

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

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934
Date of Report (Date of earliest event reported): June 16, 2023

UMH Properties, Inc.
(Exact name of registrant as specified in its charter)

Maryland (State or other jurisdiction of incorporation)	001-12690 (Commission File Number)	22-1890929 (IRS Employer Identification No.)
Juniper Business Plaza, 3499 Route 9 North, Suite 3-C, Freehold, NJ (Address of principal executive offices)		07728 (Zip Code)

Registrant's telephone number, including area code: (732) 577-9997

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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

Title of each class	Trading Symbol(s)	Name of exchange on which registered
Common Stock, \$0.10 par value	UMH	New York Stock Exchange
6.375% Series D Cumulative Redeemable Preferred Stock, \$0.10 par value	UMH PRD	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

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. ☐

Item 7.01 Regulation FD Disclosure.

On June 16, 2023, the Company issued a press release announcing it has obtained an independent second-party opinion from Sustainalytics on UMH's April 2023 Sustainable Finance Framework.

The information being furnished pursuant to this Item 7.01, including Exhibits 99 to this report, shall not be deemed "filed" for any purpose, including for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of such section. The information in this report, including Exhibits 99, shall not be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act, unless specifically incorporated by reference into any such filing. This report will not be deemed an admission as to the materiality of any information in this report that is required to be disclosed solely by Regulation FD.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

99 [Press Release dated June 16, 2023](#)

104 Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURE

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 hereunto duly authorized.

UMH Properties, Inc.

Date: June 16, 2023

By: /s/ Anna T. Chew

Name: Anna T. Chew

Executive Vice President and Chief Financial Officer

UMH PROPERTIES, INC.
Juniper Business Plaza
3499 Route 9 North, Suite 3-C
Freehold, NJ 07728
(732) 577-9997
Fax: (732) 577-9980

FOR IMMEDIATE RELEASE

June 16, 2023

Contact: Nelli Madden
732-577-4062

UMH PROPERTIES, INC. OBTAINS AN INDEPENDENT SECOND-PARTY OPINION FROM SUSTAINALYTICS

FREEHOLD, NJ, June 16, 2023..... UMH Properties, Inc. (NYSE: UMH) (TASE: UMH) is pleased to announce that it has obtained an independent second-party opinion (SPO) from Sustainalytics on UMH's April 2023 Sustainable Finance Framework. UMH's April 2023 framework gives greater flexibility in the types of ESG financing that it could potentially attract. The April 2023 framework was designed to comply with the 2021 Sustainable Bond Guidelines, the 2021 Green Bond Principles and the 2021 Social Bond Principles developed by the International Capital Markets Association.

In its favorable opinion, Sustainalytics acknowledged UMH's ability to provide affordable housing, noting that affordability of the Company's portfolio reached 97% of low-income earners (defined as households making between 50-80% of their area's median income), which represented an increase from the prior year's 94%. Sustainalytics also approved the Company's energy-saving initiatives, water conservation efforts, and its purchases of EnergyStar manufactured homes. The SPO and framework are linked on our website www.umh.reit under the ESG tab.

Samuel A. Landy, UMH's President and Chief Executive Officer, commented "Sustainalytics' favorable opinion is a testament to the Company's business plan and its hardworking staff. We want our investors to know that they are investing in a company that seeks to provide the best possible returns and aims to solve an important social issue. UMH has a unique ability to provide manufactured homes for sale or rent that is safe, high-quality, and environmentally friendly and at a price point that other types of housing providers struggle to match."

A NYSE Company: Symbol - UMH



since 1968

Mr. Landy continued, “Rising interest rates are increasing the affordability gap bringing new customers to UMH manufactured home communities seeking quality manufactured homes for sale or rent. UMH recognizes that the affordability of a monthly payment is what makes people feel secure that they can obtain and retain their housing. In addition to providing affordable housing, our ability to provide financing on manufactured homes, at rates below the industry average, is another way we help to increase affordability for our residents. On top of our social initiatives, Sustainability acknowledged in the SPO, our focus on environmental care, water conservation and energy saving initiatives, including future low-carbon investments such as solar power.”

UMH Properties, Inc., which was organized in 1968, is a public equity REIT that owns and operates 135 manufactured home communities with approximately 25,700 developed homesites. These communities are located in New Jersey, New York, Ohio, Pennsylvania, Tennessee, Indiana, Maryland, Michigan, Alabama, South Carolina and Georgia. UMH also has an ownership interest in and operates two communities in Florida, containing 363 sites, through its joint venture with Nuveen Real Estate.

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