AvalonBay
COMMUNITIES

INVESTOR TELECONFERENCE PRESENTATION

Second Quarter 2024
August 1, 2024

See Appendix for information about forward-looking statements
and definitions and reconciliations of non-GAAP financial measures and other terms.

For the reasons described in the referenced forward-looking statements,
our historical results may not be indicative of future results.

AvalonBay COMMUNITIES

PARTICIPANTS

BEN SCHALL	CHIEF EXECUTIVE OFFICER & PRESIDENT
KEVIN O'SHEA	CHIEF FINANCIAL OFFICER
MATT BIRENBAUM	CHIEF INVESTMENT OFFICER
SEAN BRESLIN	CHIEF OPERATING OFFICER

Key takeaways

- 2Q results exceeded expectations; increased outlooks for FY Core FFO per share, Same Store Residential revenue and NOI growth
- Driving incremental revenue and efficiencies via operating model transformation
- Lease-ups outperforming initial expectations and providing incremental earnings growth; increased 2024 development starts outlook to $1.05 billion
- Accessing transaction market to further advance portfolio allocation goals
- Publication of 13th annual ESG Report highlights continued leadership

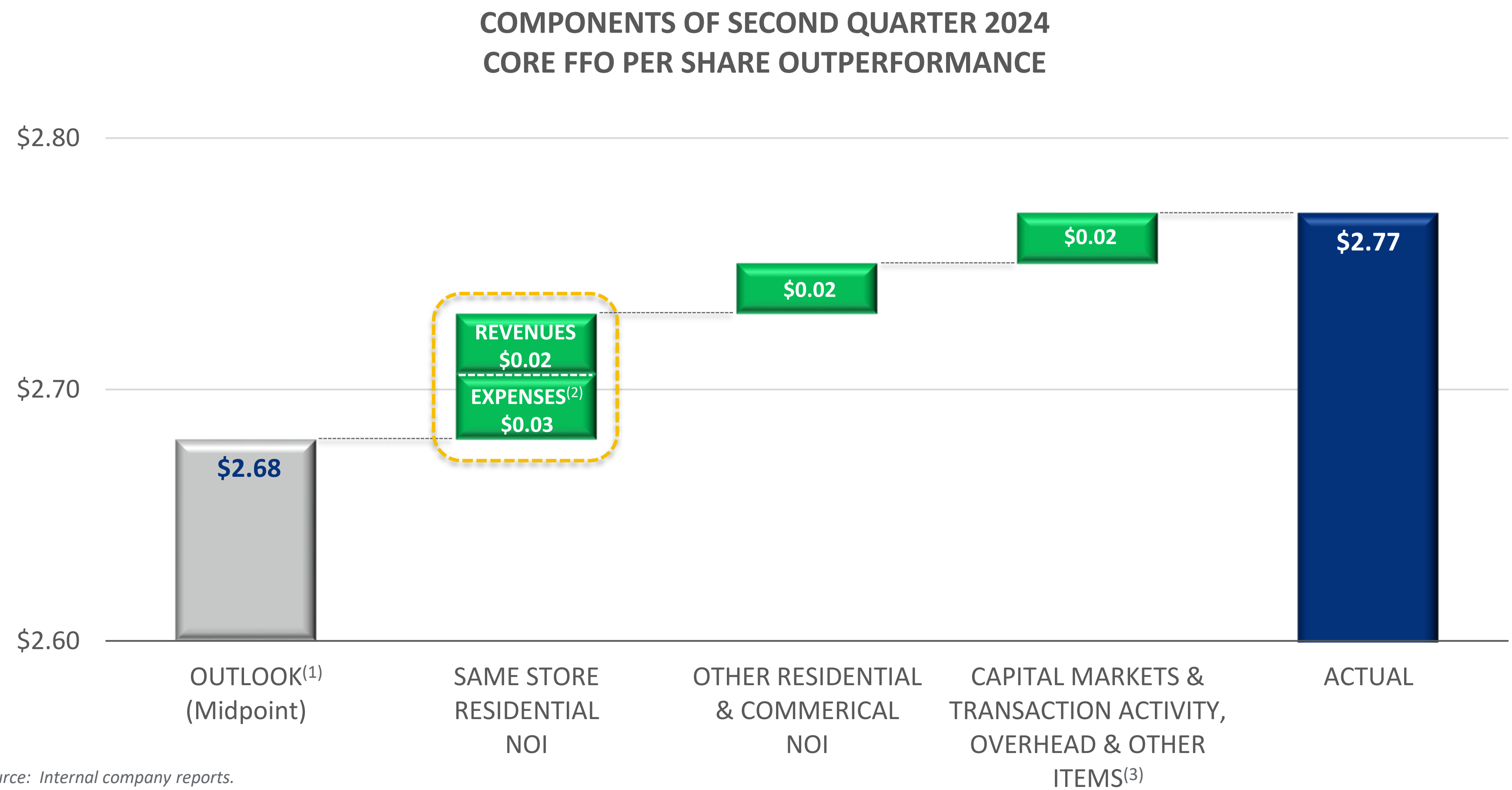
REVIEW OF 2Q AND 1H 2024 RESULTS AND ACTIVITY

2Q AND 1H 2024 RESULTS AND ACTIVITY	2Q	1H
CORE FFO PER SHARE YEAR-OVER-YEAR GROWTH	4.1%	4.6%
SAME STORE RESIDENTIAL REVENUE YEAR-OVER-YEAR GROWTH	3.2%	3.7%
DEVELOPMENT COMPLETIONS | WTD. AVG. PROJECTED INITIAL STABILIZED YIELD[1]	$ 350M | 7.7%	$ 350M | 7.7%
DEVELOPMENT STARTS	$ 385M	$ 385M

OTHER ACTIVITY	YTD THRU JULY
CAPITAL RAISED | WTD. AVG. COST OF CAPITAL[2]	$ 905M | 5.1%

Source: Internal company reports.
See Appendix for a reconciliation of Net Income attributable to common stockholders to FFO and to Core FFO.
(1) Development completions include Avalon Redmond Campus, which is a densification of the Company's existing eaves Redmond Campus community. As a densification, this community is included in Total Capital Cost of Development completions but excluded from the weighted average projected Initial Stabilized Yield.
(2) Capital raised includes net proceeds from debt issuances, wholly-owned dispositions, and distributions from unconsolidated real estate entities. Weighted average initial cost of capital includes all debt (inclusive of the effect of interest rate hedges) issuances, and wholly-owned dispositions only.

2Q Core FFO per share outperformance primarily driven by better-than-expected results from the Same Store portfolio



Source: Internal company reports.

