

Edgar Filing: CAMDEN PROPERTY TRUST - Form FWP

CAMDEN PROPERTY TRUST  
Form FWP  
October 02, 2018

Filed Pursuant to Rule 433

Registration Statement No. 333-217996

Final Term Sheet dated October 2, 2018

Relating to Preliminary Prospectus Supplement dated October 2, 2018

to Prospectus dated May 15, 2017

**\$400,000,000 4.100% NOTES DUE 2028**

|   |  |
|---|--|
| <b>Issuer:</b>  | Camden Property Trust  |
| <b>Expected Ratings (Moody's / S&amp;P / Fitch)*:</b> | A3 / BBB+ / A-   |
| <b>Type:</b>  | SEC Registered   |
| <b>Principal Amount:</b>                              | \$400,000,000  |
| <b>Trade Date:</b>                                    | October 2, 2018  |
| <b>Settlement Date:</b>                               | T+2; October 4, 2018   |
| <b>Maturity Date:</b>                                 | October 15, 2028   |
| <b>Interest Payment Dates:</b>                        | April 15 and October 15, commencing on April 15, 2019  |
| <b>Benchmark Treasury:</b>                            | 2.875% due August 15, 2028   |
| <b>Benchmark Treasury Price / Yield:</b>              | 98-13 / 3.063%   |
| <b>Spread to Benchmark Treasury:</b>                  | 1.05% (105 basis points)   |
| <b>Yield to Maturity:</b>                             | 4.113%   |
| <b>Coupon (Interest Rate):</b>                        | 4.100%   |
| <b>Price to Public:</b>                               | 99.893% of the principal amount  |
| <b>Day Count Convention:</b>                          | 30 / 360   |
| <b>Redemption Provision:</b>                          | Make-whole call based on U.S. Treasury + 0.200% (+20 basis points); if, however, the Notes are redeemed on or after July 15, 2028, the redemption price will equal 100% of the principal amount of the Notes to be redeemed plus accrued and unpaid interest on the amount being redeemed to the redemption date |
| <b>CUSIP / ISIN:</b>                                  | 133131 AW2 / US133131AW29  |
| <b>Joint Book-Running Managers:</b>                   | Deutsche Bank Securities Inc.<br><br>Jefferies LLC   |

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J.P. Morgan Securities LLC

Merrill Lynch, Pierce, Fenner & Smith

Incorporated

Wells Fargo Securities, LLC

**Senior Co-Managers:**

Credit Suisse Securities (USA) LLC

SunTrust Robinson Humphrey, Inc.

U.S. Bancorp Investments, Inc.

**Co-Managers:**

BB&T Capital Markets, a division of BB&T Securities, LLC

MUFG Securities Americas Inc.

Regions Securities LLC

Scotia Capital (USA) Inc.

\* Note: A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

**No PRIIPs KID:** No PRIIPs key information document (KID) has been prepared as not available to retail in the European Economic Area.

**The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at [www.sec.gov](http://www.sec.gov). Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling, Deutsche Bank Securities Inc. toll-free at 1-800-503-4611, Jefferies LLC toll free at 1-877-877-0696, J.P. Morgan Securities LLC collect at 1-212-834-4533, Merrill Lynch, Pierce, Fenner & Smith Incorporated toll free at 1-800-294-1322, or Wells Fargo Securities, LLC toll-free at 1-800-645-3751.**