conform to the current period presentation.

The following table summarizes our financial information for the Property Operations segment for the quarters and six months ended June 30, 2023 and 2022:

<i>(amounts in thousands)</i>	Quarters Ended June 30,		Six Months Ended June 30,	
	2023	2022	2023	2022
Revenues:				
Rental income	\$ 284,950	\$ 271,516	\$ 577,529	\$ 552,620
Annual membership subscriptions	16,189	15,592	32,159	30,749
Membership upgrade sales	3,614	3,168	7,119	6,235
Other income	17,911	14,195	35,625	27,736
Gross revenues from ancillary services	<u>13,965</u>	<u>16,417</u>	<u>25,934</u>	<u>28,987</u>

Total property operations revenues	336,629	320,888	678,366	646,327
Expenses:				
Property operating and maintenance	121,055	113,081	232,579	215,671
Real estate taxes	18,832	19,182	37,148	38,639
Membership sales and marketing	5,521	5,452	10,359	9,783
Cost of ancillary services	7,039	9,138	12,336	14,874
Ancillary operating expenses	5,644	6,008	11,228	11,027
Property management	19,359	19,099	38,823	36,970
Total property operations expenses	177,450	171,960	342,473	326,964
Income from property operations segment	\$ 159,179	\$ 148,928	\$ 335,893	\$ 319,363

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Note 13 – Reportable Segments (continued)

The following table summarizes our financial information for the Property Operations segment for the quarters and nine months ended September 30, 2023 and 2022:

<i>(amounts in thousands)</i>	Quarters Ended September 30,		Nine Months Ended September 30,	
	2023	2022	2023	2022
Revenues:				
Rental income	\$ 299,781	\$ 285,272	\$ 877,310	\$ 837,892
Annual membership subscriptions	16,673	16,254	48,832	47,003
Membership upgrade sales	3,744	3,308	10,863	9,543
Other income	15,658	15,580	51,283	43,316
Gross revenues from ancillary services	15,387	17,794	41,321	46,781
Total property operations revenues	351,243	338,208	1,029,609	984,535
Expenses:				
Property operating and maintenance	125,081	121,692	357,660	337,363
Real estate taxes	19,017	17,734	56,165	56,373
Membership sales and marketing	5,696	5,937	16,055	15,720
Cost of ancillary services	8,226	9,765	20,562	24,639
Ancillary operating expenses	5,672	5,644	16,900	16,671
Property management	19,887	19,003	58,710	55,973
Total property operations expenses	183,579	179,775	526,052	506,739
Income from property operations segment	\$ 167,664	\$ 158,433	\$ 503,557	\$ 477,796

The following table summarizes our financial information for the Home Sales and Rentals Operations segment for the quarters and **six** nine months ended **ended June 30, 2023** September 30, 2023 and 2022:

<i>(amounts in thousands)</i>	Quarters Ended June 30,		Six Months Ended June 30,		<i>(amounts in thousands)</i>	Quarters Ended September 30,		Nine Months Ended September 30,		
	2023	2022	2023	2022		2023	2022	2023	2022	
Revenues:										
Revenues:					Revenues:					
Rental income	Rental income				Rental income					
(1)	(1)	\$ 3,705	\$ 3,814	\$ 7,577	\$ 7,775	(1)	\$ 3,553	\$ 3,744	\$ 11,130	\$ 11,519
Gross revenue	Gross revenue				Gross revenue					
from home	from home				from home					
sales and	sales and				sales and					
brokered	brokered				brokered					
resales	resales	24,948	36,264	45,112	63,403	resales	29,408	34,753	74,520	98,156
Total	Total				Total					
revenues	revenues	28,653	40,078	52,689	71,178	revenues	32,961	38,497	85,650	109,675
Expenses:	Expenses:				Expenses:					

Rental home operating and maintenance	Rental home operating and maintenance	1,159	1,226	2,118	2,628	Rental home operating and maintenance	1,765	1,489	3,883	4,117
Cost of home sales and brokered resales	Cost of home sales and brokered resales	22,229	31,833	40,073	56,796	resales	25,245	30,459	65,318	87,255
Home selling expenses	Home selling expenses	1,526	1,576	2,866	3,039	Home selling expenses	1,492	1,436	4,358	4,475
Total expenses	Total expenses	24,914	34,635	45,057	62,463	Total expenses	28,502	33,384	73,559	95,847
Income from home sales and rentals operations segment	Income from home sales and rentals operations segment	\$ 3,739	\$ 5,443	\$ 7,632	\$ 8,715	Income from home sales and rentals operations segment	\$ 4,459	\$ 5,113	\$ 12,091	\$ 13,828

(i) Rental income within Home Sales and Rentals Operations does not include base rent related to the rental home Sites. Base rent is included within property operations.

Equity LifeStyle Properties, Inc.
Notes to Consolidated Financial Statements

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion and analysis should be read in conjunction with the consolidated financial statements and accompanying notes thereto included in this Quarterly Report on Form 10-Q and in our Annual Report on Form 10-K for the year ended December 31, 2022 ("2022 Form 10-K"), as well as information in *Part II. Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations* in our 2022 Form 10-K.

Overview and Outlook

We are a self-administered and self-managed real estate investment trust ("REIT") with headquarters in Chicago, Illinois. We are a fully integrated owner of lifestyle-oriented properties ("Properties") consisting of property operations and home sales and rental operations primarily within manufactured home ("MH") and recreational vehicle ("RV") communities and marinas. As of **June 30, 2023** **September 30, 2023**, we owned or had an ownership interest in a portfolio of 450 Properties located throughout the United States and Canada containing **171,706** **171,707** individual developed areas ("Sites"). These Properties are located in 35 states and British Columbia, with more than 110 Properties with lake, river or ocean frontage and more than 120 Properties within **10** **ten** miles of the coastal United States.

We invest in properties in sought-after locations near retirement and vacation destinations and urban areas across the United States with a focus on delivering an exceptional experience to our residents and guests that results in delivery of value to stockholders. Our business model is intended to provide an opportunity for increased cash flows and appreciation in value. We seek growth in earnings, Funds from Operations ("FFO"), Normalized Funds from Operations ("Normalized FFO") and cash flows by enhancing the profitability and operation of our Properties and investments. We accomplish this by attracting and retaining high quality customers to our Properties, who take pride in our Properties and in their homes and efficiently managing our Properties by increasing occupancy, maintaining competitive market rents and controlling expenses. We also actively pursue opportunities that fit our acquisition criteria and are currently engaged in various stages of negotiations relating to the possible acquisition of additional properties.

We believe the demand from baby boomers for MH and RV communities will continue to be strong over the long term. It is estimated that approximately 10,000 baby boomers are turning 65 daily through 2030. In addition, the population age 55 and older is expected to grow 17% within the next 15 years. These individuals, seeking an active lifestyle, will continue to drive the market for second-home sales as vacation properties, investment opportunities or retirement retreats. We expect it is likely that over the next decade, we will continue to see high levels of second-home sales and that manufactured homes and cottages in our Properties will continue to provide a viable second-home alternative to site-built homes. We also believe the Millennial and Generation Z demographic will contribute to our future long-term customer pipeline. After conducting a comprehensive study of RV ownership, according to the Recreational Vehicle Industry Association ("RVIA"), data suggested that RV sales are expected to benefit from an increase in demand from those born in the United States from 1980 to 2003, or Millennials and Generation Z, over the coming years. We believe the demand from baby boomers and these younger generations will continue to outpace supply for MH and RV communities. The entitlement process to develop new MH and RV communities is extremely restrictive. As a result, there have been limited new communities developed in our target geographic markets.

We generate the majority of our revenues from customers renting our Sites or entering into right-to-use contracts, also known as membership subscriptions, which provide them access to specific Properties for limited stays. MH Sites are generally leased on an annual basis to residents who own or lease factory-built homes, including manufactured homes. Annual RV and marina Sites are leased on an annual basis to customers who generally have an RV, factory-built cottage, boat or other unit placed on the site, including those Northern properties that are open for the summer season. Seasonal RV and marina Sites are leased to customers generally for one to six months. Transient RV and marina Sites are leased to customers on a short-term basis. The revenue from seasonal and transient Sites is generally higher during the first and third quarters. We consider the transient revenue stream to be our most volatile as it is subject to weather conditions and other factors affecting the marginal RV customer's vacation and travel preferences. We also generate revenue from customers renting our marina dry storage. Additionally, we have interests in joint venture Properties for which revenue is classified as Equity in income from unconsolidated joint ventures on the Consolidated Statements of Income and Comprehensive Income.

Management's Discussion and Analysis (continued)

The following table shows the breakdown of our Sites by type (amounts are approximate):

	Total Sites as of June 30, 2023 September 30, 2023
MH Sites	72,700
RV Sites:	
Annual	35,300
Seasonal	12,500
Transient	14,900
Marina Slips	6,900
Membership ⁽¹⁾	25,800
Joint Ventures ⁽²⁾	3,600
Total	171,700

(1) Primarily utilized to service approximately **126,900** **125,300** members. Includes approximately 6,200 Sites rented on an annual basis.

(2) Includes approximately 2,000 annual Sites and 1,600 transient Sites.

In our Home Sales and Rentals Operations business, our revenue streams include home sales, home rentals and brokerage services and ancillary activities. We generate revenue through home sales and rental operations by selling or leasing manufactured homes and cottages that are located in Properties owned and managed by us. We believe renting our vacant homes represents an attractive source of occupancy and an opportunity to convert the renter to a homebuyer in the future. Additionally, home sale brokerage services are offered to our residents who may choose to sell their homes rather than relocate them when moving from a Property. At certain Properties, we operate ancillary facilities, such as golf courses, pro shops, stores and restaurants.

In the manufactured housing industry, options for home financing, also known as chattel financing, are limited. Chattel financing options available today include community owner-funded programs or third-party lender programs that provide subsidized financing to customers and often require the community owner to guarantee customer defaults. Third-party lender programs have stringent underwriting criteria, sizable down payment requirements, short term loan amortization and high interest rates. We have a limited program under which we purchase loans made by an unaffiliated lender to homebuyers at our Properties.

In addition to net income computed in accordance with U.S. Generally Accepted Accounting Principles ("GAAP"), we assess and measure our overall financial and operating performance using certain Non-GAAP supplemental measures, which include: (i) FFO, (ii) Normalized FFO, (iii) Income from property operations, (iv) Income from property operations, excluding deferrals and property management, and (v) Core Portfolio income from property operations, excluding deferrals and property management (operating results for Properties owned and operated in both periods under comparison). We use these measures internally to evaluate the operating performance of our portfolio and provide a basis for comparison with other real estate companies. Definitions and reconciliations of these measures to the most comparable GAAP measures are included below in this discussion.

Results Overview

For the quarter ended **June 30, 2023** **September 30, 2023**, net income available for Common Stockholders increased **\$1.4 million** **\$9.8 million** to **\$62.9 million** **\$77.0 million**, or **\$0.34** **\$0.41** per fully diluted Common Share, compared to **\$61.5 million** **\$67.2 million**, or **\$0.33** **\$0.36** per fully diluted Common Share, for the same period in 2022. For the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, net income available for Common Stockholders increased **\$0.9 million** **\$10.7 million**, to **\$145.3 million** **\$222.3 million**, or **\$0.78** **\$1.19**, per fully diluted Common Share, compared to **\$144.4 million** **\$211.6 million**, or **\$0.78** **\$1.14** per fully diluted Common Share, for the same period in 2022. Net income available for Common Stockholders for the **six** **nine** months ended **June 30, 2023** **September 30, 2023** includes accelerated vesting of stock-based compensation expense of **\$6.3 million** recognized during the quarter ended June 30, 2023 and an impairment charge of approximately **\$2.6 million** **\$3.6 million** recognized during the **quarter** **nine months** ended **March 31, 2023** **September 30, 2023** primarily related to flooding events at certain Properties in California.