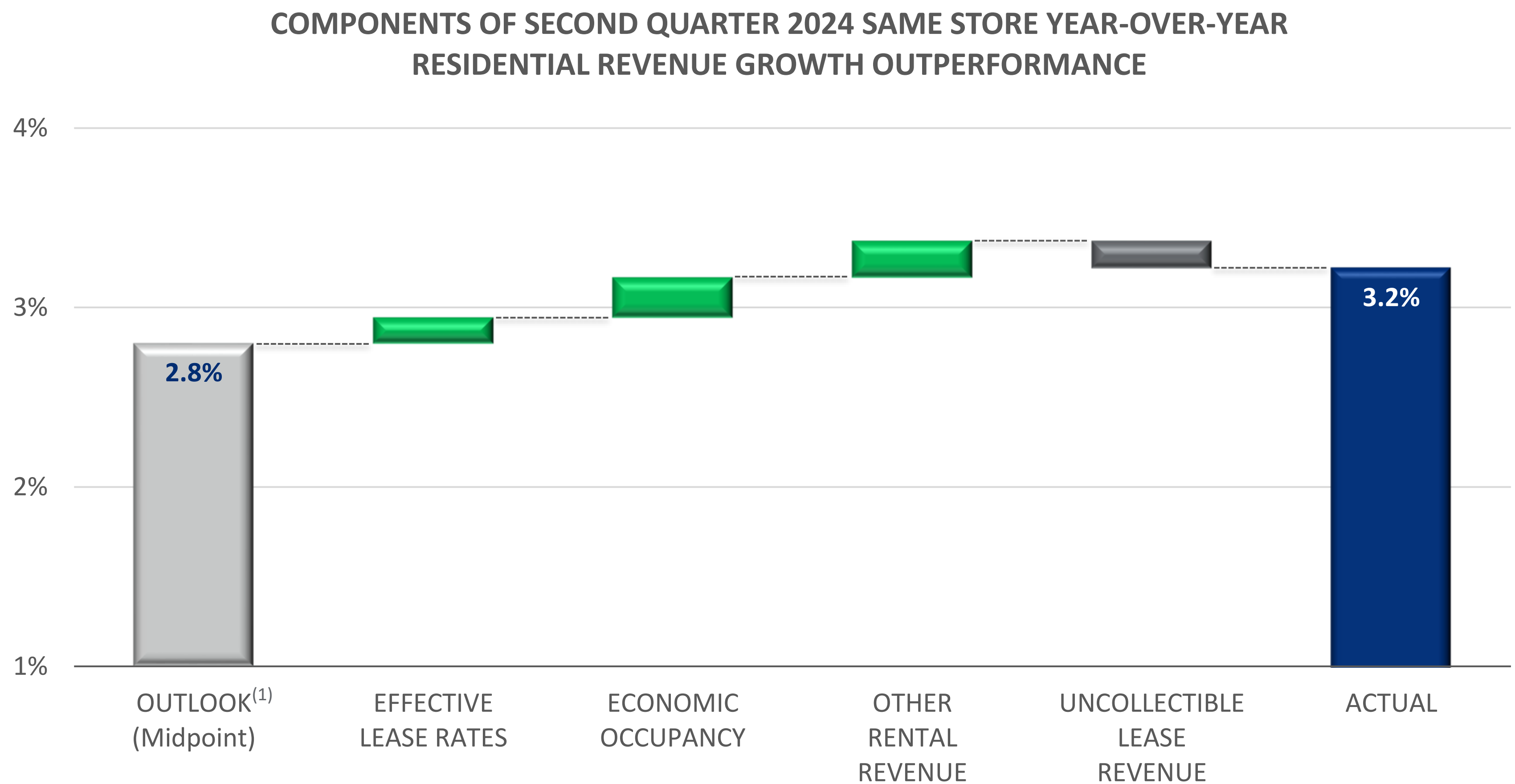
See Appendix for a reconciliation of Net Income attributable to common stockholders to FFO and to Core FFO.

(1) Outlook provided on April 25, 2024.

(2) Second quarter Same Store expense results benefitted from the timing of $0.01 of items that the Company expects to incur over the balance of the year.

(3) Second quarter results benefitted from the timing of $0.01 of items pertaining to overhead costs that the Company expects to incur over the balance of the year.

Stronger economic occupancy and other rental revenue drove second quarter revenue growth outperformance



Source: Internal company reports

(1) Reflects the Company's expectation for second quarter 2024 Same Store year-over-year Residential revenue growth when the Company published its outlook for full year 2024 Same Store Residential revenue growth on April 25, 2024.

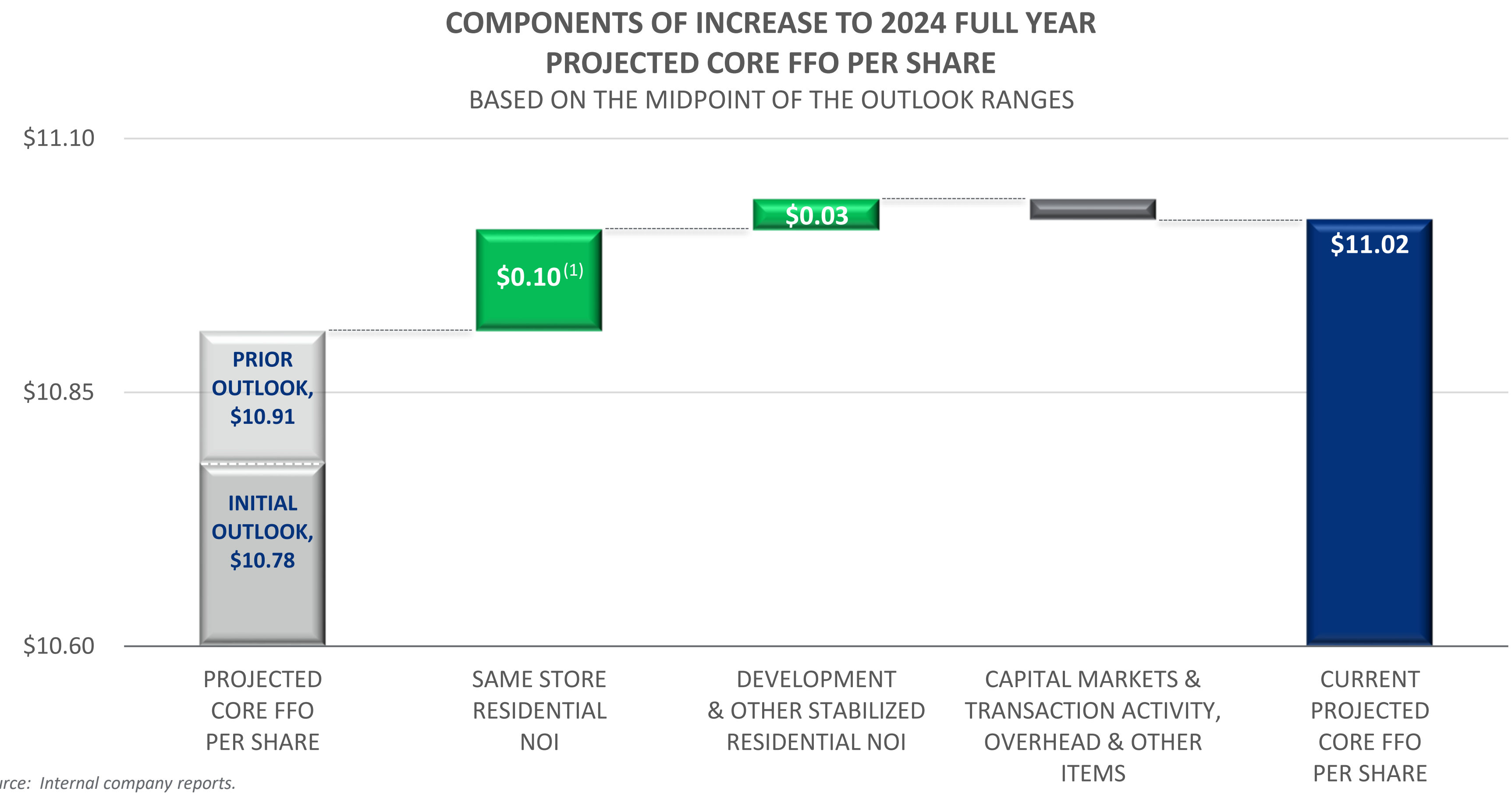
AvalonBay COMMUNITIES

UPDATED FULL YEAR 2024 OUTLOOK

FULL YEAR 2024 OUTLOOK SUMMARY(1)	CURRENT OUTLOOK	PRIOR OUTLOOK	INITIAL OUTLOOK
PROJECTED CORE FFO PER SHARE GROWTH	3.7%	2.6%	1.4%
SAME STORE RESIDENTIAL			
REVENUE GROWTH	3.5%	3.1%	2.6%
OPERATING EXPENSE GROWTH	4.8%	5.4%	5.6%
NET OPERATING INCOME GROWTH	2.9%	2.1%	1.25%
DEVELOPMENT STARTS	$ 1,050M	$ 870M	$ 870M

