



## News Release

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### AMH Announces Tax Treatment of 2022 Distributions

**LAS VEGAS, Jan. 30, 2023**—AMH (NYSE: AMH) (the “Company”), a leading owner, operator, and developer of single-family rental homes, today announced the tax treatment of the Company's 2022 cash distributions.

For the tax year ended December 31, 2022, cash distributions for its:

- Common shares
- 5.875% Series F redeemable perpetual preferred shares
- 5.875% Series G redeemable perpetual preferred shares
- 6.25% Series H redeemable perpetual preferred shares

were classified as follows:

<b>Classification</b>	<b>Percent</b>
Ordinary Dividend Income <sup>(1)</sup>	52.577163%
Capital Gain Distributions <sup>(2)(3)(4)</sup>	47.422837%
Total	<u>100.000000%</u>

- (1) 100% of the Ordinary Dividend Income is treated as Internal Revenue Code (IRC) Section 199A Qualified REIT Dividend Income. Treasury Regulation §1.199A-3(c)(2)(ii) requires that shareholders hold their REIT shares for at least 45 days in order for the dividends to be treated as Section 199A Dividends.
- (2) 25.028783% of the capital gain distributions is treated as unrecaptured IRC Section 1250 gain.
- (3) Pursuant to Treasury Regulation §1.1061-6(c), the Company is disclosing additional information related to the capital gain dividends reported on Form 1099-DIV, Box 2a, Total Capital Gain Distributions for purposes of IRC Section 1061. IRC Section 1061 is generally applicable to direct and indirect holders of "applicable partnership interests." The "One Year Amounts" and "Three Year Amounts" required to be disclosed are both zero with respect to the 2022 distributions, since all capital gain distributions relate to IRC Section 1231 gains. Shareholders should consult with their tax advisors to determine whether IRC Section 1061 applies to their capital gain distributions.
- (4) 100% of the capital gain distributions represent gain from dispositions of US real property interests pursuant to IRC Section 897 for foreign shareholders.



The Company's tax return for the year ended December 31, 2022, has not yet been filed. As a result, the income tax classification for the distributions discussed above has been calculated using the best available information as of the date of this release.

The Company encourages shareholders to consult with their own tax advisors as to the specific tax treatment of these distributions.

### **About AMH**

AMH (NYSE: AMH), previously known as American Homes 4 Rent, is a leading single-family property owner, leasing operator, and build-to-rent developer. We're an internally managed Maryland real estate investment trust (REIT) focused on acquiring, developing, renovating, leasing and managing homes as rental properties. Our goal is to simplify the experience of leasing a home and deliver peace of mind to households across the country.

In recent years, we've been named one of Fortune's 2022 Best Workplaces in Real Estate™, a 2022 Great Place to Work®, a 2022 Top U.S. Homebuilder by Builder100, one of America's Most Responsible Companies 2023 and America's Most Trusted Companies 2022 by Newsweek and Statista, and a Top ESG Regional Performer by Sustainalytics. As of September 30, 2022, we owned nearly 59,000 single-family properties in the Southeast, Midwest, Southwest and Mountain West regions of the United States. Additional information about AMH is available on our website at [www.amh.com](http://www.amh.com).

AMH refers to one or more of American Homes 4 Rent, American Homes 4 Rent, L.P. and their subsidiaries and joint ventures. In certain states, we operate under AMH Living or American Homes 4 Rent. Please see [www.amh.com/dba](http://www.amh.com/dba) to learn more.

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