For the quarter ended **June 30, 2023** **September 30, 2023**, FFO available for Common Stock and Operating Partnership unit ("OP Unit") holders increased **\$1.8 million** **\$5.3 million**, or **\$0.01** **\$0.02** per fully diluted Common Share, to **\$123.4 million** **\$139.7 million**, or **\$0.63** **\$0.71** per fully diluted Common Share, compared to **\$121.6 million** **\$134.4 million**, or **\$0.62** **\$0.69** per fully diluted Common Share, for the same period in 2022. For the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, FFO available for Common Stock and OP Unit holders increased **\$5.0 million** **\$10.2 million**, or **\$0.03** **\$0.05** per fully diluted Common Share, to **\$267.5 million** **\$407.1 million**, or **\$1.37** **\$2.08** per fully diluted Common Share, compared to **\$262.5 million** **\$396.9 million**, or **\$1.34** **\$2.03** per fully diluted Common Share for the same period in 2022.

Management's Discussion and Analysis (continued)

For the quarter ended September 30, 2023, Normalized FFO available for Common Stock and OP Unit holders increased **\$2.9 million**, or **\$0.01** per fully diluted Common Share, to **\$139.7 million**, or **\$0.71** per fully diluted Common Share, compared to **\$136.8 million**, or **\$0.70** per fully diluted Common Share, for the same period in 2022. For the nine months ended September 30, 2023, Normalized FFO available for Common Stock and OP Unit holders increased **\$10.2 million**, or **\$0.05** per fully diluted Common Share, to **\$413.7 million**, or **\$2.12** per fully diluted Common Share, compared to **\$403.5 million**, or **\$2.07** per fully diluted Common Share, for the same period in 2022.

For the quarter ended June 30, 2023, Normalized FFO available for Common Stock and OP Unit holders increased **\$4.4 million**, or **\$0.02** per fully diluted Common Share, to **\$129.7 million**, or **\$0.66** per fully diluted Common Share, compared to

Management's Discussion and Analysis (continued)

\$125.3 million, or \$0.64 per fully diluted Common Share, for the same period in 2022. For the six months ended June 30, 2023, Normalized FFO available for Common Stock and OP Unit holders increased \$7.3 million, or \$0.03 per fully diluted Common Share, to \$274.0 million, or \$1.40 per fully diluted Common Share, compared to \$266.7 million, or \$1.37 per fully diluted Common Share, for the same period in 2022.

For the quarter ended June 30, 2023 September 30, 2023, our Core Portfolio property operating revenues, excluding deferrals, increased 5.0% 4.7% and property operating expenses, excluding deferrals and property management, increased 7.0% 5.1%, from the same period in 2022, resulting in an increase in income from property operations, excluding deferrals and property management, of 3.5% 4.4%, compared to the same period in 2022. For the six nine months ended June 30, 2023 September 30, 2023, our Core Portfolio property operating revenues, excluding deferrals, increased 5.7% 5.4% and property operating expenses, excluding deferrals and property management, increased 7.2% 6.5% from the same period in 2022, resulting in an increase in income from property operations, excluding deferrals and property management, of 4.6% 4.5% compared to the same period in 2022.

We continue to focus on the quality of occupancy growth by increasing the number of manufactured homeowners in our Core Portfolio. Our Core Portfolio average occupancy includes both homeowners and renters in our MH communities and was 94.8% 94.9%, 95.1% and 95.1% 95.2% for the quarters ended June 30, 2023 September 30, 2023, December 31, 2022 and June 30, 2022 September 30, 2022, respectively. For the quarter ended June 30, 2023 September 30, 2023, our Core Portfolio occupancy decreased increased by 23 42 sites, which included an increase in homeowner occupancy of 151 225 sites and a decrease in rental occupancy of 174 183 compared to March 31, 2023 June 30, 2023. We continue to expect there to be fluctuations in the sources of occupancy depending on local market conditions, availability of vacant sites and success with converting renters to homeowners. As of June 30, 2023 September 30, 2023, we had 2,528 2,345 occupied rental homes in our Core MH communities.

RV and marina base rental income in our Core Portfolio increased 2.3% 2.0% for the quarter ended June 30, 2023 September 30, 2023, compared to the same period in 2022 driven by an increase in Annual and Seasonal RV rental income, partially offset by a decline in Seasonal and Transient RV rental income. Core RV and marina base rental income from annuals represents more than 71.6% 66.1% of total Core RV and marina base rental income and increased 7.8% 8.0% for the quarter ended June 30, 2023 September 30, 2023, compared to the same period in 2022 due to a 7.3% 7.8% increase in rate and 0.5% 0.2% increase in occupancy. Core seasonal RV and marina base rental income increased 1.6% decreased 8.5% for the quarter ended June 30, 2023 September 30, 2023, compared to the same period in 2022. Core transient RV and marina base rental income decreased by \$2.9 million \$2.3 million, or 13.9% 7.6% for the quarter ended June 30, 2023 September 30, 2023, compared to the same period in 2022. Since June 30, 2022 September 30, 2022, we have increased our Core RV and marina annual site count by approximately 240 40% resulting in a reduction in the number of transient sites available for use. We also experienced significant weather local storm events across the portfolio during the quarter ended June 30, 2023 September 30, 2023, particularly in California, the Pacific Northwest, North, Northeast and the East Coast, California, which impacted our transient RV and marina base rental income.

Demand for our homes and communities remains strong as evidenced by factors including our high occupancy levels. We closed 226 285 new home sales during the quarter ended June 30, 2023 September 30, 2023, compared to 365 331 new home sales during the quarter ended June 30, 2022 September 30, 2022, a decrease of 38.1% 13.9%. The decrease in new home sales during the quarter ended June 30, 2023 September 30, 2023 were primarily in the Florida and Arizona market. markets.

Our gross investment in real estate increased \$179.8 million \$255.9 million to \$7,549.3 million \$7,625.5 million as of June 30, 2023 September 30, 2023 from \$7,369.6 million as of December 31, 2022, primarily due to capital improvements and an acquisition during the six nine months ended June 30, 2023 September 30, 2023.

Management's Discussion and Analysis (continued)

The following chart lists the Properties acquired or sold from January 1, 2022 through June 30, 2023 September 30, 2023 and Sites added through expansion opportunities at our existing Properties:

	Location	Type of Property	Transaction Date	Sites
Total Sites as of January 1, 2022 (1)				169,300
Acquisition Properties:				
Blue Mesa Recreational Ranch	Gunnison, Colorado	Membership	February 18, 2022	385
Pilot Knob RV Resort	Winterhaven, California	RV	February 18, 2022	247
Holiday Trav-L-Park Resort	Emerald Isle, North Carolina	RV	June 15, 2022	299
Oceanside RV Resort	Oceanside, California	RV	June 16, 2022	139
Hiawassee KOA JV	Hiawassee, Georgia	Unconsolidated JV	November 10, 2022	283
Whippoorwill Campground	Marmora, New Jersey	RV	December 20, 2022	288
Red Oak Shores Campground	Ocean View, New Jersey	RV	March 28, 2023	223
Expansion Site Development:				
Sites added (reconfigured) in 2022				1,034
Sites added (reconfigured) in 2023				235 236
Ground Lease Termination:				
Westwinds	San Jose, California	MH	August 31, 2022	(723)
Total Sites as of June 30, 2023 September 30, 2023 (1)				171,700

(1) Sites are approximate.

Non-GAAP Financial Measures

Management's discussion and analysis of financial condition and results of operations include certain Non-GAAP financial measures that in management's view of the business are meaningful as they allow investors the ability to understand key operating details of our business both with and without regard to certain accounting conventions or items that may not always be indicative of recurring annual cash flows of the portfolio. These Non-GAAP financial measures as determined and presented by us may not be comparable to similarly titled measures reported by other companies, and include income from property operations and Core Portfolio, FFO and Normalized FFO.

We believe investors should review Income from property operations and Core Portfolio, FFO and Normalized FFO, along with GAAP net income and cash flow from operating activities, investing activities and financing activities, when evaluating an equity REIT's operating performance. A discussion of Income from property operations and Core Portfolio, FFO and Normalized FFO, and a reconciliation to net income, are included below.

Income from Property Operations and Core Portfolio

We use income from property operations, income from property operations, excluding deferrals and property management, and Core Portfolio income from property operations, excluding deferrals and property management, as alternative measures to evaluate the operating results of our Properties. Income from property operations represents rental income, membership subscriptions and upgrade sales, utility and other income less property and rental home operating and maintenance expenses, real estate taxes, membership sales and marketing expenses and property management expenses. Income from property operations, excluding deferrals and property management, represents income from property operations excluding property management expenses and the impact of the GAAP deferrals of membership upgrade sales upfront payments and membership sales commissions, net. Property management represents the expenses associated with indirect costs such as off-site payroll and certain administrative and professional expenses. We believe exclusion of property management expenses is helpful to investors and analysts as a measure of the operating results of our properties, excluding items that are not directly related to the operation of the properties. For comparative purposes, we present bad debt expense within Property operating and maintenance in the current and prior periods. We believe that this Non-GAAP financial measure is helpful to investors and analysts as a measure of the operating results of our properties.

Management's Discussion and Analysis (continued)

Our Core Portfolio consists of our Properties owned and operated during all of 2022 and 2023. Core Portfolio income from property operations, excluding deferrals and property management, is useful to investors for annual comparison as it removes the fluctuations associated with acquisitions, dispositions and significant transactions or unique situations. Our Non-Core Portfolio includes all Properties that were not owned and operated during all of 2022 and 2023. This includes, but is not limited to, four RV communities and one membership RV community acquired during 2022 and one RV community acquired

Management's Discussion and Analysis (continued)

during 2023. The Non-Core Properties also include Fish Tale Marina, Fort Myers Beach, Gulf Air, Palm Harbour Marina, Pine Island, and Ramblers Rest. During the quarter ended June 30, 2023, we designated Rest, Rancho Oso and Turtle Beach as Non-Core properties as operations at these properties have been suspended due to storms and flooding events in California, Beach.

FFO and Normalized FFO

We define FFO as net income, computed in accordance with GAAP, excluding gains or losses from sales of properties, depreciation and amortization related to real estate, impairment charges and adjustments to reflect our share of FFO of unconsolidated joint ventures. Adjustments for unconsolidated joint ventures are calculated to reflect FFO on the same basis. We compute FFO in accordance with our interpretation of standards established by the National Association of Real Estate Investment Trusts ("NAREIT"), which may not be comparable to FFO reported by other REITs that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently than we do. We receive non-refundable upfront payments from membership upgrade contracts. In accordance with GAAP, the non-refundable upfront payments and related commissions are deferred and amortized over the estimated membership upgrade contract term. Although the NAREIT definition of FFO does not address the treatment of non-refundable upfront payments, we believe that it is appropriate to adjust for the impact of the deferral activity in our calculation of FFO.

We believe FFO, as defined by the Board of Governors of NAREIT, is generally a measure of performance for an equity REIT. While FFO is a relevant and widely used measure of operating performance for equity REITs, it does not represent cash flow from operations or net income as defined by GAAP, and it should not be considered as an alternative to these indicators in evaluating liquidity or operating performance.

We define Normalized FFO as FFO excluding non-operating income and expense items, such as gains and losses from early debt extinguishment, including prepayment penalties, defeasance costs and transaction/pursuit costs, and other miscellaneous non-comparable items. Normalized FFO presented herein is not necessarily comparable to Normalized FFO presented by other real estate companies due to the fact that not all real estate companies use the same methodology for computing this amount.