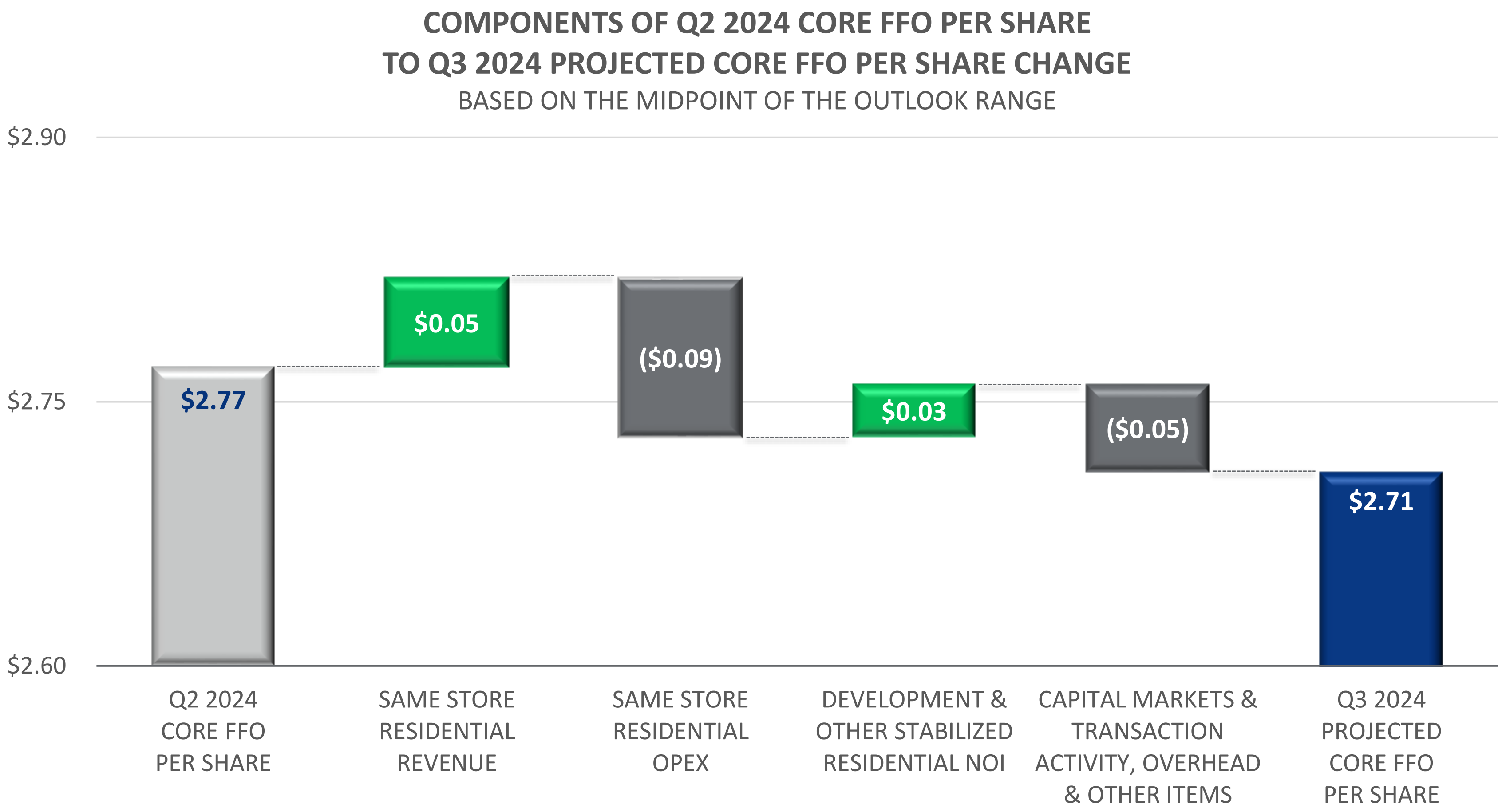
Source: Internal company reports.
Initial outlook provided on January 31, 2024.
Prior outlook provided on April 25, 2024.
See Appendix for a reconciliation of Projected Net Income attributable to common stockholders to Projected FFO and to Projected Core FFO.
(1) All amounts based on the midpoints of the outlook ranges provided by the Company.

UPWARD REVISION TO FULL YEAR PROJECTED CORE FFO PER SHARE DRIVEN BY STRONGER SAME STORE NOI FORECAST



Source: Internal company reports.
Initial outlook provided on January 31, 2024.
Prior outlook provided on April 25, 2024.
See Appendix for a reconciliation of Net Income attributable to common stockholders to FFO and to Core FFO.
(1) Consists of $0.06 of higher revenue and $0.04 of lower operating expenses.

3Q PROJECTED CORE FFO PER SHARE IMPACTED SEQUENTIALLY BY SEASONAL INCREASE IN SAME STORE EXPENSES AND DISPOSITION TIMING



Source: Internal company reports.
See Appendix for a reconciliation of Projected Net Income attributable to common stockholders to FFO, Core FFO, Projected FFO and to Projected Core FFO.

