

Environmental

We must be good stewards of the environment — for the students of today and the students of tomorrow. Our commitment to mitigating effects from climate change and conserving natural resources guides all aspects of how we design, construct and operate ACC communities.



Plaza Verde II, University of California, Irvine
Irvine, CA

Resource Management

We are committed to reducing the consumption of natural resources at our student housing communities. With approximately 140,000 students living at nearly 180 communities across the U.S., this is a complex undertaking. It requires us to perform careful data analysis, pursue operational efficiencies and work with team members and residents to change our daily habits. The effort is well worth it, as conservation efforts not only support our ESG goals but also reduce costs.

In 2023, we continued to use our utility expense management platform (UEM) to analyze utility usage data across our portfolio, measure our carbon footprint and identify resource conservation opportunities. ACC's asset management and decarbonization team created the UEM to streamline and automate this process, as our communities receive more than 20,000 utility bills from over 140 providers. The UEM scans these for cost and usage data, enabling our team to identify measures for reducing energy, water and wastewater. We work with an energy management, engineering and consulting firm to identify priority properties for such measures and then conduct ASHRAE Level II energy audits at these sites.

Empowering Team Members

Many local utilities provide incentives for installing energy-efficient and water-saving features. We encourage our property managers to research and pursue these incentives. In 2023, all of our communities in Austin, Texas, replaced toilets with low-flow models, which qualified them for the local utility's rebate plan. And University Commons and GrandMarc Seven Corners in Minneapolis, MN, leveraged local incentive programs to install LED lighting and low-flow fixtures for free.

In 2023, we deployed \$5.4 million in resource conservation initiatives that are projected to save an estimated 2,842 metric tons of CO₂ and an estimated 100,000 kilogallons of water annually.



ACC Resource Conservation Process

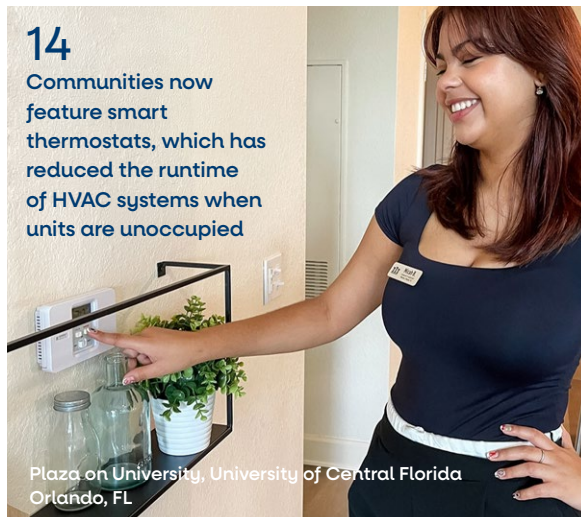


Emissions Reduction & Energy Conservation

Our short-term goal is to reduce the greenhouse gas (GHG) emissions from ACC’s owned portfolio by 15% by 2025, using 2022 as our baseline year. At the end of 2023, we had reduced GHGs by 9.8%. Our reduction in GHG is driven by three things: our energy efficiency projects (namely our smart thermostats), additional purchases of green energy in our energy procurement process and a milder winter in Q1 2023 compared to Q1 2022.

Retrofits: Smart Thermostats & LED Lighting

In 2023, we completed our initiative to install smart thermostats in all areas where this would deliver a meaningful return on investment. We now have smart thermostats in 14 communities, which



14
Communities now feature smart thermostats, which has reduced the runtime of HVAC systems when units are unoccupied

Plaza on University, University of Central Florida Orlando, FL

We reduced GHGs by 9.8% from 2022 to 2023.

has reduced the runtime of HVAC systems when units are unoccupied, leading to reduced energy consumption. We will continue to monitor for future opportunities via our ASHRAE energy audits. Similarly, although 95% of our owned portfolio is now equipped with LED lighting after our nine-year retrofitting initiative, we will continue using audit data to identify any needed upgrades. LED lighting uses 75% less energy and lasts 25 times longer than incandescent lighting. Our return on investment for LED retrofit projects has consistently exceeded 14%.

Green Lease Components

We have more than 500,000 square feet of retail space in our portfolio, serving more than 190 tenants. To encourage these on-site retailers to join us in conserving resources, in 2023 we introduced green lease components to all expired and renegotiated contracts. For example, we’re encouraging green cleaning supplies and products, use of green energy and all-electric retail solutions. We are also educating and supporting retailers in their efforts to make their operations more sustainable. To help students become more aware of their utility consumption, we have added language to their leases that informs them of any caps on electricity and water usage.