We believe that FFO and Normalized FFO are helpful to investors as supplemental measures of the performance of an equity REIT. We believe that by excluding the effect of gains or losses from sales of properties, depreciation and amortization related to real estate and impairment charges, which are based on historical costs and may be of limited relevance in evaluating current performance, FFO can facilitate comparisons of operating performance between periods and among other equity REITs. We further believe that Normalized FFO provides useful information to investors, analysts and our management because it allows them to compare our operating performance to the operating performance of other real estate companies and between periods on a consistent basis without having to account for differences not related to our normal operations. For example, we believe that excluding the early extinguishment of debt and other miscellaneous non-comparable items from FFO allows investors, analysts and our management to assess the sustainability of operating performance in future periods because these costs do not affect the future operations of the properties. In some cases, we provide information about identified non-cash components of FFO and Normalized FFO because it allows investors, analysts and our management to assess the impact of those items.

Our definitions and calculations of these Non-GAAP financial and operating measures and other terms may differ from the definitions and methodologies used by other REITs and, accordingly, may not be comparable. These Non-GAAP financial and operating measures do not represent cash generated from operating activities in accordance with GAAP, nor do they represent cash available to pay distributions and should not be considered as an alternative to net income, determined in accordance with GAAP, as an

indication of our financial performance, or to cash flows from operating activities, determined in accordance with GAAP, as a measure of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to make cash distributions.

Management's Discussion and Analysis (continued)

The following table reconciles net income available for Common Stockholders to income from property operations for the quarters and **six** **nine** months ended **June 30, 2023** **September 30, 2023** and 2022:

(amounts in thousands)	Quarters Ended June 30,				Six Months Ended June 30,				Quarters Ended September 30,				Nine Months Ended September 30,			
	Computation of Income from Property Operations:		Computation of Income from Property Operations:		Computation of Income from Property Operations:		Computation of Income from Property Operations:		Quarters Ended September 30,		Nine Months Ended September 30,		Quarters Ended September 30,		Nine Months Ended September 30,	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Net income available for Common Stockholders	Net income available for Common Stockholders	\$ 62,920	\$ 61,509		\$ 145,291	\$ 144,415		\$ 76,969	\$ 67,163		\$ 222,260	\$ 211,578				
Redeemable preferred stock dividends	Redeemable preferred stock dividends	8	8		8	8		—	—		8	8				
Income allocated to non-controlling interests – Common OP Units	Income allocated to non-controlling interests – Common OP Units	3,121	3,073		7,209	7,217		3,772	3,346		10,981	10,563				
Equity in income of unconsolidated joint ventures	Equity in income of unconsolidated joint ventures	(973)	(1,253)		(1,497)	(1,424)		(661)	(1,465)		(2,158)	(2,889)				
Income before equity in income of unconsolidated joint ventures	Income before equity in income of unconsolidated joint ventures	65,076	63,337		151,011	150,216		80,080	69,044		231,091	219,260				
Loss on sale of real estate and impairment, net ⁽¹⁾	Loss on sale of real estate and impairment, net ⁽¹⁾	—	—		2,632	—		949	3,747		3,581	3,747				
Total other expenses, net	Total other expenses, net	97,842	91,034		189,882	177,862		91,094	90,755		280,976	268,617				
Gain from home sales operations and other	Gain from home sales operations and other	(2,475)	(4,126)		(4,543)	(6,654)		(4,160)	(5,243)		(8,703)	(11,897)				
Income from property operations	Income from property operations	\$ 160,443	\$ 150,245		\$ 338,982	\$ 321,424		\$ 167,963	\$ 158,303		\$ 506,945	\$ 479,727				

(1) During the **six** **nine** months ended **June 30, 2023** **September 30, 2023**, we recorded **an** **impairment charge** **charges** of approximately **\$2.6 million** **\$3.6 million** primarily related to flooding events at certain Properties in California.

The following table presents a calculation of FFO available for Common Stock and OP Unitholders and Normalized FFO available for Common Stock and OP Unitholders for the quarters and **six** **nine** months ended **June 30, 2023** **September 30, 2023** and 2022:

(amounts in thousands)	Quarters Ended June 30,				Six Months Ended June 30,			
	Computation of FFO and Normalized FFO:		Computation of FFO and Normalized FFO:		Quarters Ended June 30,		Six Months Ended June 30,	
	2023	2022	2023	2022	2023	2022	2023	2022
Net income available for Common Stockholders		\$ 62,920	\$ 61,509		\$ 145,291	\$ 144,415		\$ 144,415
Income allocated to non-controlling interests – Common OP Units		3,121	3,073		7,209	7,217		
Membership upgrade sales upfront payments, deferred, net		5,664	6,367		10,134	10,451		
Membership sales commissions, deferred, net		(871)	(957)		(1,550)	(1,540)		
Depreciation and amortization		51,464	50,796		101,966	100,190		

Depreciation on unconsolidated joint ventures	1,081	835	2,216	1,776
Gain on unconsolidated joint ventures	—	—	(416)	—
Loss on sale of real estate and impairment, net	—	—	2,632	—
FFO available for Common Stock and OP Unit holders	123,379	121,623	267,482	262,509
Early debt retirement	—	640	—	1,156
Transaction/pursuit costs ⁽¹⁾	—	3,082	117	3,082
Accelerated vesting of stock-based compensation ⁽²⁾	6,320	—	6,320	—
Lease termination expenses ⁽³⁾	—	—	90	—
Normalized FFO available for Common Stock and OP Unit holders	\$ 129,699	\$ 125,345	\$ 274,009	\$ 266,747
Weighted average Common Shares outstanding – Fully Diluted	195,430	195,227	195,388	195,253

(amounts in thousands)	Quarters Ended September 30,		Nine Months Ended September 30,	
	2023	2022	2023	2022
Computation of FFO and Normalized FFO:				
Net income available for Common Stockholders	\$ 76,969	\$ 67,163	\$ 222,260	\$ 211,578
Income allocated to non-controlling interests – Common OP Units	3,772	3,346	10,981	10,563
Membership upgrade sales upfront payments, deferred, net	7,044	7,777	17,178	18,228
Membership sales commissions, deferred, net	(1,178)	(1,206)	(2,728)	(2,746)
Depreciation and amortization	50,968	52,547	152,934	152,737
Depreciation on unconsolidated joint ventures	1,141	1,035	3,357	2,811
Gain on unconsolidated joint ventures	—	—	(416)	—
Loss on sale of real estate and impairment, net	949	3,747	3,581	3,747
FFO available for Common Stock and OP Unit holders	139,665	134,409	407,147	396,918
Early debt retirement	68	—	68	1,156
Transaction/pursuit costs ⁽¹⁾	—	302	117	3,384
Accelerated vesting of stock-based compensation ⁽²⁾	—	—	6,320	—
Lease termination expenses ⁽³⁾	—	2,073	90	2,073
Normalized FFO available for Common Stock and OP Unit holders	\$ 139,733	\$ 136,784	\$ 413,742	\$ 403,531
Weighted average Common Shares outstanding – Fully Diluted	195,440	195,269	195,414	195,248

⁽¹⁾ Represents transaction/pursuit costs related to unconsummated acquisitions included in Other expenses in the Consolidated Statements of Income and Comprehensive Income.

⁽²⁾ Represents accelerated vesting of stock-based compensation expense of \$6.3 million recognized during the quarter ended June 30, 2023 as a result of the passing of a member of our Board of Directors.

⁽³⁾ Represents non-operating expenses associated with the Westwinds ground leases that terminated on August 31, 2022 and is included in General and administrative expense in the Consolidated Statements of Income and Comprehensive Income.

Management's Discussion and Analysis (continued)

Results of Operations

This section discusses the comparison of our results of operations for the quarters and **six** **nine** months ended **June 30, 2023** **September 30, 2023** and **June 30, 2022** **September 30, 2022** and our operating activities, investing activities and financing activities for the **six** **nine** months ended **June 30, 2023** **September 30, 2023** and **June 30, 2022** **September 30, 2022**. For the comparison of our results of operations for the quarters and **six** **nine** months ended **June 30, 2022** **September 30, 2022** and **June 30, 2021** **September 30, 2021** and discussion of our operating activities, investing activities and financing activities for the **six** **nine** months ended **June 30, 2022** **September 30, 2022** and **June 30, 2021** **September 30, 2021**, refer to *Part I. Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations* of the Quarterly Report on Form 10-Q for the fiscal quarter ended **June 30, 2022** **September 30, 2022**, filed with the SEC on **July 26, 2022** **October 21, 2022**.

Comparison of the Quarter Ended **June 30, 2023** **September 30, 2023** to the Quarter Ended **June 30, 2022** **September 30, 2022**

Income from Property Operations

The following table summarizes certain financial and statistical data for our Core Portfolio and total portfolio for the quarters ended **June 30, 2023** **September 30, 2023** and **June 30, 2022** **September 30, 2022**:

Core Portfolio		Total Portfolio		Core Portfolio		Total Portfolio	
Quarters Ended June 30,		Quarters Ended June 30,		Quarters Ended September 30,		Quarters Ended September 30,	

(amounts in thousands)	(amounts in thousands)	%				%				(amounts in thousands)	%				%					
		2023	2022	Variance	Change	2023	2022	Variance	Change		2023	2022	Variance	Change	2023	2022	Variance	Change		
MH base rental income (1)	MH base rental income (1)	\$166,258	\$155,761	\$ 10,497	6.7 %	\$166,416	\$158,689	\$ 7,727	4.9 %	MH base rental income (1)	\$167,780	\$157,037	\$ 10,743	6.8 %	\$167,937	\$159,045	\$ 8,892	5.3 %		
Rental home income (1)	Rental home income (1)	3,693	3,803	(110)	(2.9) %	3,705	3,814	(109)	(2.9) %	Rental home income (1)	3,542	3,729	(187)	(5.0) %	3,553	3,744	(191)	(5.2) %		
RV and marina base rental income (1)	RV and marina base rental income (1)	96,480	94,266	2,214	2.3 %	101,869	98,338	3,531	3.6 %	RV and marina base rental income (1)	106,426	104,297	2,129	2.0 %	112,819	109,882	2,937	2.7 %		
Annual membership subscriptions	Annual membership subscriptions	15,880	15,171	709	4.7 %	16,189	15,592	597	3.8 %	Annual membership subscriptions	16,242	15,833	409	2.6 %	16,673	16,254	419	2.5 %		
Membership upgrades sales current period, gross	Membership upgrades sales current period, gross	8,987	9,250	(263)	(2.8) %	9,278	9,535	(257)	(2.7) %	Membership upgrades sales current period, gross	10,375	10,204	171	1.7 %	10,788	11,085	(297)	(2.7) %		
Utility and other income (1)	Utility and other income (1)	29,263	26,956	2,307	8.6 %	35,858	29,823	6,035	20.2 %	Utility and other income (1)	31,350	29,582	1,768	6.0 %	35,840	32,746	3,094	9.0 %		
Property operating revenues, excluding deferrals	Property operating revenues, excluding deferrals	320,561	305,207	15,354	5.0 %	333,315	315,791	17,524	5.5 %	Property operating revenues, excluding deferrals	335,715	320,682	15,033	4.7 %	347,610	332,756	14,854	4.4 %		
Property operating and maintenance (1)	Property operating and maintenance (1)	(2)	(2)	119,250	110,383	8,867	8.0 %	122,337	114,220	8,117	7.1 %	(2)	122,469	117,640	4,829	4.1 %	126,238	122,513	3,725	3.5 %
Real estate taxes	Real estate taxes	18,240	17,497	743	4.2 %	18,832	19,182	(350)	(1.8) %	Real estate taxes	18,529	16,577	1,952	11.8 %	19,017	17,734	1,283	7.2 %		
Rental home operating and maintenance	Rental home operating and maintenance	1,158	1,220	(62)	(5.1) %	1,159	1,226	(67)	(5.5) %	Rental home operating and maintenance	1,762	1,483	279	18.8 %	1,765	1,489	276	18.1 %		
Membership sales and marketing, gross	Membership sales and marketing, gross	6,273	6,332	(59)	(0.9) %	6,392	6,409	(17)	(0.3) %	Membership sales and marketing, gross	6,773	6,619	154	2.3 %	6,874	7,143	(269)	(3.5) %		
Property operating expenses, excluding deferrals and property management	Property operating expenses, excluding deferrals and property management	144,921	135,432	9,489	7.0 %	148,720	141,037	7,683	5.4 %	Property operating expenses, excluding deferrals and property management	149,533	142,319	7,214	5.1 %	153,894	148,879	5,015	3.3 %		
Income from property operations, excluding deferrals and property management	Income from property operations, excluding deferrals and property management	175,640	169,775	5,865	3.5 %	184,595	174,754	9,841	5.6 %	Income from property operations, excluding deferrals and property management	186,182	178,363	7,819	4.4 %	193,716	183,877	9,839	5.2 %		
Property management	Property management	19,359	19,099	260	1.4 %	19,359	19,099	260	1.4 %	Property management	19,887	19,003	884	4.7 %	19,887	19,003	884	4.4 %		
Income from property operations, excluding deferrals (3)	Income from property operations, excluding deferrals (3)	156,281	150,676	5,605	3.7 %	165,236	155,655	9,581	6.2 %	Income from property operations, excluding deferrals (3)	166,295	159,360	6,935	4.4 %	173,829	164,874	8,955	5.2 %		