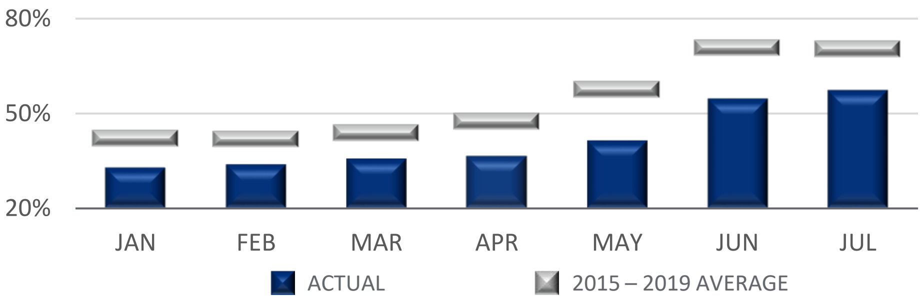
PORTFOLIO TRENDS STRENGTHENED IN 2Q AND REMAIN HEALTHY EARLY IN 3Q

2024 SAME STORE RESIDENTIAL

1

TURNOVER REMAINED WELL BELOW HISTORICAL LEVELS…

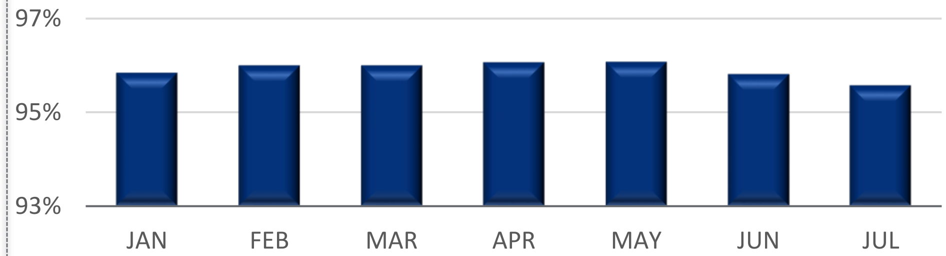
ANNUALIZED TURNOVER



2

…WHICH SUPPORTED HEALTHY OCCUPANCY…

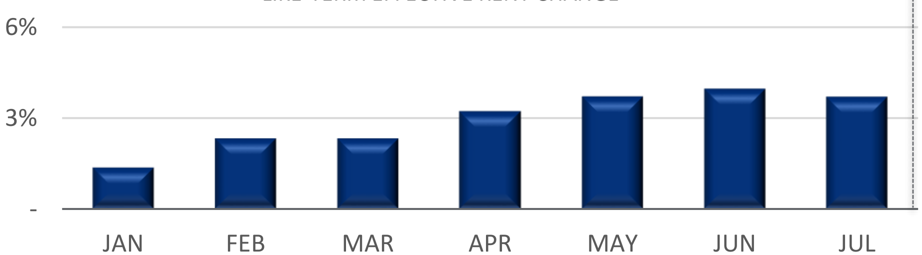
ECONOMIC OCCUPANCY



3

…AND DROVE AN ACCELERATION IN RENT CHANGE

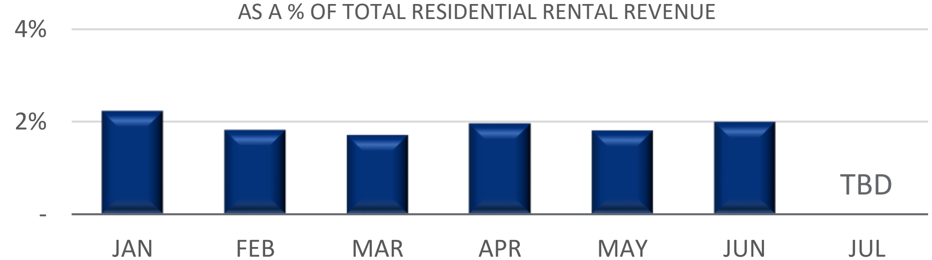
LIKE-TERM EFFECTIVE RENT CHANGE



4

BAD DEBT IMPROVEMENT HAS BEEN UNEVEN

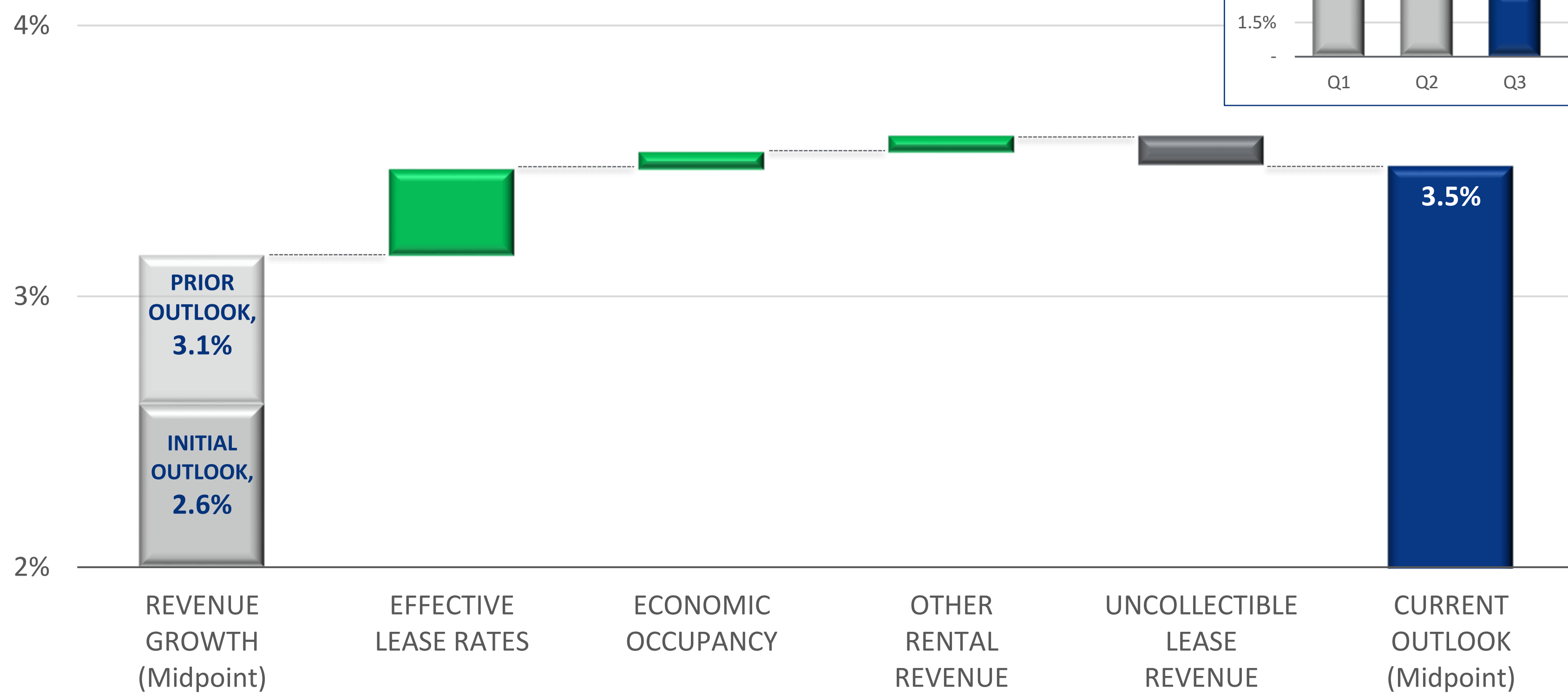
UNCOLLECTIBLE LEASE REVENUE
AS A % OF TOTAL RESIDENTIAL RENTAL REVENUE

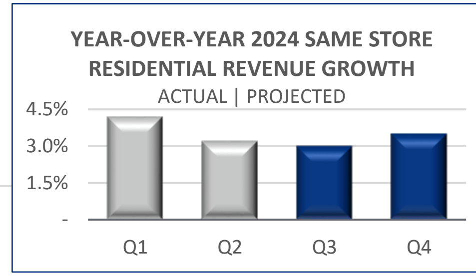


Source: Internal company reports.
Data through July 25, 2024.