Project Spotlight

Building Automation Systems

We operate building automation systems (BAS) in 31 communities that we either own or manage, and we are planning six more installations by the end of 2025. These systems automatically control and monitor our properties’ thermostats, lighting, HVAC systems and water, turning them into smart buildings. Data is stored in the cloud, and our maintenance teams review data daily to identify preventive maintenance needs and adjust settings to keep residents comfortable and maximize resource efficiency. Additionally, BAS alerts our teams of any problems so they can perform repairs before residents need to submit a work order.

[Learn More](#)

Renewable Energy

To increase our usage of renewable energy, our core focus is developing communities that include on-site photovoltaic systems or have the infrastructure to add such systems in the future. In 2023, we installed photovoltaic systems at two ACC-managed communities. By using rooftops, parking structures or surface lots to install photovoltaic systems, we are able to save energy cost and reduce portfolio emissions.

In 2023, we began sourcing renewable energy at two additional properties, bringing our total renewables purchasing to an estimated 38 million annual kWh at 16 properties. Following ACC’s Energy Procurement Policy, we are scaling our use of renewable energy such as solar and wind across ACC’s portfolio. In addition to reducing GHG emissions, pricing for renewable energy continues to decrease as more vendors invest in the market.



2023 Energy Use Intensity (kWh)

Our energy intensity figures decreased year-over-year, driven by our energy efficiency projects and 2023 having a milder winter than 2022.

	Source	2019	2020	2021	2022	2023
Per Unit	Electric Power	8,085	7,054	7,599	8,349	8,218
Per SF	Electric Power	7.71	6.61	7.13	8.12	7.53
Per Unit	Natural Gas	4,327	3,574	3,650	3,590	3,392
Per SF	Natural Gas	3.01	2.46	2.53	2.52	2.35

2023 Greenhouse Gas Emissions*

Total 2023 Market-based Emissions: 134,351 Metric Tons CO₂e

SCOPE 1

- Direct emissions from ACC-owned or controlled sources
- ACC sources: Natural gas and propane
- 2023 Market-based Scope 1 Emissions: 19,386 Metric Tons CO₂e

SCOPE 2

- Indirect emissions from the generation of purchased energy
- ACC sources: Electric power, chilled water and steam
- 2023 Market-based Scope 2 Emissions: 102,397 Metric Tons CO₂e

SCOPE 3

- Indirect emissions (not included in Scope 2) that occur in ACC’s value chain, including both upstream and downstream emissions
- ACC sources: Solid waste and business travel
- 2023 Market-based Scope 3 Emissions: 12,567 Metric Tons CO₂e

*All data tracked by ACC’s utility expense management system and analyzed by third-party consultants. Learn more in our [ESG Policy Document](#).

This energy use intensity data reflects pandemic-related occupancy fluctuations in 2020 and 2021. We are using 2022 as the baseline year for measuring our conservation goals. This reporting is based on local utility policy and available data and in most cases includes resident-controlled emissions. This may be subject to future changes based on trends in the definition of operational control.

Waste Diversion

Americans are generating more waste per capita each year, and the waste statistics from ACC’s communities reflect this trend. Our solid waste intensity, or pounds of waste generated per residential unit, has increased each year for the past few years. But we have a good sense of the problem areas: Our property-level managers have seen a steady increase in package deliveries and single-use plastic containers, reflective of larger societal consumption trends.

We are committed to reducing the amount of waste that goes to landfill from our properties. Our focus areas are reducing the waste generated by our operations, reducing single-use plastics, recycling mail and packaging and educating residents about reducing and recycling their waste.

Reducing Operational Waste

In 2023, we continued to streamline our companywide procurement strategies. In addition to finding ways to source products more cost-effectively, we put an increased emphasis on sustainability, looking for products that last longer and generate less waste. For example, in 2023 we changed from readymade chemical solutions, each packaged in its own disposable plastic bottle, to a dilutable chemical solution system that will allow us to reuse and refill existing bottles.

Additionally, we continued our transition to being a largely paperless organization. In 2022, we moved to electronic leases, and in 2023, we moved to a cloud-based shipping system for supplies.

Reducing Single-Use Plastics

In the U.S., it’s estimated that only 5% of plastic waste gets recycled into new products, as the plastic recycling market is limited. We are on a mission to create awareness in our communities of our single-use plastic use. This is the first step toward gradually eliminating single-use plastics from the areas over which we have control, such as our communities’ model refrigerators.