Membership upgrade sales upfront payments and membership sales commission, deferred, net	Membership upgrade sales upfront payments and membership sales commission, deferred, net	4,793	5,410	(617)	(11.4) %	4,793	5,410	(617)	(11.4) %	5,866	6,571	(705)	(10.7) %	5,866	6,571	(705)
Income from property operations (3)	Income from property operations (3)	\$151,488	\$145,266	\$ 6,222	4.3 %	\$160,443	\$150,245	\$ 10,198	6.8 %	\$160,429	\$152,789	\$ 7,640	5.0 %	\$167,963	\$158,303	\$ 9,660

(1) Rental income consists of the following total portfolio income items in this table: 1) MH base rental income, 2) Rental home income, 3) RV and marina base rental income and 4) Utility income, which is calculated by subtracting Other income on the Consolidated Statements of Income and Comprehensive Income from Utility and other income in this table. The difference between the sum of the total portfolio income items and Rental income on the Consolidated Statements of Income and Comprehensive Income is bad debt expense, which is presented in Property operating and maintenance expense in this table.

(2) Includes bad debt expense for all periods presented.

(3) See Part I, Item 2, Management's Discussion and Analysis—Non-GAAP Financial Measures for definitions and reconciliations of these Non-GAAP measures to Net Income available for Common Shareholders.

Total portfolio income from property operations for the quarter ended June 30, 2023 September 30, 2023 increased \$10.2 million \$9.7 million, or 6.8% 6.1%, from the quarter ended June 30, 2022 September 30, 2022, driven by an increase of \$6.2 million \$7.6 million, or 4.3% 5.0%, from our Core Portfolio, and an increase of \$4.0 million \$2.0 million from our Non-Core Portfolio. The increase in income from property operations from our Core Portfolio was primarily due to higher property operating revenues, excluding deferrals, primarily in MH base rental income, Utility and other income and RV and marina base rental income and Utility and other income, partially offset by an increase in property operating and maintenance expenses. The increase in income from property operations from our Non-Core Portfolio was primarily due to business interruption income related to Hurricane Ian recognized during the quarter ended June 30, 2023 expenses and higher RV and marina base rental income, partially offset by MH base rental income, real estate taxes.

Management's Discussion and Analysis (continued)

Property Operating Revenues

MH base rental income in our Core Portfolio for the quarter ended June 30, 2023 September 30, 2023 increased \$10.5 million \$10.7 million, or 6.7% 6.8%, from the quarter ended June 30, 2022 September 30, 2022, which reflects 7.0% 7.1% growth from rate increases and a decline of 0.3% in occupancy. The average monthly base rental income per Site in our Core Portfolio increased to approximately \$806 \$813 for the quarter ended June 30, 2023 September 30, 2023 from approximately \$753 \$759 for the quarter ended June 30, 2022 September 30, 2022. The average occupancy for our Core Portfolio was 94.8% 94.9% for the quarter ended June 30, 2023 September 30, 2023 and 95.1% 95.2% for the quarter ended June 30, 2022 September 30, 2022.

RV and marina base rental income is comprised of the following:

(amounts in thousands)	Core Portfolio				Total Portfolio				Core Portfolio				Total Portfolio					
	Quarters Ended June 30,				Quarters Ended June 30,				Quarters Ended September 30,				Quarters Ended September 30,					
	2023	2022	Variance	Change	2023	2022	Variance	Change	2023	2022	Variance	Change	2023	2022	Variance	Change		
Annual	Annual	\$ 69,063	\$ 64,043	\$ 5,020	7.8 %	\$ 72,637	\$ 66,653	\$ 5,984	9.0 %	Annual	\$ 70,374	\$ 65,181	\$ 5,193	8.0 %	\$ 74,125	\$ 68,008	\$ 6,117	9.0 %
Seasonal	Seasonal	9,093	8,950	143	1.6 %	9,486	9,473	13	0.1 %	Seasonal	8,035	8,779	(744)	(8.5) %	8,462	9,478	(1,016)	(10.7) %
Transient	Transient	18,324	21,273	(2,949)	(13.9) %	19,746	22,212	(2,466)	(11.1) %	Transient	28,017	30,337	(2,320)	(7.6) %	30,232	32,396	(2,164)	(6.7) %
RV and marina base rental income	RV and marina base rental income	\$ 96,480	\$ 94,266	\$ 2,214	2.3 %	\$ 101,869	\$ 98,338	\$ 3,531	3.6 %	RV and marina base rental income	\$ 106,426	\$ 104,297	\$ 2,129	2.0 %	\$ 112,819	\$ 109,882	\$ 2,937	2.7 %

RV and marina base rental income in our Core Portfolio for the quarter ended June 30, 2023 September 30, 2023 increased \$2.2 million \$2.1 million, or 2.3% 2.0%, from the quarter ended June 30, 2022 September 30, 2022, driven by an increase in Annual and Seasonal RV and marina base rental income, partially offset by a decrease in Transient and Seasonal RV and marina base rental income. The increase in Annual RV and marina base rental income of 7.8% 8.0% was driven by an increase in rate of 7.3% 7.8%. The decrease in Transient RV and marina base rental income of 13.9% 7.6% was primarily due to a decrease in transient Transient RV revenue as a result of a reduction in the number of Transient sites available and flooding local storm events at certain Properties across the portfolio, particularly in the North, Northeast and California during the quarter ended September 30, 2023.

Utility and other income in our Core Portfolio for the quarter ended June 30, 2023 September 30, 2023 increased \$2.3 million \$1.8 million, or 8.6% 6.0%, from the quarter ended June 30, 2022 September 30, 2022. The increase was primarily due to a \$1.4 million \$1.3 million and \$1.0 million increase in utility income and other property income, respectively.

The increase in utility income was primarily due to an increase in trash and electric income in all regions except California and sewer income in all regions except the South and West and gas income in California and the West Northeast.

Property Operating Expenses

Property operating expenses, excluding deferrals and property management, in our Core Portfolio for the quarter ended June 30, 2023 September 30, 2023 increased \$9.5 million \$7.2 million, or 7.0% 5.1%, from the quarter ended June 30, 2022 September 30, 2022, driven by increases in property operating and maintenance expenses of \$8.9 million \$4.8 million. Core property operating and maintenance expenses were higher in 2023 primarily due to increases in insurance of \$3.3 million \$2.0 million, repair and maintenance expenses of \$2.1 million \$1.8 million and utility expenses of \$2.1 million \$1.4 million.

Management's Discussion and Analysis (continued)

Home Sales and Rental Operations

Home Sales and Other

The following table summarizes certain financial and statistical data for our Home Sales and Other Operations:

(amounts in thousands,	Quarters Ended June 30,				Quarters Ended September 30,				
	(amounts in thousands,				(amounts in thousands,				
except home sales volumes)	2023	2022	Variance	Change %	sales	2023	2022	Variance	Change %
Gross revenues	Gross revenues				Gross revenues				
from new home sales	from new home sales	\$23,038	\$33,848	(\$10,810)	(31.9) %	\$27,684	\$32,850	(\$5,166)	(15.7) %
Cost of new home sales	Cost of new home sales	20,812	30,020	(9,208)	(30.7) %	24,068	29,380	(5,312)	(18.1) %
Gross revenues from used home sales	Gross revenues from used home sales	1,034	1,367	(333)	(24.4) %	1,020	972	48	4.9 %
Cost of used home sales	Cost of used home sales	1,110	1,437	(327)	(22.8) %	932	747	185	24.8 %
Gross revenue from brokered resales and ancillary services	Gross revenue from brokered resales and ancillary services	14,841	17,466	(2,625)	(15.0) %	16,091	18,725	(2,634)	(14.1) %
Cost of brokered resales and ancillary services	Cost of brokered resales and ancillary services	7,346	9,514	(2,168)	(22.8) %	8,471	10,097	(1,626)	(16.1) %

Home selling and ancillary operating expenses	Home selling and ancillary operating expenses	7,170	7,584	(414)	(5.5) %	Home selling and ancillary operating expenses	7,164	7,080	84	1.2 %
Home sales volumes										
Total new home sales ⁽¹⁾										
New home sales ⁽¹⁾										
Used home sales										
Brokered home resales										

⁽¹⁾ Total new home sales volume for the quarter ended **June 30, 2022** September 30, 2022 includes **29** **21** home sales from our ECHO JV.

Gross revenues from new home sales decreased **\$10.8 million** **\$5.2 million** and Cost of new home sales decreased **\$9.2 million** **\$5.3 million** during the quarter ended **June 30, 2023** September 30, 2023, compared to the quarter ended **June 30, 2022** September 30, 2022, primarily due to a decrease in new home sales.