AvalonBay COMMUNITIES

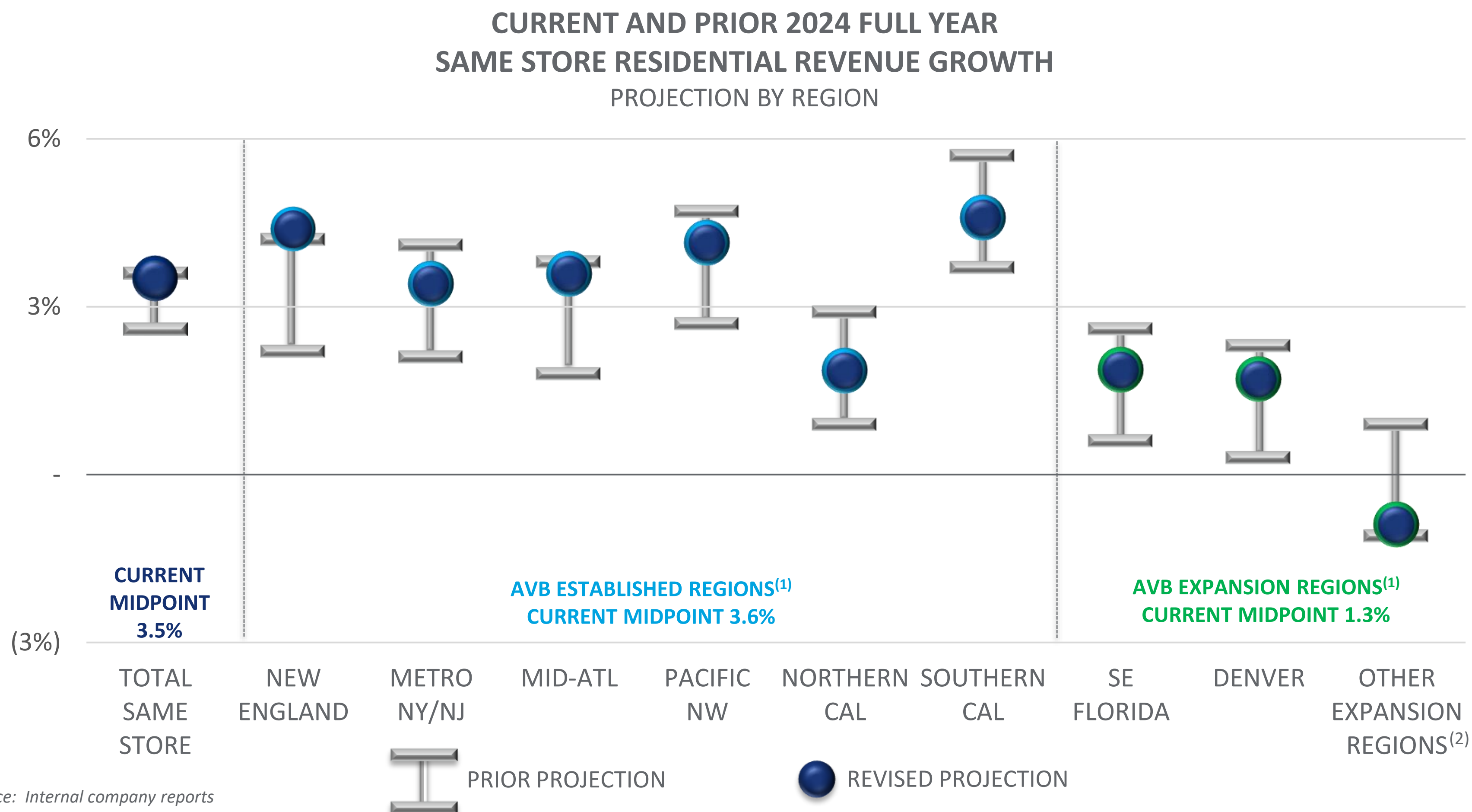
Full year Same Store revenue forecast increase driven by stronger effective lease rates…





Source: Internal company reports.
Initial outlook provided on January 31, 2024.
Prior outlook provided on April 25, 2024.

...WITH NEW ENGLAND, THE MID-ATLANTIC AND PACIFIC NORTHWEST OUTPERFORMING MOST SIGNIFICANTLY



Source: Internal company reports

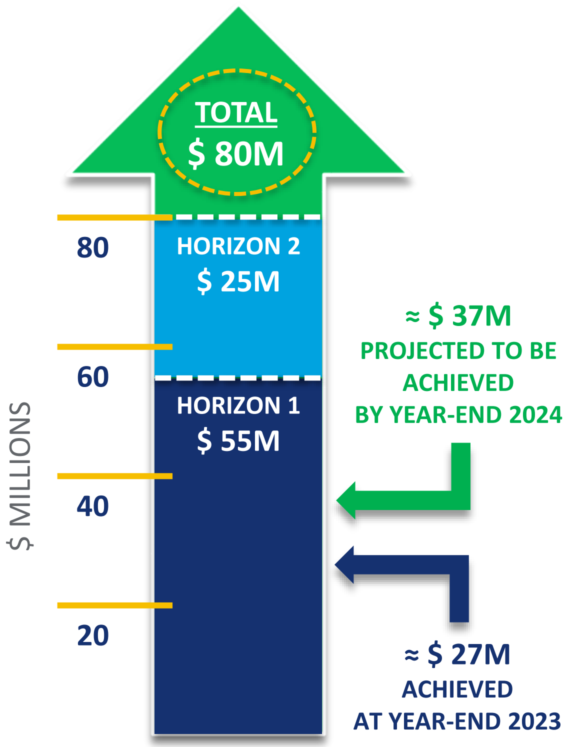
Prior projection provided on April 25, 2024.

(1) AVB Established Regions represented approximately 94% of Same Store Residential Revenue in Q2 2024. AVB Expansion Regions represented approximately 6% of Same Store Revenue in Q2 2024.

(2) Includes operating communities in Charlotte, North Carolina and Dallas, Texas.

CONTINUED PROGRESS ON OPERATING MODEL TRANSFORMATION; $10M OF PROJECTED INCREMENTAL NOI IN 2024

$ 80M INCREMENTAL NOI TARGET(1)



2024 PRIORITIES

AVALON CONNECT

EXPAND BULK INTERNET AND SMART ACCESS OFFERING

NEIGHBORHOOD STAFFING MODEL

INCREASE DEPLOYMENT OF MAINTENANCE NEIGHBORHOODS TO 70+% OF THE PORTFOLIO

LABOR EFFICIENCIES

ENHANCE TECHNOLOGY PLATFORMS (E.G., AUTOMATION, AI) TO INCREASE PRODUCTIVITY

CENTRALIZATION

EXPAND REMOTE SALES AND SERVICE TO SUPPORT CUSTOMERS AND ONSITE ASSOCIATES

Source: Internal company reports.
Incremental NOI target and achievements are presented on a portfolio-wide basis.
(1) Excludes ≈ $7 million in lost Residential rental revenue associated with the termination of legacy telecom contracts.

AvalonBay COMMUNITIES

LEASE-UPS CONTINUE TO EXCEED EXPECTATIONS

LEASE-UP SUMMARY[1] 6 COMMUNITIES | ≈ $ 920M IN PROJ. TOTAL CAPITAL COST	CURRENT PROJECTION	INITIAL PROJECTION	VARIANCE
WTD. AVG. MONTHLY REVENUE PER HOME	$ 3,250	$ 2,930	↑ $ 320 | 11%
WTD. AVG. PROJECTED INITIAL STABILIZED YIELD[2]	6.0%	5.6%	↑ 40 BPS

AVALON BOTHELL COMMONS
BOTHELL, WA

KANSO MILFORD
MILFORD, MA

Source: Internal company reports.

(1) Lease-ups include Avalon Amityville, Avalon Bothell Commons I, Avalon West Dublin, Avalon Montville, Avalon Redmond Campus, and Kanso Milford.

(2) Avalon Redmond Campus is a densification of the Company's existing eaves Redmond Campus community. As a densification, this community is excluded from the weighted average projected Initial Stabilized Yield.

INCREASING START ACTIVITY TO OVER $1B, CONCENTRATED IN THE EAST COAST AND IN AVB EXPANSION REGIONS PREDOMINANTLY IN SUBURBAN SUBMARKETS