Managing Packaging Waste

To manage cardboard waste, we encourage residents and team members to limit the number of boxes and deliveries when possible. We also create



In 2023, we continued to encourage our property-level staff to select alternative products such as recyclable boxed drink containers and reusable and recyclable aluminum and glass bottles.

opportunities for residents to dispose their cardboard in the mail and package room rather than taking it up into the building and using the trash chutes, where it is more likely to be contaminated. And in properties with extreme cardboard waste, we equip our team members with recycling balers to cleanly and efficiently compact cardboard waste materials.

Educating Residents About Waste

We equip residents and team members with the infrastructure to dispose of their waste properly, such as conveniently located trash and recycling bins. We offer recycling services to residents in 53% of the markets in which ACC operates. In 2023, we continued our For the Greener Good campaign to educate residents about reducing and recycling waste, both at our communities and elsewhere on campus.

Solid Waste Intensity (lbs)*

	Source	2019	2020	2021	2022	2023
Per Unit	Solid Waste	1,669	1,544	1,696	1,918	2,116

*89 communities reporting

Water Conservation

We completed 24 plumbing retrofit projects in 2023 and have another 12 projects planned in 2024. Most of the projects involve the replacement of older toilets with newer, low-flow models. Our targeted return for these retrofit projects has consistently been above 20%, with an average project payback of just under two years.

Completed Plumbing Retrofits

	2023	Total Since 2019
No. Projects/Properties	24	76
Dollars Invested (Project Cost)	\$1,965,731	\$6,617,020
Dollars Saved (Annual)	\$888,167	\$3,811,729
Gallons Saved (Annual)	99,834,110	355,759,790

Water Use Intensity (gallons)¹

	Source	2019	2020	2021	2022	2023
Per Unit	Water	52,647	45,288	45,288	53,067	51,088
Per SF	Water	36.37	32.38	36.18	37.17	35.39

¹ Includes irrigation, excludes wastewater

Our 2024 projects will complete all of the needed and viable retrofits across our portfolio, but we are exploring other opportunities for water conservation at our properties. Our baseline specifications for all new ACC properties include:

- low-flow plumbing fixtures and aerators
- efficiency toilets
- native plant landscaping
- advanced irrigation controls and other water conservation features



Kelly Hall, Drexel University
Philadelphia, PA

Resident Sustainability Engagement

In the majority of ACC communities, 80% of the total electricity usage comes from residents' personal consumption in their units. Our residents are thus important partners in reducing energy, water and waste at ACC communities. Not only does this conservation reduce our collective environmental impact, but it also helps residents lower their utility bills and develop lifelong sustainability habits.

For the Greener Good

For the Greener Good is our peer-to-peer education initiative to promote sustainable living. With the guidance of ACC's communications team, our resident assistants (RAs) create fun, engaging social media content that shows residents easy ways they

can reduce their environmental impact. Examples include taking shorter and cooler showers, buying clothes secondhand and unplugging appliances when not in use. Most posts are TikTok videos or Instagram reels featuring RAs and other student staff.

We also promote connection and dialogue about sustainability. For example, during Taylor Swift's Eras tour, we created videos asking "What does it mean to be in your sustainable era?" And our World Water Day campaign challenged residents to be mindful of their water use. Our RAs complement social media content with in-person promotions and by incorporating environmental messaging into their everyday interactions with residents.