Management's Discussion and Analysis (continued)

Rental Operations

The following table summarizes certain financial and statistical data for our MH Rental Operations:

(amounts in thousands, except rental unit volumes)	(amounts in thousands, except rental unit volumes)	Quarters Ended June 30,				(amounts in thousands, except rental unit volumes)	Quarters Ended September 30,			
		2023	2022	Variance	% Change		2023	2022	Variance	% Change
Rental operations revenue ⁽¹⁾	Rental operations revenue ⁽¹⁾	\$ 9,827	\$ 10,868	\$ (1,041)	(9.6) %	Rental operations revenue ⁽¹⁾	\$ 9,406	\$ 10,420	\$ (1,014)	(9.7) %
Rental home operating and maintenance expenses	Rental home operating and maintenance expenses	1,158	1,220	(62)	(5.1) %	Rental home operating and maintenance expenses	1,762	1,483	279	18.8 %
Depreciation on rental homes ⁽²⁾	Depreciation on rental homes ⁽²⁾	2,802	2,500	302	12.1 %	Depreciation on rental homes ⁽²⁾	2,726	2,521	205	8.1 %
Gross investment in new manufactured home rental units ⁽³⁾	Gross investment in new manufactured home rental units ⁽³⁾	\$ 257,978	\$ 221,251	\$ 36,727	16.6 %	Gross investment in new manufactured home rental units ⁽³⁾	\$ 249,568	\$ 221,840	\$ 27,728	12.5 %
Gross investment in used manufactured home rental units	Gross investment in used manufactured home rental units	\$ 13,491	\$ 14,571	\$ (1,080)	(7.4) %	Gross investment in used manufactured home rental units	\$ 12,606	\$ 15,226	\$ (2,620)	(17.2) %

Net investment in new manufactured home rental units ⁽³⁾	Net investment in new manufactured home rental units ⁽³⁾	\$ 215,087	\$ 191,048	\$ 24,039	12.6 %	Net investment in new manufactured home rental units ⁽³⁾	\$ 207,303	\$ 180,299	\$ 27,004	15.0 %
Net investment in used manufactured home rental units	Net investment in used manufactured home rental units	\$ 7,806	\$ 7,673	\$ 133	1.7 %	Net investment in used manufactured home rental units	\$ 7,481	\$ 8,657	\$ (1,176)	(13.6) %
Number of occupied rentals	Number of occupied rentals	2,236	2,742	(506)	(18.5) %	Number of occupied rentals	2,086	2,594	(508)	(19.6) %
- new, end of period ⁽⁴⁾	- new, end of period ⁽⁴⁾					- new, end of period ⁽⁴⁾				
Number of occupied rentals	Number of occupied rentals	292	375	(83)	(22.1) %	Number of occupied rentals	259	355	(96)	(27.0) %
- used, end of period	- used, end of period					- used, end of period				

(1) Consists of Site rental income and home rental income. Approximately **\$6.1 million** **\$5.9 million** and **\$7.1 million** **\$6.7 million** for the quarters ended **June 30, 2023** **September 30, 2023** and **June 30, 2022** **September 30, 2022**, respectively, of Site rental income is included in MH base rental income in the Core Portfolio Income from Property Operations table. The remainder of home rental income is included in **Rental** **Rental** home income in our Core Portfolio Income from Property Operations table.

(2) Presented in Depreciation and amortization in the Consolidated Statements of Income and Comprehensive Income.

(3) Includes both occupied and unoccupied rental homes in our Core Portfolio. New home cost basis does not include the costs associated with our ECHO JV. Our investment in the ECHO JV as of **June 30, 2022** **September 30, 2022** was **\$18.7 million** **\$19.0 million**.

(4) Occupied rentals as of the end of the period in our Core Portfolio. Included in occupied rentals as of **June 30, 2022** **September 30, 2022** were **185** **165** homes rented through our ECHO JV.

Management's Discussion and Analysis (continued)

Rental operations revenues were \$1.0 million or **9.6%** **9.7%** lower during the quarter ended **June 30, 2023** **September 30, 2023**, compared to the quarter ended **June 30, 2022** **September 30, 2022**, primarily due to a decrease in the number of occupied rentals.

Other Income and Expenses

The following table summarizes other income and expenses, net:

(amounts in thousands, expenses shown as negative)	(amounts in thousands, expenses shown as negative)	Quarters Ended June 30,				Quarters Ended September 30,				%	
				Variance	Change			Variance	Change		
		2023	2022			Depreciation and amortization	Interest income				
Depreciation and amortization	Depreciation and amortization	\$ (51,464)	\$ (50,796)	\$ (668)	(1.3) %	Depreciation and amortization	\$ (50,968)	\$ (52,547)	\$ 1,579	3.0 %	
Interest income	Interest income	2,259	1,722	537	31.2 %	Interest income	2,276	1,865	411	22.0 %	
Income from other investments, net	Income from other investments, net	2,473	2,617	(144)	(5.5) %	Income from other investments, net	2,333	2,399	(66)	(2.8) %	
General and administrative	General and administrative	(16,607)	(11,679)	(4,928)	(42.2) %	General and administrative	(9,895)	(11,086)	1,191	10.7 %	
Other expenses	Other expenses	(1,381)	(4,205)	2,824	67.2 %	Other expenses	(1,338)	(1,627)	289	17.8 %	
Early debt retirement	Early debt retirement	—	(640)	640	100.0 %	Early debt retirement	(68)	—	(68)	— %	
Interest and related amortization	Interest and related amortization	(33,122)	(28,053)	(5,069)	(18.1) %	Interest and related amortization	(33,434)	(29,759)	(3,675)	(12.3) %	
Total other income and expenses, net	Total other income and expenses, net	\$ (97,842)	\$ (91,034)	\$ (6,808)	(7.5) %	Total other income and expenses, net	\$ (91,094)	\$ (90,755)	\$ (339)	(0.4) %	

Total other income and expenses, net increased **\$6.8 million** **\$0.3 million** for the quarter ended **June 30, 2023** **September 30, 2023**, compared to the quarter ended **June 30, 2022** **September 30, 2022**, primarily due to higher interest and related amortization expense as a result of an increase in interest rates, partially offset by decreases in depreciation and amortization and general and administrative expense as a result of accelerated vesting of stock-based compensation expense.

Casualty-related charges/(recoveries), net

During the quarter ended **June 30, 2023** **September 30, 2023**, we recorded **\$1.8 million** **\$1.8 million** of expenses for debris removal and cleanup costs and an offsetting insurance recovery revenue of \$1.8 million related to Hurricane Ian.

Management's Discussion and Analysis (continued)

Comparison of the Six Nine Months Ended June 30, 2023 September 30, 2023 to the Six Nine Months Ended June 30, 2022 September 30, 2022

Income from Property Operations

The following table summarizes certain financial and statistical data for the Core Portfolio and the total portfolio for the **six nine** months ended **June 30, 2023** **September 30, 2023** and 2022:

(amounts in thousands)	(amounts in thousands)	Core Portfolio				Total Portfolio				Core Portfolio				Total Portfolio				
		Six Months Ended June 30,				Six Months Ended June 30,				Nine Months Ended September 30,				Nine Months Ended September 30,				
		2023	2022	Variance	Change	2023	2022	Variance	Change	2023	2022	Variance	Change	2023	2022	Variance	Change	
MH base rental income (1)	MH base rental income (1)	\$330,662	\$310,196	\$ 20,466	6.6 %	\$330,969	\$316,025	\$ 14,944	4.7 %	income (1)	\$498,442	\$467,233	\$ 31,209	6.7 %	\$498,906	\$475,070	\$ 23,836	5.2 %
Rental home income (1)	Rental home income (1)	7,554	7,758	(204)	(2.6) %	7,577	7,775	(198)	(2.5) %	income (1)	11,096	11,487	(391)	(3.4) %	11,130	11,519	(389)	(3.4) %
RV and marina base rental income (1)	RV and marina base rental income (1)	204,802	196,815	7,987	4.1 %	213,461	207,102	6,359	3.1 %	income (1)	311,228	301,112	10,116	3.4 %	326,280	316,984	9,296	3.0 %
Annual membership subscriptions	Annual membership subscriptions	31,496	30,052	1,444	4.8 %	32,159	30,749	1,410	4.6 %	subscriptions	47,738	45,885	1,853	4.0 %	48,832	47,003	1,829	3.8 %
Membership upgrade sales current period, gross	Membership upgrade sales current period, gross	16,930	16,241	689	4.2 %	17,253	16,686	567	3.4 %	gross	27,305	26,445	860	3.3 %	28,041	27,771	270	1.0 %
Utility and other income (1)	Utility and other income (1)	58,712	53,875	4,837	9.0 %	71,189	59,866	11,323	18.9 %	other income (1)	90,062	83,457	6,605	7.9 %	107,029	92,612	14,417	15.1 %
Property operating revenues, excluding deferrals	Property operating revenues, excluding deferrals	650,156	614,937	35,219	5.7 %	672,608	638,203	34,405	5.4 %	deferrals	985,871	935,619	50,252	5.4 %	1,020,218	970,959	49,259	5.2 %
Property operating and maintenance (1) (2)	Property operating and maintenance (1) (2)	228,850	210,554	18,296	8.7 %	235,044	218,308	16,736	7.7 %	(2)	351,319	328,194	23,125	7.0 %	361,282	340,821	20,461	5.8 %
Real estate taxes	Real estate taxes	35,874	35,448	426	1.2 %	37,148	38,639	(1,491)	(3.9) %	taxes	54,403	52,025	2,378	4.6 %	56,165	56,373	(208)	(0.4) %
Rental home operating and maintenance	Rental home operating and maintenance	2,117	2,611	(494)	(18.9) %	2,118	2,628	(510)	(19.4) %	maintenance	3,879	4,094	(215)	(5.3) %	3,883	4,117	(234)	(0.6) %
Membership sales and marketing, gross	Membership sales and marketing, gross	11,776	11,187	589	5.3 %	11,909	11,323	586	5.2 %	gross	18,549	17,806	743	4.2 %	18,783	18,466	317	1.7 %

Property operating expenses, excluding deferrals and property management	Property operating expenses, excluding deferrals and property management	278,617	259,800	18,817	7.2 %	286,219	270,898	15,321	5.7 %	Property operating expenses, excluding deferrals and property management	428,150	402,119	26,031	6.5 %	440,113	419,777	20,336
Income from property operations, excluding deferrals and property management ⁽³⁾	Income from property operations, excluding deferrals and property management ⁽³⁾	371,539	355,137	16,402	4.6 %	386,389	367,305	19,084	5.2 %	Income from property operations, excluding deferrals and property management ⁽³⁾	557,721	533,500	24,221	4.5 %	580,105	551,182	28,923
Property management	Property management	38,823	36,969	1,854	5.0 %	38,823	36,970	1,853	5.0 %	Property management	58,710	55,972	2,738	4.9 %	58,710	55,973	2,737
Income from property operations, excluding deferrals ⁽³⁾	Income from property operations, excluding deferrals ⁽³⁾	332,716	318,168	14,548	4.6 %	347,566	330,335	17,231	5.2 %	Income from property operations, excluding deferrals ⁽³⁾	499,011	477,528	21,483	4.5 %	521,395	495,209	26,186
Membership upgrade sales upfront payments and membership sales commission, deferred, net	Membership upgrade sales upfront payments and membership sales commission, deferred, net	8,584	8,911	(327)	(3.7) %	8,584	8,911	(327)	(3.7) %	Membership upgrade sales upfront payments and membership sales commission, deferred, net	14,450	15,482	(1,032)	(6.7) %	14,450	15,482	(1,032) 0
Income from property operations ⁽³⁾	Income from property operations ⁽³⁾	\$324,132	\$309,257	\$ 14,875	4.8 %	\$338,982	\$321,424	\$ 17,558	5.5 %	Income from property operations ⁽³⁾	\$484,561	\$462,046	\$ 22,515	4.9 %	\$ 506,945	\$479,727	\$ 27,218

⁽¹⁾ Rental income consists of the following total portfolio income items: 1) MH base rental income, 2) Rental home income, 3) RV and marina base rental income and 4) Utility income, which is calculated by subtracting Other income on the Consolidated Statements of Income and Comprehensive Income from Utility and other income in this table. The difference between the sum of the total portfolio income items and Rental income on the Consolidated Statements of Income and Comprehensive Income is bad debt expense, which is presented in Property operating maintenance expense in this table.

⁽²⁾ Includes bad debt expense for all periods presented.

⁽³⁾ See Part I, Item 2, *Management's Discussion and Analysis—Non-GAAP Financial Measures* for definitions and reconciliation of these Non-GAAP measures to Net Income available for Common Shareholders.

Total Portfolio income from property operations for the six nine months ended June 30, 2023 September 30, 2023 increased \$17.6 million \$27.2 million, or 5.5% 5.7%, from the same period in 2022, driven by an increase of \$14.9 million \$22.5 million, or 4.8% 4.9%, from our Core Portfolio and an increase of \$2.7 million \$4.7 million from our Non-Core Portfolio. The increase in income from property operations from our Core Portfolio was primarily due to higher property operating revenues, excluding deferrals, primarily in MH base rental income, RV and marina base rental income and Utility and other income, partially offset by an increase in property operating and maintenance expenses.