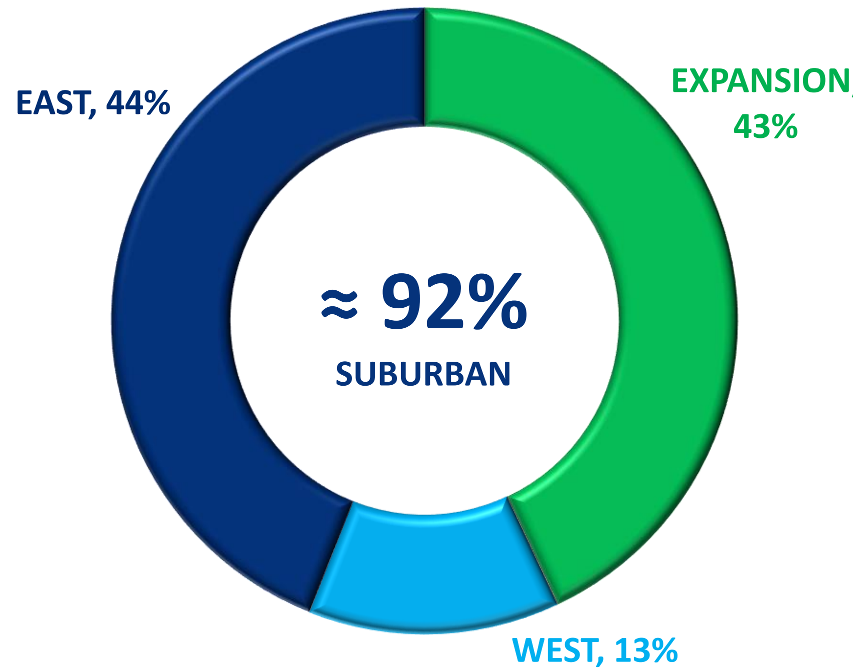
PROJECTED 2024 DEVELOPMENT STARTS

9	$1.05B	6.4%
COMMUNITIES	PROJECTED TOTAL CAPITAL COST	WTD. AVG. PROJECTED INITIAL STABILIZED YIELD

QUINCY, MA
288 UNITS
MID-RISE
WRAP CONSTRUCTION

PLANO, TX (DFP)
150 TOWNHOMES
BUILD-TO-RENT (BTR)
DIRECT ENTRY WITH GARAGE

GEOGRAPHIC ALLOCATION
BASED ON TOTAL CAPITAL COST



DEVELOPMENT RIGHTS PIPELINE ≈ $4.5 BILLION OF FUTURE INVESTMENT OPPORTUNITIES

Source: Internal company reports.

AvalonBay COMMUNITIES

Over $500M in YTD disposition proceeds; Recycling capital into Expansion Regions at attractive basis

2024 YEAR-TO-DATE DISPOSITION ACTIVITY

$515M

AGGREGATE SALES PROCEEDS

$475K(1)

PRICE PER HOME

2024 YEAR-TO-DATE ACQUISITION ACTIVITY

$225M

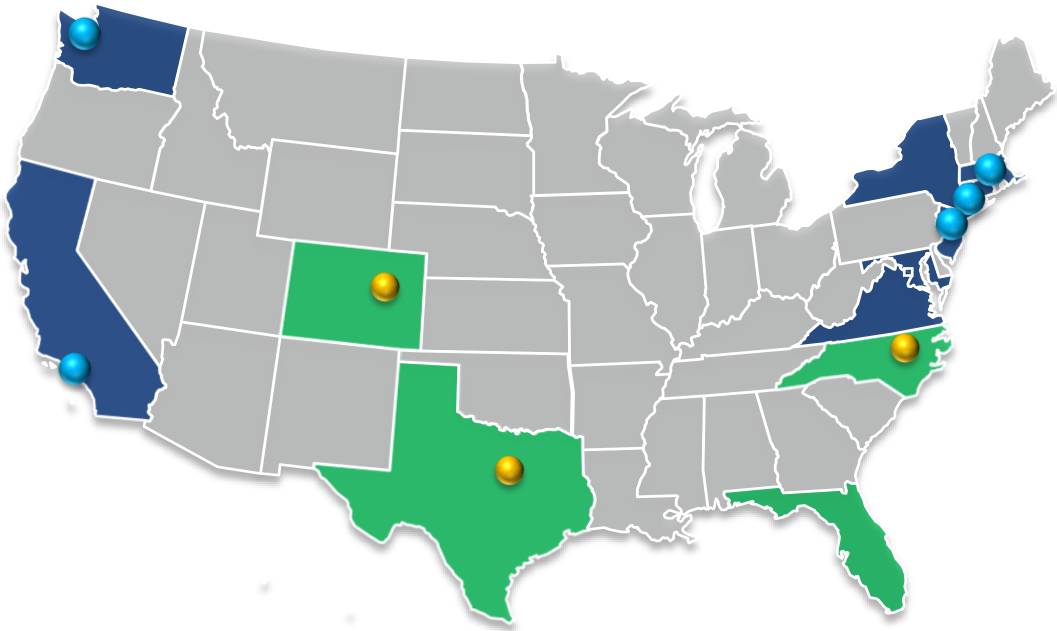
AGGREGATE PURCHASE PRICE

$260K

PRICE PER HOME

GEOGRAPHIC ALLOCATION

2024 TRANSACTION ACTIVITY



ACQUISITIONS
AVB EXPANSION REGIONS

DISPOSITIONS
AVB ESTABLISHED REGIONS

Source: Internal company reports

(1) Excludes value allocated to commercial space.

AvalonBay COMMUNITIES

13TH ANNUAL ESG REPORT HIGHLIGHTS LEADERSHIP AND IMPACT

SCIENCE-BASED TARGETS

REDUCTION IN SCOPE 1 & 2 GHG EMISSIONS PER SQUARE FOOT BY 2030	REDUCTION SINCE 2017 BASELINE YEAR	REDUCTION IN SCOPE 3 GHG EMISSIONS PER SQUARE FOOT BY 2030	REDUCTION SINCE 2017 BASELINE YEAR
53% GOAL	46%	47% GOAL	20%

SOLAR SITES

ACTIVATED IN 2023	AS OF YEAR-END 2023
9 DELIVERING ≈ 1.5 MW	60 DELIVERING ≈ 8.5 MW

INCLUSION AND DIVERSITY(1)

WOMEN IN LEADERSHIP BY 2025	AS OF YEAR-END 2023	UNDERREPRESENTED MINORITIES IN LEADERSHIP BY 2025	AS OF YEAR-END 2023
41% VISION	37%	20% VISION	21%

COMMUNITY INVESTMENT(2)

ANNUAL COMMUNITY INVESTMENT BY 2025	DURING 2023
$ 2.75M GOAL	$ 2.6M

AWARDS AND RECOGNITION

CDP DISCLOSURE INSIGHT ACTION	GREEN LEASE LEADER GOLD	HUMAN RIGHTS CAMPAIGN FOUNDATION EQUALITY 100 Leader in LGBTQ+ Workplace Inclusion 2023 2024
A- CLIMATE CHANGE SCORE	GOLD GREEN LEASE LEADERSHIP	PERFECT SCORE

Source: AVB's 2023 Environmental, Social and Governance Report.

(1) Leadership is defined as director-level associates and above.

(2) Includes cash and in-kind donations.

AvalonBay
COMMUNITIES

FORWARD-LOOKING STATEMENTS

- This presentation dated July 31, 2024 is provided in connection with AvalonBay's second quarter 2024 earnings conference call on August 1, 2024. This presentation is intended to accompany AvalonBay's earnings release dated July 31, 2024 and should be read in conjunction with the earnings release. AvalonBay does not intend to update any of these documents, which speak only as of their respective dates.

- The earnings release is available on AvalonBay's website at https://investors.avalonbay.com/earnings-release/default.aspx

- For definitions, additional information and reconciliations of non-GAAP financial information and certain defined terms included in this presentation, see pages 21 to 29 in this presentation in addition to Attachment 13 to the earnings release.

- This presentation dated July 31, 2024 contains forward-looking statements, which are indicated by the use of words such as "expects," "projects," "forecast," "outlook," "estimate" and other words that do not relate to historical matters. Forward-looking statements, by their very nature, are subject to inherent risks and uncertainties are based on several assumptions, both general and specific, which give rise to the possibility that actual results or events could differ materially from our expectations expressed in or implied by such forward-looking statements. These statements are not guarantees of future performance or events and the Company cautions you against relying on any of these forward-looking statements. For information concerning risks and other factors that could cause such differences, see "Forward-Looking Statements" in AvalonBay's second quarter 2024 earnings release that accompanies this presentation. The Company does not undertake a duty to update the projections and expectations stated in this presentation, which speak only as of the date of this presentation unless otherwise referenced.

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

AVB Established Regions include markets located in New England, the New York/New Jersey Metro area, the Mid-Atlantic, the Pacific Northwest, and Northern and Southern California.