Program Spotlight

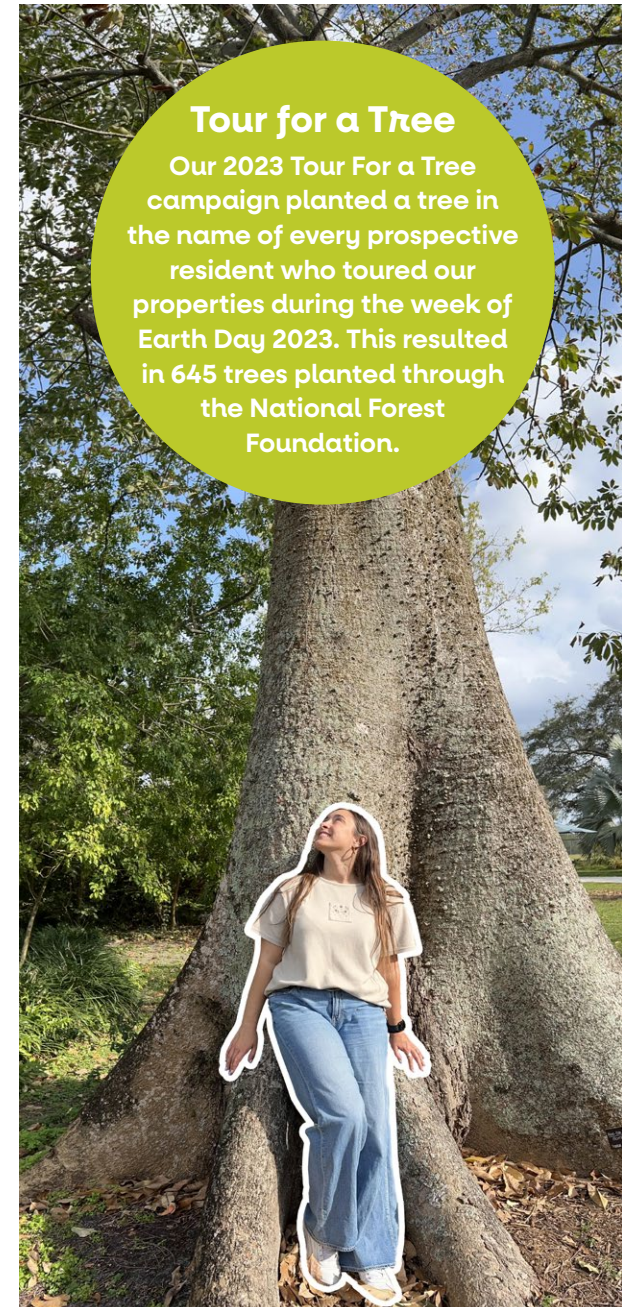
For the Greener Good

Our For the Greener Good sustainability education campaign grew substantially this year, powered by the creativity of our corporate and property teams.

[Learn More](#)

For the Greener Good Social Media Reach

1,200+ Posts * 18,000+ Likes * 370,000+ People Reached



Tour for a Tree

Our 2023 Tour For a Tree campaign planted a tree in the name of every prospective resident who toured our properties during the week of Earth Day 2023. This resulted in 645 trees planted through the National Forest Foundation.

Building Design & Development

We are dedicated to creating student housing communities that minimize environmental impact and support our university partners in achieving their sustainability objectives. Our thorough sustainability evaluation process starts early in the development phase, encompasses all aspects of the project and extends throughout daily operations.

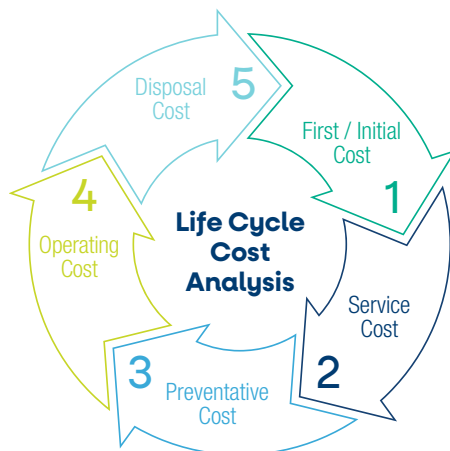
We also believe in pursuing continual improvement, leveraging insights from previous projects to drive innovation and efficiency. For example, in 2023, we utilized market intelligence to enhance our infrastructure for future on-site solar and EV charging installations. Additionally, our new green certification policy outlines a more holistic approach to selecting the appropriate green building standards for each project.

Acquisitions

Our operational standards for all properties are designed to minimize environmental impact. We apply these same principles to our acquisitions, with a due diligence process that also includes auditing regulatory compliance and identifying conservation measures. For properties we purchase that are not designed to ACC's environmental standard, we are committed to investing capital to increase energy efficiency.

LCCA Assessment

We use a life cycle cost analysis (LCCA) to inform our decision-making for both new and existing communities. This approach ensures our properties offer the lowest ownership costs while meeting our standards for quality and functionality.



