

UMH PROPERTIES, INC.

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January, 2017

We are supplying information regarding the taxability of dividends received by our shareholders in 2016.

Common - CUSIP 903002103

Shown as Dollars (\$)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.180000	\$0.023873	\$0.003562	\$0.000000	\$0.152565
6/15/16	\$0.180000	\$0.023873	\$0.003562	\$0.000000	\$0.152565
9/15/16	\$0.180000	\$0.023873	\$0.003562	\$0.000000	\$0.152565
12/15/16	\$0.180000	\$0.023873	\$0.003562	\$0.000000	\$0.152565
TOTAL	\$0.720000	\$0.095492	\$0.014248	\$0.000000	\$0.610260

Shown as a Percentage (%)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.180000	13.263021%	1.978910%	0%	84.758069%
6/15/16	\$0.180000	13.263021%	1.978910%	0%	84.758069%
9/15/16	\$0.180000	13.263021%	1.978910%	0%	84.758069%
12/15/16	\$0.180000	13.263021%	1.978910%	0%	84.758069%
TOTAL	\$0.720000	13.263021%	1.978910%	0%	84.758069%

A NYSE Company: Symbol - UMH



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8.25% Series A Cumulative Redeemable Preferred - CUSIP 903002202

Shown as Dollars (\$)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.515625	\$0.448680	\$0.066945	\$0.000000	\$0.000000
6/15/16	\$0.515625	\$0.448680	\$0.066945	\$0.000000	\$0.000000
9/15/16	\$0.515625	\$0.448680	\$0.066945	\$0.000000	\$0.000000
12/15/16	\$0.515625	\$0.448680	\$0.066945	\$0.000000	\$0.000000
TOTAL	\$2.062500	\$1.794720	\$0.267780	\$0.000000	\$0.000000

Shown as a Percentage (%)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.515625	87.016673%	12.983327%	0%	0.000000%
6/15/16	\$0.515625	87.016673%	12.983327%	0%	0.000000%
9/15/16	\$0.515625	87.016673%	12.983327%	0%	0.000000%
12/15/16	\$0.515625	87.016673%	12.983327%	0%	0.000000%
TOTAL	\$2.062500	87.016673%	12.983327%	0%	0.000000%

8.0% Series B Cumulative Redeemable Preferred - CUSIP 903002301

Shown as Dollars (\$)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.724660	\$0.630575	\$0.094085	\$0.000000	\$0.000000
6/15/16	\$0.500000	\$0.435083	\$0.064917	\$0.000000	\$0.000000
9/15/16	\$0.500000	\$0.435083	\$0.064917	\$0.000000	\$0.000000
12/15/16	\$0.500000	\$0.435083	\$0.064917	\$0.000000	\$0.000000
TOTAL	\$2.224660	\$1.935824	\$0.288836	\$0.000000	\$0.000000

Shown as a Percentage (%)					
Payment Date	Distributions Per Share	Non-Qualifying Ord. Income (1a)	Total Long-Term Capital Gain (2a)	Unrecaptured Sec. 1250 Gain (2b)	Return of Capital (3)
3/15/16	\$0.724660	87.016673%	12.983327%	0%	0.000000%
6/15/16	\$0.500000	87.016673%	12.983327%	0%	0.000000%
9/15/16	\$0.500000	87.016673%	12.983327%	0%	0.000000%
12/15/16	\$0.500000	87.016673%	12.983327%	0%	0.000000%
TOTAL	\$2.224660	87.016673%	12.983327%	0%	0.000000%

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DIVIDEND REINVESTMENT PLAN DISCOUNTS
Common - CUSIP 903002103

DISCOUNT DATE	FAIR MARKET VALUE (\$)		DISCOUNT PRICE (\$)		DISCOUNT ON D/R (\$)
1/15/2016	9.265		9.125		0.140
2/16/2016	9.295		8.875		0.420
3/15/2016	9.845		9.750		0.095
4/15/2016	9.775		9.375		0.400
5/16/2016	9.915		9.500		0.415
6/15/2016	10.515		10.000		0.515
7/15/2016	12.095		11.750		0.345
8/15/2016	12.060		11.625		0.435
9/15/2016	11.600		11.125		0.475
10/17/2016	11.695		11.125		0.570
11/15/2016	13.195		12.625		0.570
12/15/2016	13.390		12.750		0.640

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