AVB Expansion Regions include markets located in Raleigh-Durham and Charlotte, North Carolina, Southeast Florida, Dallas and Austin, Texas, and Denver, Colorado.

Average Monthly Revenue per Home, as calculated for certain Development communities in lease-up, reflects management’s projected stabilized rents net of estimated stabilized concessions, including estimated stabilized other revenue and excluding projected commercial revenue. Projected stabilized rents are based on one or more of the following: (i) actual average leased rents on apartments leased through quarter end, (ii) projected rollover rents on apartments leased through quarter end where the lease term expires within the first twelve months of Stabilized Operations and (iii) Market Rents on unleased homes.

Commercial represents results attributable to the non-apartment components of the Company's mixed-use communities and other non-residential operations.

Development is composed of consolidated communities that are either currently under construction, or were under construction and were completed during the current year. These communities may be partially or fully complete and operating.

Development Rights are development opportunities in the early phase of the development process for which the Company either has an option to acquire land or enter into a leasehold interest, for which the Company is the buyer under a long-term conditional contract to purchase land, where the Company controls the land through a ground lease or owns land to develop a new community, or where the Company is the designated developer in a public-private partnership. The Company capitalizes related pre-development costs incurred in pursuit of new developments for which the Company currently believes future development is probable.

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

Economic Occupancy is defined as total possible Residential revenue less vacancy loss as a percentage of total possible Residential revenue. Total possible Residential revenue (also known as “gross potential”) is determined by valuing occupied units at contract rates and vacant units at Market Rents. Vacancy loss is determined by valuing vacant units at current Market Rents. By measuring vacant apartments at their Market Rents, Economic Occupancy takes into account the fact that apartment homes of different sizes and locations within a community have different economic impacts on a community’s gross revenue.

FFO and Core FFO are generally considered by management to be appropriate supplemental measures of our operating and financial performance. FFO is calculated by the Company in accordance with the definition adopted by Nareit. FFO is calculated by the Company as Net income or loss attributable to common stockholders computed in accordance with GAAP, adjusted for gains or losses on sales of previously depreciated operating communities, cumulative effect of a change in accounting principle, impairment write-downs of depreciable real estate assets, write-downs of investments in affiliates due to a decrease in the value of depreciable real estate assets held by those affiliates and depreciation of real estate assets, including similar adjustments for unconsolidated partnerships and joint ventures, including those from a change in control. FFO can help one compare the operating and financial performance of a real estate company between periods or as compared to different companies because adjustments such as (i) gains or losses on sales of previously depreciated property or (ii) real estate depreciation may impact comparability between companies as the amount and timing of these or similar items can vary among owners of identical assets in similar condition based on historical cost accounting and useful life estimates. Core FFO is the Company’s FFO as adjusted for non-core items outlined in the table below. By further adjusting for items that we do not consider be part of our core business operations, Core FFO can help with the comparison of core operating performance of the Company between periods. A reconciliation of Net income attributable to common stockholders to FFO and to Core FFO is as follows (dollars in thousands):

AvalonBay COMMUNITIES

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

	Q2 2024	Q2 2023	YTD 2024	YTD 2023
Net income attributable to common stockholders	$ 253,934	$ 367,923	$ 427,383	$ 514,825
Depreciation - real estate assets, including joint venture adjustments	206,338	199,197	417,685	402,477
Distributions to noncontrolling interests	-	13	-	25
Gain on sale of previously depreciated real estate	(68,556)	(187,322)	(68,486)	(187,309)
Casualty loss on real estate	-	-	2,935	5,051
FFO attributable to common stockholders	391,716	379,811	779,517	735,069
Adjusting items:				
Unconsolidated entity gains, net (1)	(1,177)	(1,795)	(9,562)	(4,851)
Joint venture promote (2)	-	(1,072)	-	(1,072)
Structured Investment Program loan reserve (3)	(16)	(105)	42	(124)
Hedge accounting activity	16	(37)	55	191
Advocacy contributions	2,107	200	2,182	200
Executive transition compensation costs	-	297	104	644
Severance related costs	1,030	327	1,241	1,500
Expensed transaction, development and other pursuit costs, net of recoveries	471	797	3,605	3,248
Other real estate activity	(181)	(341)	(322)	(470)
For-sale condominium imputed carry cost (4)	21	169	41	424
Legal settlements and costs	644	148	1,508	50
Income tax (benefit) expense (5)	(62)	(217)	(84)	3,343
Core FFO attributable to common stockholders	$ 394,569	$ 378,182	$ 778,327	$ 738,152
Weighted average common shares outstanding - diluted	142,389,866	142,124,117	142,306,310	141,073,964
Earnings per common share - diluted	$ 1.78	$ 2.59	$ 3.00	$ 3.65
FFO per common share - diluted	$ 2.75	$ 2.67	$ 5.48	$ 5.21
Core FFO per common share - diluted	$ 2.77	$ 2.66	$ 5.47	$ 5.23

** FOOTNOTES PRESENTED ON THE FOLLOWING PAGE **

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

(1) Amounts consist primarily of net unrealized gains on technology investments.
(2) Amount for 2023 is for the Company's recognition of its promoted interest in Archstone Multifamily Partners AC LP.
(3) Changes are the expected credit losses associated with the Company's lending commitments primarily under its SIP. The timing and amount of any actual losses that will be incurred, if any, is to be determined.
(4) Represents the imputed carry cost of the for-sale residential condominiums at The Park Loggia. The Company computes this adjustment by multiplying the Total Capital Cost of completed and unsold for-sale residential condominiums by the Company's weighted average unsecured debt effective interest rate.
(5) Amount for 2023 is primarily for the recognition of taxes associated with The Park Loggia dispositions.

Incremental NOI represents additional NOI that was not achieved in the prior period before the implementation of the initiatives and that is attributable, in future periods, to the implementation of the initiatives. When referenced in relation to the total benefits of the Company’s Horizon 1 and Horizon 2 opportunities, as described in this presentation, the benefits from the Horizon 1 opportunities began to be achieved in 2022 and are expected to be 50% achieved by year end 2023, while the Company expects to begin to achieve the Horizon 2 benefits in 2024. The benefit of Horizon 1 and Horizon 2 Incremental NOI on a full year basis is expected to occur by year end 2028.

Initial Stabilized Yield represents Projected NOI as a percentage of Projected Total Capital Cost.

Like-Term Effective Rent Change for an individual apartment home represents the percentage change in effective rent between two leases of the same lease term category for the same apartment. The Company defines effective rent as the contractual rent for an apartment less amortized concessions and discounts. Like-Term Effective Rent Change with respect to multiple apartment homes represents an average. New Move-In Like-Term Effective Rent Change is the change in effective rent between the contractual rent for a resident who moves out of an apartment, and the contractual rent for a resident who moves into the same apartment with the same lease term category. Renewal Like-Term Effective Rent Change is the change in effective rent between two consecutive leases of the same lease term category for the same resident occupying the same apartment.

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

Market Cap Rate is defined by the Company as Projected NOI of a single community for the first 12 months of operations (assuming no repositioning), less an estimate of typical capital expenditure allowance per apartment home, divided by the gross sales price for the community. Projected NOI, as referred to above, represents management's estimate of projected rental revenue minus projected operating expenses before interest, income taxes (if any), depreciation and amortization. For this purpose, management's projection of operating expenses for the community includes a management fee of 2.5% and an estimate of typical market costs for insurance, payroll and other operating expenses for which the Company may have proprietary advantages not available to a typical buyer. The Market Cap Rate, which may be determined in a different manner by others, is a measure frequently used in the real estate industry when determining the appropriate purchase price for a property or estimating the value for a property. Buyers may assign different Market Cap Rates to different communities when determining the appropriate value because they (i) may project different rates of change in operating expenses and capital expenditure estimates and (ii) may project different rates of change in future rental revenue due to different estimates for changes in rent and occupancy levels. The weighted average Market Cap Rate is weighted based on the gross sales price of each community.