For each new ACC project, our process includes:

- + Engaging sustainability consultants to understand environmental regulations and university requirements
- + Holding eco-charrettes with university and city stakeholders
- + Conducting a climate risk assessment
- + Studying the local market and similar ACC properties to identify the most effective sustainability features and green building standards
- + Performing a comprehensive site analysis
- + Employing ACC's development and operational standards

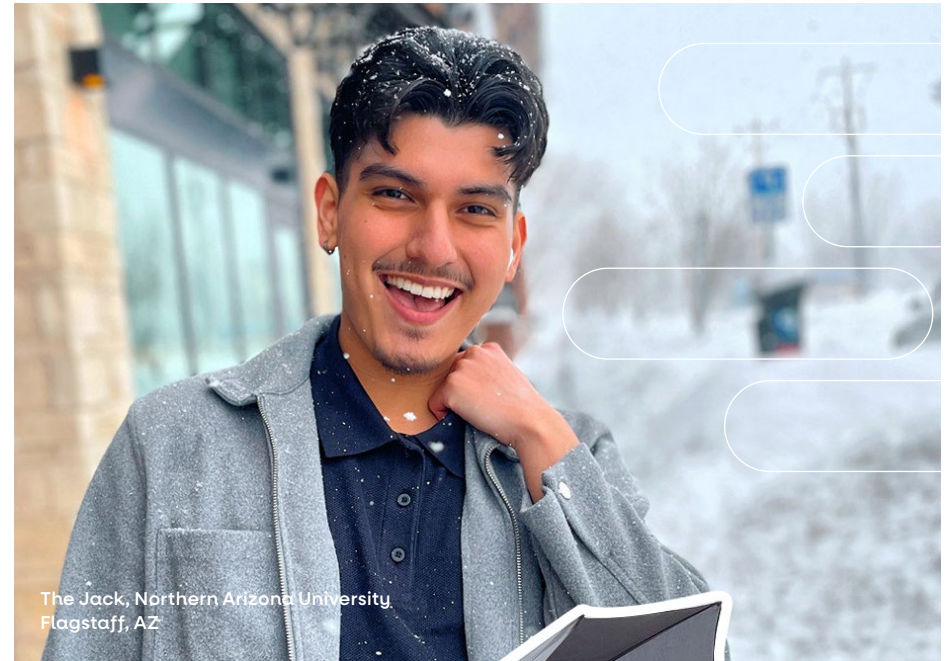
Climate Resilience & Risk Evaluation

Recognizing that climate change may increase the frequency of natural disasters and severe weather conditions that impact our operations, we conduct a thorough climate risk assessment on all existing properties, as well as on any new projects before investment or acquisition. This assessment analyzes factors such as the environmental and physical condition of the property and its exposure to climate-related risks such as fires, floods and drought.

We use the results to guide investment and planning decisions such as:

- + Additional property insurance policies (flood, earthquake)
- + Building envelope material options
- + Consultant selection
- + Site design and planning
- + Development schedule
- + Supply purchase timing
- + Operations budgeting

ACC's asset management and ESG teams work together to identify measures for mitigating climate risk. Our risk management team and ownership entity review these measures to determine climate investment and budgeting allocation. We also have a detailed climate resilience plan, which includes precautions such as ensuring properties' utilities are not disrupted or disconnected during extreme weather. In 2023, ACC filed for claims for damage from winter storms and wind damage.



The Jack, Northern Arizona University, Flagstaff, AZ



Green Building Standards & Procurement

We believe building green is also good for business. We follow the highest sustainability standards in addition to meeting all applicable local code and environmental standards. ACC's development standards are designed to meet the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) standards. We follow these standards for all new properties, regardless of whether we pursue an official LEED certification.

We also continually refine our standards based on data from our life cycle cost analyses, post-occupancy evaluations and utility expense management platform. In 2023, we introduced a new green certification policy to ensure our communities incorporate the most innovative ideas from the industry's preeminent standards. All newly developed and acquired ACC communities must now meet Fitwel standards in their first year of operation. And, new developments must pursue LEED, ENERGY STAR and/or Passive House certification.

LEED: We integrate LEED standards into our work at all levels, from site planning to materials selection to operations. Our team is experienced with both the New Construction and Multifamily Midrise rating systems and can manage the LEED certification process. ACC is also a member of the USGBC.

ENERGY STAR®: We use our buildings' ENERGY STAR scores to benchmark their energy efficiency and identify needed improvements and opportunities to implement resource conservation measures.

Passive House: We are increasingly following Passive House design philosophies, which reduce heating and cooling needs through naturally efficient design features such as high envelope performance, high-albedo or white TPO roofs, second skin/louvres and heat-reflective glass windows.

Fitwel: We have embraced the Fitwel standard, as its focus on measuring how buildings and communities strengthen health and well-being aligns with our focus on supporting student success. Fitwel was originally created by the U.S. Centers for Disease Control and Prevention (CDC) and U.S. General Services Administration, and the CDC remains the research and evaluation partner for Fitwel.