Property Operating Revenues

MH base rental income in our Core Portfolio for the six nine months ended June 30, 2023 September 30, 2023 increased \$20.5 million \$31.2 million, or 6.6% 6.7%, from the same period in 2022, which reflects 6.8% 6.9% growth from rate increases and 0.2% decline in occupancy. The average monthly base rental income per Site increased to approximately \$801 \$805 for the six nine months ended June 30, 2023 September 30, 2023 from approximately \$750 \$753 for the six nine months ended June 30, 2022 September 30, 2022. The average occupancy for the Core Portfolio was 94.9% for the six nine months ended June 30, 2023 September 30, 2023 compared to 95.1% for the six nine months ended June 30, 2022 September 30, 2022.

Management's Discussion and Analysis (continued)

RV and marina base rental income is comprised of the following:

Core Portfolio		Total Portfolio		Core Portfolio		Total Portfolio	
Six Months Ended June 30,		Six Months Ended June 30,		Nine Months Ended September 30,		Nine Months Ended September 30,	

(amounts in thousands)		%				%				(amounts in thousands)		%						
		2023	2022	Variance	Change	2023	2022	Variance	Change			2023	2022	Variance	Change			
Annual	Annual	\$ 136,066	\$ 125,837	\$ 10,229	8.1 %	\$ 142,038	\$ 130,986	\$ 11,052	8.4 %	Annual	\$ 206,440	\$ 191,018	\$ 15,422	8.1 %	\$ 216,163	\$ 198,994	\$ 17,169	8.6 %
Seasonal	Seasonal	36,483	33,407	3,076	9.2 %	37,446	36,098	1,348	3.7 %	Seasonal	44,518	42,186	2,332	5.5 %	45,908	45,576	332	0.7 %
Transient	Transient	32,253	37,571	(5,318)	(14.2) %	33,977	40,018	(6,041)	(15.1) %	Transient	60,270	67,908	(7,638)	(11.2) %	64,209	72,414	(8,205)	(11.3) %
RV and marina base rental income	RV and marina base rental income	\$ 204,802	\$ 196,815	\$ 7,987	4.1 %	\$ 213,461	\$ 207,102	\$ 6,359	3.1 %	RV and marina base rental income	\$ 311,228	\$ 301,112	\$ 10,116	3.4 %	\$ 326,280	\$ 316,984	\$ 9,296	2.9 %

RV and marina base rental income in our Core Portfolio for the six nine months ended **June 30, 2023** September 30, 2023 increased \$8.0 million \$10.1 million, or 4.1% 3.4%, from the same period in 2022 primarily due to increases in Annual and Seasonal RV and marina base rental income, partially offset by a decrease in Transient RV base rental income. The increase in Annual RV and marina base rental income of \$10.2 million \$15.4 million, or 8.1% was seen across all regions, primarily due to the South, Northeast and West and Northeast regions. The increase in Seasonal RV and marina base rental income of \$3.1 \$2.3 million, or 9.2% 5.5% was driven by increases in the South and West regions during the first quarter where we had 15.0% and 9.1% increases, respectively. Since **June 30, 2022** September 30, 2022, we have increased our Core RV and marina annual site count by approximately 240 sites 40% resulting in a reduction in the number of transient sites available for use. We also experienced significant weather events during the six nine months ended **June 30, 2023** September 30, 2023 in California, the Pacific Northwest, and the East Coast, which impacted our transient Transient RV and marina base rental income.

Utility and other income in our Core Portfolio for the six nine months ended **June 30, 2023** September 30, 2023 increased \$4.8 million \$6.6 million, or 9.0% 7.9%, from the same period in 2022. The increase was primarily due to an increase in utility income and other property income of \$3.4 million, \$4.7 million and \$2.1 million, respectively. The increase in utility income was primarily due to an increase in trash, sewer and electric income. The utility recovery rate (utility income divided by utility expenses) for 2023 and 2022 was approximately 46% 45% and 45% 44%, respectively.

Property Operating Expenses

Property operating expenses, excluding deferrals and property management, in our Core Portfolio for the six nine months ended **June 30, 2023** September 30, 2023 increased \$18.8 million \$26.0 million, or 7.2% 6.5%, from the same period in 2022, driven by increases in property operating and maintenance expenses of \$18.3 million \$23.1 million. Core property operating and maintenance expenses were higher during the six nine months ended **June 30, 2023** September 30, 2023, compared to the same period in 2022 due to increases in utility expenses of \$6.2 million \$7.6 million, repair and maintenance expenses of \$4.7 million \$6.5 million, insurance of \$3.9 million \$5.9 million, and property payroll expenses of \$3.4 million \$2.9 million.

Management's Discussion and Analysis (continued)

Home Sales and Rental Operations

Home Sales and Other

The following table summarizes certain financial and statistical data for Home Sales and Other Operations:

(amounts in thousands, except home sales volumes)	Six Months Ended June 30,				Nine Months Ended September 30,				
	2023	2022	Variance	Change	2023	2022	Variance	Change	
Gross revenues from new home sales	\$ 41,352	\$ 59,378	\$ (18,026)	(30.4) %	Gross revenues from new home sales	\$ 69,036	\$ 92,228	\$ (23,192)	(25.1) %
Cost of new home sales	37,474	53,346	(15,872)	(29.8) %	Cost of new home sales	61,542	82,726	(21,184)	(25.6) %
Gross revenues from used home sales	2,209	2,365	(156)	(6.6) %	Gross revenues from used home sales	3,229	3,337	(108)	(3.2) %

Cost of used home sales	Cost of used home sales	2,055	2,847	(792)	(27.8) %	Cost of used home sales	2,987	3,594	(607)	(16.9) %
Gross revenue from brokered resales and ancillary services	Gross revenue from brokered resales and ancillary services	27,485	30,647	(3,162)	(10.3) %	services	43,576	49,372	(5,796)	(11.7) %
Cost of brokered resales and ancillary services	Cost of brokered resales and ancillary services	12,880	15,477	(2,597)	(16.8) %	services	21,351	25,574	(4,223)	(16.5) %
Home selling and ancillary operating expenses	Home selling and ancillary operating expenses	14,094	14,066	28	0.2 %	expenses	21,258	21,146	112	0.5 %
Home sales volumes	Home sales volumes									
Total new home sales (1)	Total new home sales (1)	402	626	(224)	(35.8) %					
New home sales (1)	New home sales (1)									
Used home sales	Used home sales	168	169	(1)	(0.6) %	sales	252	250	2	0.8 %
Brokered home resales	Brokered home resales	335	451	(116)	(25.7) %	resales	495	674	(179)	(26.6) %

(1) Total new home sales volume for the **six nine** months ended **June 30, 2022** **September 30, 2022** includes **51** **72** home sales from our ECHO JV.

Gross revenues from new home sales decreased **\$18.0 million** **\$23.2 million** and Cost of new home sales decreased **\$15.9 million** **\$21.2 million** during the **six nine** months ended **June 30, 2023** **September 30, 2023**, compared to the **six nine** months ended **June 30, 2022** **September 30, 2022**, primarily due to a decrease in new home sales.

Rental Operations

The following table summarizes certain financial and statistical data for MH Rental Operations:

(amounts in thousands, except rental unit volumes)	(amounts in thousands, except rental unit volumes)	Six Months Ended June 30,				(amounts in thousands, except rental unit volumes)	Nine Months Ended September 30,			
		2023	2022	Variance	% Change		2023	2022	Variance	% Change
Rental operations revenue (1)	Rental operations revenue (1)	\$ 20,085	\$ 22,216	\$ (2,131)	(9.6) %	Rental operations revenue (1)	\$ 29,491	\$ 32,635	\$ (3,144)	(9.6) %
Rental home operating and maintenance expenses	Rental home operating and maintenance expenses	2,117	2,611	(494)	(18.9) %	Rental home operating and maintenance expenses	3,879	4,094	(215)	(5.3) %
Depreciation on rental homes (2)	Depreciation on rental homes (2)	5,549	5,017	532	10.6 %	Depreciation on rental homes (2)	8,275	7,538	737	9.8 %

Gross investment in new manufactured home rental units ⁽³⁾	Gross investment in new manufactured home rental units ⁽³⁾	\$ 257,978	\$ 221,251	\$ 36,727	16.6 %	Gross investment in new manufactured home rental units ⁽³⁾	\$ 249,568	\$ 221,840	\$ 27,728	12.5 %
Gross investment in used manufactured home rental units	Gross investment in used manufactured home rental units	\$ 13,491	\$ 14,571	\$ (1,080)	(7.4) %	Gross investment in used manufactured home rental units	\$ 12,606	\$ 15,226	\$ (2,620)	(17.2) %
Net investment in new manufactured home rental units	Net investment in new manufactured home rental units	\$ 215,087	\$ 191,048	\$ 24,039	12.6 %	Net investment in new manufactured home rental units	\$ 207,303	\$ 180,299	\$ 27,004	15.0 %
Net investment in used manufactured home rental units	Net investment in used manufactured home rental units	\$ 7,806	\$ 7,673	\$ 133	1.7 %	Net investment in used manufactured home rental units	\$ 7,481	\$ 8,657	\$ (1,176)	(13.6) %
Number of occupied rentals - new, end of period ⁽⁴⁾	Number of occupied rentals - new, end of period ⁽⁴⁾	2,236	2,742	(506)	(18.5) %	Number of occupied rentals - new, end of period ⁽⁴⁾	2,086	2,594	(508)	(19.6) %
Number of occupied rentals - used, end of period	Number of occupied rentals - used, end of period	292	375	(83)	(22.1) %	Number of occupied rentals - used, end of period	259	355	(96)	(27.0) %

(1) Rental operations revenue consists of Site rental income and home rental income in our Core Portfolio. Approximately \$12.5 million \$18.4 million and \$14.5 million \$21.1 million of Site rental income for the six nine months ended June 30, 2023 September 30, 2023 and 2022, respectively, are included in community MH base rental income within the Core Portfolio Income from Property Operations table. The remainder of home rental income is included in rental Rental home income within the Core Portfolio Income from Property Operations table.

(2) Presented in Depreciation and amortization in the Consolidated Statements of Income and Comprehensive Income.

(3) Includes both occupied and unoccupied rental homes in our Core Portfolio. New home cost basis does not include the costs associated with our ECHO JV. Our investment in the ECHO JV as of June 30, 2022 September 30, 2022 was \$18.7 million \$19.0 million.

(4) Occupied rentals as of the end of the period in our Core Portfolio. Included in occupied rentals as of June 30, 2022 September 30, 2022 were 185 165 homes rented through our ECHO JV.

Management's Discussion and Analysis (continued)

Rental operations revenues were \$2.1 million \$3.1 million or 9.6% lower during the six nine months ended June 30, 2023 September 30, 2023, compared to the six nine months ended June 30, 2022 September 30, 2022, primarily due to a decrease in the number of occupied rentals.