Market Rents as reported by the Company are based on the current market rates set by the Company based on its experience in renting apartments and publicly available market data. Market Rents for a period are based on the average Market Rents during that period and do not reflect any impact for cash concessions.

NOI is defined by the Company as total property revenue less direct property operating expenses (including property taxes), and excluding corporate-level income (including management, development and other fees), property management and other indirect operating expenses, net of corporate income, expensed transaction, development and other pursuit costs, net of recoveries, interest expense, net, loss on extinguishment of debt, net, general and administrative expense, income from unconsolidated investments, depreciation expense, income tax (benefit) expense, casualty loss, (gain) loss on sale of communities, other real estate activity and net operating income from real estate assets sold or held for sale. The Company considers NOI to be an important and appropriate supplemental performance measure to net income because it helps both investors and management to understand the core operations of a community or communities prior to the allocation of any corporate-level property management overhead or financing-related costs. NOI reflects the operating performance of a community and allows for an easier comparison of the operating performance of individual assets or groups of assets. In addition, because prospective buyers of real estate have different financing and overhead structures, with varying marginal impact to overhead as a result of acquiring real estate, NOI is considered by many in the real estate industry to be a useful measure for determining the value of a real estate asset or group of assets.

Other Stabilized is composed of completed consolidated communities that the Company owns, which have Stabilized Operations as of January 1, 2024, or which were acquired subsequent to January 1, 2023. Other Stabilized excludes communities that are conducting or are probable to conduct substantial redevelopment activities.

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

Projected FFO and Projected Core FFO, as provided within this release in the Company's outlook, are calculated on a basis consistent with historical FFO and Core FFO, and are therefore considered to be appropriate supplemental measures to projected net income from projected operating performance. A reconciliation of the ranges provided for Projected FFO per share (diluted) for the third quarter and full year 2024 to the ranges provided for projected EPS (diluted) and corresponding reconciliation of the ranges for Projected FFO per share to the ranges for Projected Core FFO per share are as follows:

	Low Range	High Range
Projected EPS (diluted) - Q3 2024	$ 2.69	$ 2.79
Depreciation (real estate related)	1.49	1.49
Gain on sale of communities	(1.59)	(1.59)
Projected FFO per share (diluted) - Q3 2024	$ 2.59	$ 2.69
Unconsolidated entity gains, net	0.01	0.01
Expensed transaction, development and other pursuit costs, net of recoveries	0.01	0.01
Advocacy contributions	0.05	0.05
Projected Core FFO per share (diluted) - Q3 2024	$ 2.66	$ 2.76
Projected EPS (diluted) - Full Year 2024	$ 7.34	$ 7.54
Depreciation (real estate related)	5.95	5.95
Gain on sale of communities	(2.47)	(2.47)
Casualty loss on real estate	0.02	0.02
Projected FFO per share (diluted) - Full Year 2024	$ 10.84	$ 11.04
Unconsolidated entity gains, net	(0.05)	(0.05)
Severance related costs	0.01	0.01
Expensed transaction, development and other pursuit costs, net of recoveries	0.04	0.04
Legal settlements and costs	0.01	0.01
Advocacy contributions	0.07	0.07
Projected Core FFO per share (diluted) - Full Year 2024	$ 10.92	$ 11.12

Definitions and reconciliations of non-GAAP financial measures and other terms

Projected NOI, as used within this release for certain Development communities and in calculating the Market Cap Rate for dispositions, represents management's estimate, as of the date of this release (or as of the date of the buyer's valuation in the case of dispositions), of projected stabilized rental revenue minus projected stabilized operating expenses. For Development communities, Projected NOI is calculated based on the first twelve months of Stabilized Operations following the completion of construction. In calculating the Market Cap Rate, Projected NOI for dispositions is calculated for the first twelve months following the date of the buyer's valuation. Projected stabilized rental revenue represents management's estimate of projected gross potential minus projected stabilized economic vacancy and adjusted for projected stabilized concessions plus projected stabilized other rental revenue. Projected stabilized operating expenses do not include interest, income taxes (if any), depreciation or amortization, or any allocation of corporate-level property management overhead or general and administrative costs. In addition, projected stabilized operating expenses for Development communities do not include property management fee expense. Projected gross potential for Development communities and dispositions is generally based on leased rents for occupied homes and management's best estimate of rental levels for homes which are currently unleased, as well as those homes which will become available for lease during the twelve-month forward period used to develop Projected NOI. The weighted average Projected NOI as a percentage of Total Capital Cost is weighted based on the Company's share of the Total Capital Cost of each community, based on its percentage ownership.

Management believes that Projected NOI of the Development communities, on an aggregated weighted average basis, assists investors in understanding management's estimate of the likely impact on operations of the Development communities when the assets are complete and achieve stabilized occupancy (before allocation of any corporate-level property management overhead, general and administrative costs or interest expense). However, in this release the Company has not given a projection of NOI on a company-wide basis. Given the different dates and fiscal years for which NOI is projected for these communities, the projected allocation of corporate-level property management overhead, general and administrative costs and interest expense to communities under development is complex, impractical to develop, and may not be meaningful. Projected NOI of these communities is not a projection of the Company's overall financial performance or cash flow. There can be no assurance that the communities under development will achieve the Projected NOI as described in this release.

AvalonBay COMMUNITIES

Definitions and reconciliations of non-GAAP financial measures and other terms

Redevelopment is composed of consolidated communities where substantial redevelopment is in progress or is probable to begin during the current year. Redevelopment is considered substantial when (i) capital invested during the reconstruction effort is expected to exceed the lesser of $5,000,000 or 10% of the community's pre-redevelopment basis and (ii) physical occupancy is below or is expected to be below 90% during or as a result of the redevelopment activity.

Residential represents results attributable to the Company's apartment rental operations, including parking and other ancillary Residential revenue.

Same Store is composed of consolidated communities where a comparison of operating results from the prior year to the current year is meaningful as these communities were owned and had Stabilized Operations, as defined below, as of the beginning of the respective prior year period. Therefore, for 2024 operating results, Same Store is composed of consolidated communities that have Stabilized Operations as of January 1, 2023, are not conducting or are not probable to conduct substantial redevelopment activities and are not held for sale or probable for disposition within the current year.

DEFINITIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

Stabilized Operations is defined as operations of a community that occur after the earlier of (i) attainment of 90% physical occupancy or (ii) the one-year anniversary of completion of development or redevelopment.

Suburban locations are defined as submarkets having less than 3,500 households per square mile.

Total Capital Cost includes all capitalized costs projected to be or actually incurred to develop the respective Development or Redevelopment community, including land acquisition costs, construction costs, real estate taxes, capitalized interest and loan fees, permits, professional fees, allocated development overhead and other regulatory fees and a contingency estimate, offset by proceeds from the sale of any associated land or improvements, all as determined in accordance with GAAP. Total Capital Cost also includes costs incurred related to first generation commercial tenants, such as tenant improvements and leasing commissions. For Redevelopment communities, Total Capital Cost excludes costs incurred prior to the start of redevelopment when indicated. With respect to communities where development or redevelopment was completed in a prior period or the current period, Total Capital Cost reflects the actual cost incurred, plus any contingency estimate made by management. Total Capital Cost for communities identified as having joint venture ownership, either during construction or upon construction completion, represents the total projected joint venture contribution amount. For joint ventures not in construction, Total Capital Cost is equal to gross real estate cost.

Turnover represents the annualized number of units turned over during the period, divided by the total number of apartment homes for the respective reporting period.

AvalonBay COMMUNITIES

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