Management's Discussion and Analysis (continued)

Other Income and Expenses

The following table summarizes other income and expenses, net:

(amounts in thousands, expenses shown as negative)	Six Months Ended June 30,				(amounts in thousands, expenses shown as negative)	Nine Months Ended September 30,				
	2023	2022	Variance	%		2023	2022	Variance	%	
Depreciation and amortization	Depreciation and amortization	\$ (101,966)	\$ (100,190)	\$ (1,776)	(1.8) %	Depreciation and amortization	\$ (152,934)	\$ (152,737)	\$ (197)	(0.1) %
Interest income	Interest income	4,347	3,481	866	24.9 %	Interest income	6,623	5,346	1,277	23.9 %

Income from other	Income from other					Income from other				
investments, net	investments, net	4,564	4,521	43	1.0	% investments, net	6,897	6,920	(23)	(0.3) %
General and administrative	General and administrative	(28,268)	(23,750)	(4,518)	(19.0)	% administrative	(38,163)	(34,834)	(3,329)	(9.6) %
Other expenses	Other expenses	(2,849)	(5,251)	2,402	45.7	% Other expenses	(4,187)	(6,880)	2,693	39.1 %
Early debt retirement	Early debt retirement	—	(1,156)	1,156	100.0	% retirement	(68)	(1,156)	1,088	94.1 %
Interest and related	Interest and related					Interest and related				
amortization	amortization	(65,710)	(55,517)	(10,193)	(18.4)	% amortization	(99,144)	(85,276)	(13,868)	(16.3) %
Total other income and expenses, net	Total other income and expenses, net	\$ (189,882)	\$ (177,862)	\$ (12,020)	(6.8) %	Total other income and expenses, net	\$ (280,976)	\$ (268,617)	\$ (12,359)	(4.6) %

Total other income and expenses, net increased **\$12.0 million** **\$12.4 million** during the **six nine** months ended **June 30, 2023** **September 30, 2023**, compared to the **six nine** months ended **June 30, 2022** **September 30, 2022**, primarily due to higher interest and related amortization expense as a result of an increase in interest rates and **higher general and administrative expense** **primarily** as a result of accelerated vesting of stock-based compensation expense.

Casualty-related charges/(recoveries), net

During the **six nine** months ended **June 30, 2023** **September 30, 2023**, we recorded **\$10.3** **\$12.1** million of expenses for debris removal and cleanup costs and an offsetting insurance recovery revenue of **\$10.3** **\$12.1** million related to Hurricane Ian.

Loss on sale of real estate and impairment, net

During the **six nine** months ended **June 30, 2023** **September 30, 2023**, we recorded an impairment charge of approximately **\$2.6** **\$3.6** million **primarily** related to flooding events at certain California properties.

Liquidity and Capital Resources

Liquidity

Our primary demands for liquidity include payment of operating expenses, dividend distributions, debt service, including principal and interest, capital improvements on Properties, home purchases and property acquisitions. We expect similar demand for liquidity will continue for the short-term and long-term. Our primary sources of cash include operating cash flows, proceeds from financings, borrowings under our unsecured line of credit (the "LOC") and proceeds from issuance of equity and debt securities.

One of our stated objectives is to maintain financial flexibility. Achieving this objective allows us to take advantage of strategic opportunities that may arise. When investing capital, we consider all potential uses, including returning capital to our stockholders or the conditions under which we may repurchase our stock. These conditions include, but are not limited to, market price, balance sheet flexibility, alternative opportunistic capital uses and capital requirements. We believe effective management of our balance sheet, including maintaining various access points to raise capital, managing future debt maturities and borrowing at competitive rates, enables us to meet this objective. Accessing long-term low-cost secured debt continues to be our focus.

As of **June 30, 2023** **September 30, 2023**, we had available liquidity in the form of approximately **413.7 million** **413.6 million** shares of authorized and unissued common stock, par value \$0.01 per share, and 10.0 million shares of authorized and unissued preferred stock registered for sale under the Securities Act of 1933, as amended.

Management's Discussion and Analysis (continued)

We also utilize interest rate swaps to add stability to our interest expense and to manage our exposure to interest rate movements. Interest rate swaps designated as cash flow hedges involve the receipt of variable amounts from a counterparty in exchange for making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. The changes in the fair value of the designated derivative are recorded in accumulated other comprehensive income (loss) on the Consolidated Balance Sheets and subsequently reclassified into earnings on the Consolidated Statements of Income and Comprehensive Income in the period that the hedged forecasted transaction affects earnings. For additional information regarding our interest rate swap, see *Part I. Item 1. Financial Statements—Note 9. Derivative Instruments and Hedging*.

Management's Discussion and Analysis (continued)

We previously entered into a Third Amended and Restated Credit Agreement ("Credit Agreement"), pursuant to which we have access to a \$500.0 million unsecured LOC and a \$300.0 million senior unsecured term loan (the "\$300 million Term Loan"). On March 1, 2023, we amended the Credit Agreement to transition the LIBOR rate borrowings to

Secured Overnight Financing Rate ("SOFR") borrowings. See *Part I. Item 1. Financial Statements—Note 8. Borrowing Arrangements* for further details. As of **June 30, 2023** **September 30, 2023**, the Company has no remaining LIBOR based borrowings.

In May 2023, we locked rate on a \$375.0 million secured financing at a weighted average interest rate of 5.05% with a weighted average term to maturity of 7.5 years. We expect to close in the third quarter of 2023.

In June 2023, we closed on a secured financing transaction generating gross proceeds of \$89.0 million (the "June 2023 financing"). The loan represents an incremental borrowing from an existing secured facility, has a fixed interest rate of 5.04% per annum and matures in **10** ten years.

In July and August 2023, we repaid all debt scheduled closed on three secured financing transactions generating gross proceeds of \$375.0 million. The loans are secured by 20 MH and RV properties, have a weighted average fixed interest rate of 5.05% per annum and a weighted average maturity of approximately eight years.

During the quarter ended September 30, 2023, proceeds from the four secured financing transactions were used to repay \$100.4 million of principal on three mortgage loans that were due to mature in 2023 and 2024 with proceeds from and the June 2023 financing and our unsecured line of credit. In July 2023, we also closed on an \$80.0 million tranche of the \$375.0 million secured financing, and we expect to close remaining outstanding balance on the remaining \$295.0 million in the third quarter LOC. The repaid mortgage loans had a weighted average fixed interest rate of 2023, 4.94% per annum and were secured by 14 MH and RV properties.

In connection with our \$300 million Term Loan, we entered into a Swap Agreement (the "2021 Swap") allowing us to trade the variable interest rate for a fixed interest rate. During the **six** nine months ended **June 30, 2023** **September 30, 2023**, in connection with the amendment to the Credit Agreement, we replaced the LIBOR benchmarked swap with a SOFR benchmarked swap. See *Part I. Item 1. Financial Statements—Note 9. Derivative Instruments and Hedging* for further details.

We previously entered into a \$200.0 million senior unsecured term loan agreement. In connection with our \$200 million Term Loan, in April 2023, we entered into a Swap Agreement (the "2023 Swap") allowing us to trade the variable interest rate for a fixed interest rate. See *Part I. Item 1. Financial Statements—Note 9. Derivative Instruments and Hedging* for further details.

We expect to meet our short-term liquidity requirements, including principal payments, capital improvements and dividend distributions for the next twelve months, generally through available cash, net cash provided by operating activities and our LOC. As of **June 30, 2023** **September 30, 2023**, our LOC had a borrowing capacity of **\$295.0 million** **\$500.0 million**.

We expect to meet certain long-term liquidity requirements, such as scheduled debt maturities, property acquisitions and capital improvements, using long-term collateralized and uncollateralized borrowings including the existing LOC and the issuance of debt securities.

The following table summarizes our cash flows activity:

(amounts thousands)	in (amounts thousands)	Six Months Ended June 30,		(amounts thousands)	in	Nine Months Ended September 30,	
		2023	2022			2023	2022
Net cash provided by operating activities (1)	Net cash provided by operating activities (1)	\$ 266,826	\$ 303,765	Net cash provided by operating activities (1)	\$ 418,658	\$ 405,123	
Net cash used in investing activities (1)	Net cash used in investing activities (1)	(153,606)	(251,352)	Net cash used in investing activities (1)	(237,519)	(316,186)	
Net cash used in financing activities	Net cash used in financing activities	(107,460)	(133,385)	Net cash used in financing activities	(143,806)	(181,825)	
Net increase (decrease) in cash and restricted cash	Net increase (decrease) in cash and restricted cash	\$ 5,760	\$ (80,972)	Net increase (decrease) in cash and restricted cash	\$ 37,333	\$ (92,888)	

(1) See *Part I. Item 1. Financial Statements—Note 2—2. Summary of Significant Accounting Policies* (e) Prior Period Correction for additional information.

Operating Activities

Net cash provided by operating activities decreased \$36.9 million increased \$13.5 million to \$266.8 million \$418.7 million for the **six** nine months ended **June 30, 2023** **September 30, 2023** from \$303.8 million \$405.1 million for the **six** nine months ended **June 30, 2022** **September 30, 2022**. The decrease increase in net cash provided by operating activities was primarily due to a net increase in manufactured proceeds from insurance claims and higher income from property operations, partially offset by an increase in Manufactured homes, net.

Management's Discussion and the net change in other assets, net and accounts payable and other liabilities. Analysis (continued)

The following table summarizes our purchase and sale activity of manufactured homes:

	Six Months Ended June 30,

(amounts in thousands)	2023	2022
Purchase of manufactured homes	\$ 66,562	\$ 50,698
Sale of manufactured homes	(36,160)	(48,562)
Net increase in manufactured homes	<u>30,402</u>	<u>2,136</u>

Management's Discussion and Analysis (continued)

(amounts in thousands)	Nine Months Ended September 30,	
	2023	2022
Purchase of manufactured homes	\$ (90,477)	\$ (82,698)
Sale of manufactured homes	58,497	75,726
Manufactured homes, net	<u>(31,980)</u>	<u>(6,972)</u>

Investing Activities

Net cash used in investing activities decreased \$97.7 million \$78.7 million to \$153.6 million \$237.5 million for the six nine months ended June 30, 2023 September 30, 2023 from \$251.4 million \$316.2 million for the six nine months ended June 30, 2022 September 30, 2022. The decrease was due to a decrease in spending on acquisitions of \$102.7 million \$109.9 million and a decrease in investments in unconsolidated joint ventures of \$9.0 million \$10.0 million, partially offset by an increase in capital improvement spending of \$18.7 million \$45.3 million.

Capital Improvements

The following table summarizes capital improvements:

(amounts in thousands)	Six Months Ended June 30,		(amounts in thousands)	Nine Months Ended September 30,	
	2023	2022		2023	2022
Asset preservation ⁽¹⁾	\$ 24,995	\$ 20,073	Asset preservation ⁽¹⁾	\$ 41,246	\$ 32,302
Improvements and renovations ⁽²⁾	19,691	18,034	Improvements and renovations ⁽²⁾	29,505	26,950
Property upgrades and development ⁽³⁾	83,509	70,263	Property upgrades and development ⁽³⁾	132,310	97,800
Site development ^{(3) (4)}	20,176	10,657	Site development ^{(3) (4)}	22,596	16,683
Total property improvements	148,371	119,027	Total property improvements	225,657	173,735
Corporate	631	11,310	Corporate	5,515	12,181
Total capital improvements	<u>\$ 149,002</u>	<u>\$ 130,337</u>	Total capital improvements	<u>\$ 231,172</u>	<u>\$ 185,916</u>

⁽¹⁾ Includes upkeep of property infrastructure including utilities and streets and replacement of community equipment and vehicles.

⁽²⁾ Includes enhancements to amenities such as buildings, common areas, swimming pools and replacement of furniture and site amenities.

⁽³⁾ Includes \$28.3 million of restoration and improvement capital expenditures related to Hurricane Ian for the nine months ended September 30, 2023.

⁽⁴⁾ Includes capital expenditures to improve the infrastructure required to set manufactured homes.

Financing Activities

Net cash used in financing activities decreased \$25.9 \$38.0 million to \$107.5 \$143.8 million for the six nine months ended June 30, 2023 September 30, 2023 from \$133.4 million \$181.8 million for the six nine months ended June 30, 2022 September 30, 2022. The decrease was primarily due to a decrease in net debt repayments of approximately \$67.9 million, \$90.6 million compared to the same period in the prior year, partially offset by a decrease in proceeds from the sale of common stock under our prior at-the-market equity offering program of approximately \$28.4 million.

Contractual Obligations

Significant ongoing contractual obligations consist primarily of long-term borrowings, interest expense, operating leases, LOC maintenance fees and ground leases. For a summary and complete presentation and description of our ongoing commitments and contractual obligations, see *Part II. Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations—Contractual Obligations* in our 2022 Form 10-K.

Off-Balance Sheet Arrangements

As of June 30, 2023 September 30, 2023, we have no off-balance sheet arrangements.

Critical Accounting Policies and Estimates

Refer to *Part II, Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations* in our 2022 Form 10-K for a discussion of our critical accounting policies. There have been no significant changes to our critical accounting policies and estimates during the quarter ended **June 30, 2023** **September 30, 2023**.

Management's Discussion and Analysis (continued)

Forward-Looking Statements

This Quarterly Report on Form 10-Q includes certain "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. When used, words such as "anticipate," "expect," "believe," "project," "intend," "may be" and "will be" and similar words or phrases, or the negative thereof, unless the context requires otherwise, are intended to identify forward-looking statements and may include without limitation, information regarding our expectations, goals or intentions regarding the future, and the expected effect of our acquisitions. These forward-looking statements are subject to numerous assumptions, risks and uncertainties, including, but not limited to:

- our ability to control costs and real estate market conditions, our ability to retain customers, the actual use of Sites by customers and our success in acquiring new customers at our Properties (including those that we may acquire);

Management's Discussion and Analysis (continued)

- our ability to maintain historical or increase future rental rates and occupancy with respect to properties currently owned or that we may acquire;
- our ability to attract and retain customers entering, renewing and upgrading membership subscriptions;
- our assumptions about rental and home sales markets;
- our ability to manage counterparty risk;
- our ability to renew our insurance policies at existing rates and on consistent terms;
- home sales results could be impacted by the ability of potential homebuyers to sell their existing residences as well as by financial, credit and capital markets volatility;
- results from home sales and occupancy will continue to be impacted by local economic conditions, including an adequate supply of homes at reasonable costs, lack of affordable manufactured home financing and competition from alternative housing options including site-built single-family housing;
- impact of government intervention to stabilize site-built single-family housing and not manufactured housing;
- impact of the COVID-19 pandemic or other highly infectious or contagious diseases on our business operations, our residents, our customers, our employees and the economy generally;
- effective integration of recent acquisitions and our estimates regarding the future performance of recent acquisitions;
- the completion of future transactions in their entirety, if any, and timing and effective integration with respect thereto;
- unanticipated costs or unforeseen liabilities associated with recent acquisitions;
- the effect of Hurricane Ian on our business including, but not limited to the following: (i) the timing and cost of recovery, (ii) the condition of properties and the impact on occupancy demand and related rent revenue and (iii) the timing and amount of insurance proceeds;
- our ability to obtain financing or refinance existing debt on favorable terms or at all;
- the effect of inflation and interest rates;
- the effect from any breach of our, or any of our vendors', data management systems;
- the dilutive effects of issuing additional securities;
- the outcome of pending or future lawsuits or actions brought by or against us, including those disclosed in our filings with the Securities and Exchange Commission; and
- other risks indicated from time to time in our filings with the Securities and Exchange Commission.

These forward-looking statements are based on management's present expectations and beliefs about future events. As with any projection or forecast, these statements are inherently susceptible to uncertainty and changes in circumstances. We are under no obligation to, and expressly disclaim any obligation to, update or alter our forward-looking statements whether as a result of such changes, new information, subsequent events or otherwise.

Item 3. Quantitative and Qualitative Disclosures About Market Risk

We disclosed a quantitative and qualitative analysis regarding market risk in *Part II, Item 7A. Quantitative and Qualitative Disclosures About Market Risk* in our 2022 Form 10-K. There have been no material changes in the assumptions used or results obtained regarding market risk since December 31, 2022.

Item 4. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

Our management, with the participation of our Chief Executive Officer (principal executive officer) and Chief Financial Officer (principal financial officer), has evaluated the effectiveness of our disclosure controls and procedures as of **June 30, 2023** **September 30, 2023**. Based on that evaluation, our Chief Executive Officer and Chief Financial Officer concluded that our disclosure controls and procedures were effective to give reasonable assurances to the timely collection, evaluation and disclosure of information relating to us that would potentially be subject to disclosure under the Securities and Exchange Act of 1934, as amended (the "Exchange Act"), and the rules and regulations promulgated thereunder as of **June 30, 2023** **September 30, 2023**. Any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives.

Changes in Internal Control Over Financial Reporting

During the quarter ended **June 30, 2023** **September 30, 2023**, there were no changes in our internal control over financial reporting (as defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

Part II – Other Information

Item 1. Legal Proceedings

See *Part I. Item 1. Financial Statements—Note 12. Commitments and Contingencies* accompanying the Consolidated Financial Statements in this Quarterly Report on Form 10-Q.

Item 1A. Risk Factors

A description of the risk factors associated with our business are discussed in *Part I. Item 1A. Risk Factors* in our 2022 Form 10-K. On April 1, 2023, we renewed our property and casualty insurance policies. We have updated our risk factors disclosed in *Part I. Item 1A. Risk Factors* in our 2022 Form 10-K with the risk factor described below.

Some Potential Losses Are Not Covered by Insurance

We carry comprehensive insurance coverage for losses resulting from property damage and environmental liability and business interruption claims on all of our Properties. In addition, we carry liability coverage for other activities not specifically related to property operations. These coverages include, but are not limited to, Directors & Officers liability, Employment Practices liability, Fiduciary liability and Cyber liability. We believe that the policy specifications and coverage limits of these policies should be adequate and appropriate given the relative risk of loss, the cost of insurance and industry practice. There are, however, certain types of losses, such as punitive damages, lease and other contract claims that generally are not insured. Should an uninsured loss or a loss in excess of coverage limits occur, we could lose all or a portion of the capital we have invested in a Property or the anticipated future revenue from a Property. In such an event, we might nevertheless remain obligated for any mortgage debt or other financial obligations related to the Property.

Our current property and casualty insurance policies with respect to our MH and RV Properties renewed on April 1, 2023. We have a \$125 million per occurrence limit with respect to our MH and RV all-risk property insurance program, which includes approximately \$50 million of coverage per occurrence for named windstorms, which include, for example, hurricanes. The loss limit is subject to additional sub-limits as set forth in the policy form, including, among others, a \$25 million aggregate loss limit for earthquake(s) in California. The deductibles for this policy primarily range from \$500,000 minimum to 5% per unit of insurance for most catastrophic events. For most catastrophic events, there is an additional one-time aggregate deductible of \$10 million, which is capped at \$5 million per occurrence. We have separate insurance policies with respect to our marina Properties. Those casualty policies expire on November 1, 2023, and the property insurance program renewed on April 1, 2023. The marina property insurance program has a \$25 million per occurrence limit, subject to self-insurance and a minimum deductible of \$100,000 plus, for named windstorms, 5% per unit of insurance subject to a \$500,000 minimum. A deductible indicates our maximum exposure, subject to policy limits and sub-limits, in the event of a loss.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

None.

Item 3. Defaults Upon Senior Securities

None.

Item 4. Mine Safety Disclosures

None.

Item 5. Other Information

During the quarter ended **June 30, 2023** **September 30, 2023**, none of the Company's directors or officers adopted, terminated or modified any Rule 10b-5-1 trading arrangement or non-Rule 10b-5-1 trading arrangement (as such terms are defined in Item 408 of Regulation S-K of the Securities Act of 1933).

Item 6. Exhibits

3.1(a)	Equity LifeStyle Properties, Inc. Fourth Amended and Restated Bylaws, effective as of July 25, 2023
31.1	Certification of Chief Financial Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
31.2	Certification of Chief Executive Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
32.1	Certification of Chief Financial Officer Pursuant to 18 U.S.C. Section 1350
32.2	Certification of Chief Executive Officer Pursuant to 18 U.S.C. Section 1350
101.INS	XBRL Instance Document - the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document.
101.SCH	Inline XBRL Taxonomy Extension Schema Document
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document
101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document
104	Cover Page Interactive Data File included as Exhibit 101 (embedded within the Inline XBRL document)

The following documents are incorporated by reference.

(a) [Included as an exhibit to our Report on Form 8-K dated July 28, 2023](#)

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this Report to be signed on its behalf by the undersigned thereunto duly authorized.

EQUITY LIFESTYLE PROPERTIES, INC.

Date: [August 3, 2023](#) [October 24, 2023](#)

By: /s/ Marguerite Nader

Marguerite Nader
President and Chief Executive Officer
(Principal Executive Officer)

Date: [August 3, 2023](#) [October 24, 2023](#)

By: /s/ Paul Seavey

Paul Seavey
Executive Vice President and Chief Financial Officer
(Principal Financial Officer)

Date: [August 3, 2023](#) [October 24, 2023](#)

By: /s/ Valerie Henry

Valerie Henry
Senior Vice President and Chief Accounting Officer
(Principal Accounting Officer)

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Exhibit 31.1

**CERTIFICATION OF CHIEF FINANCIAL OFFICER PURSUANT TO SECTION 302 OF
THE SARBANES-OXLEY ACT OF 2002**

I, Paul Seavey certify that:

1. I have reviewed this quarterly report on Form 10-Q of Equity LifeStyle Properties, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

- a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
- b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
- c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

- a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: August 3, 2023 October 24, 2023

By: /s/ Paul Seavey
 Paul Seavey
 Executive Vice President and Chief Financial Officer

Exhibit 31.2

**CERTIFICATION OF CHIEF EXECUTIVE OFFICER PURSUANT TO SECTION 302 OF
 THE SARBANES-OXLEY ACT OF 2002**

I, Marguerite Nader, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Equity LifeStyle Properties, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: **August 3, 2023** **October 24, 2023**

By: **/s/ Marguerite Nader**
Marguerite Nader
President and Chief Executive Officer

Exhibit 32.1

**CERTIFICATION OF CHIEF FINANCIAL OFFICER
PURSUANT TO 18 U.S.C. SECTION 1350**

In connection with the accompanying Quarterly Report on Form 10-Q of Equity LifeStyle Properties, Inc. for the quarter ended **June 30, 2023** **September 30, 2023** (the "Form 10-Q"), I, Paul Seavey, Executive Vice President and Chief Financial Officer of Equity LifeStyle Properties, Inc., hereby certify pursuant to 18 U.S.C. Section 1350, as adopted by Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:

1. the Form 10-Q fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended; and
2. the information contained in the Form 10-Q fairly presents, in all material respects, the financial condition and results of operations of Equity LifeStyle Properties, Inc.

Date: **August 3, 2023** **October 24, 2023**

By: **/s/ Paul Seavey**
Paul Seavey
Executive Vice President and Chief Financial Officer

**A signed original of this written statement required by Section 906 has been provided to
Equity LifeStyle Properties, Inc. and will be retained by Equity LifeStyle Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon
request.**

Exhibit 32.2

**CERTIFICATION OF CHIEF EXECUTIVE OFFICER
PURSUANT TO 18 U.S.C. SECTION 1350**

In connection with the accompanying Quarterly Report on Form 10-Q of Equity LifeStyle Properties, Inc. for the quarter ended **June 30, 2023** **September 30, 2023** (the "Form 10-Q"), I, Marguerite Nader, President and Chief Executive Officer of Equity LifeStyle Properties, Inc., hereby certify pursuant to 18 U.S.C. Section 1350, as adopted by Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:

1. the Form 10-Q fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended; and
2. the information contained in the Form 10-Q fairly presents, in all material respects, the financial condition and results of operations of Equity LifeStyle Properties, Inc.

Date: **August 3, 2023** **October 24, 2023**

By: **/s/ Marguerite Nader**
Marguerite Nader
President and Chief Executive Officer

**A signed original of this written statement required by Section 906 has been provided to
Equity LifeStyle Properties, Inc. and will be retained by Equity LifeStyle Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon
request.**

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