Plaza Verde I, University of California
Irvine, Irvine, CA

“Prioritizing health and wellness within the built environment has not only proven to be a competitive edge; it also helps mitigate risk and holistically deliver on ESG initiatives. We’re proud to support ACC’s efforts in taking a people-centric, data-driven approach to ESG in student housing. Fitwel’s evidence-based strategies help real estate leaders like ACC set the bar for what the next generation of healthy communities will look like.”



– Joanna Frank
President and CEO of the
Center for Active Design
(CfAD), official operator
of Fitwel



Property Spotlight

Passive House Design at Princeton

Meadows Apartments is the first Passive House-designed project for ACC and Princeton University, and one of the largest Passive House projects in the nation. The all-electric community's high-performance building systems maintain a comfortable temperature year-round with minimal energy inputs.

[Read More](#)

ACC has developed an industry-leading 51 projects that are LEED-certified or tracking LEED certification, including 22 projects that are certified LEED Platinum or Gold. We currently have 11 projects under construction that are tracking LEED certification.¹

[View ACC's green-certified communities](#)

¹ As of publication date

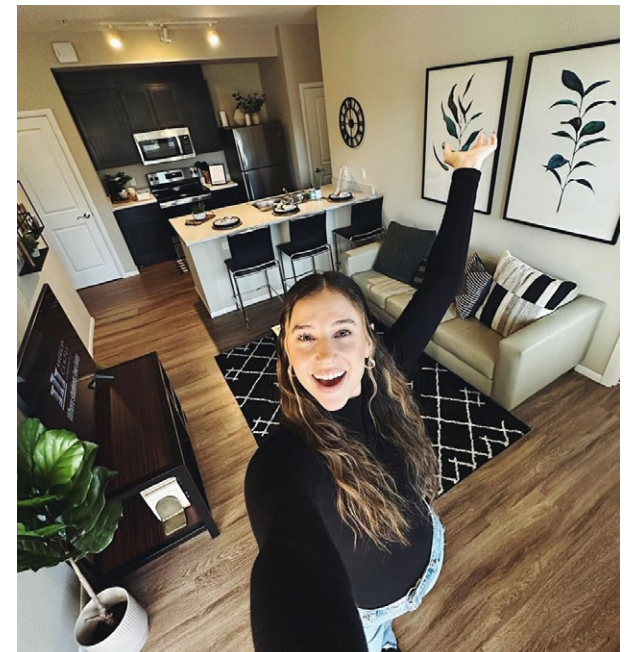
Sustainable Procurement

We prioritize suppliers who share our approach to sustainability. As part of our companywide effort to streamline and standardize our procurement strategies, in 2023 we added more sustainability criteria for our requests for proposal. For example, we ask potential suppliers for information about their environmental goals and policies.

Whenever possible, we promote the use of recycled, recyclable or renewable materials for manufacturing, packaging and shipping. We also look for products with a long lifespan and recycle them when they reach end of life. In 2023, we conducted an extensive test of leading battery brands to determine which would provide the best performance and longevity. We also continued to collect and recycle computers, phones and other electronic devices.

Furniture Sustainability

When choosing furniture for our communities' common areas and residential units, we prioritize durability, which decreases both environmental impact and replacement costs. We also look for furniture that uses sustainable materials. Our residential furniture supplier has an average



replacement rate of 1% per year. Their designs incorporate environmentally conscious laminate materials with at least 30% verifiable recycled content; Forestry Stewardship Council-certified wood fibers, low-VOC recycled steel, composite wood and particle boards and Greenguard certification for low chemical emissions. Their shipping methods also use minimal packaging.

Green Transportation

Walkability

Proximity to campus is a core investment criterion when we develop or acquire communities. Walkability helps students reduce their transportation costs and maintain a healthy lifestyle while reducing emissions from single-occupancy vehicles.

Electric Vehicle Charging

In 2023, we continued to evaluate adding electric vehicle (EV) charging stations to our existing communities. We are also designing EV charging capacity into our new developments during the design and development stages. We added stations at our Homeport Hampton Roads community this year.

Our evaluation criteria for existing communities include data from our nationwide resident surveys, the number of residents who register EVs at each community and residents' requests for EV charging. This year, we added an

assessment process: When general managers receive requests from residents for EV charging, they can pass this feedback along to ACC's preferred installation partner and request a consultation. Homeport Hampton Roads, which houses enlisted personnel of the U.S. Navy, was the first community to complete this process.

For new communities, we evaluate the current and future demand for EVs. Increasingly, we are building scalable infrastructure that will enable us to add future charging capabilities as demand increases. According to our 2022 resident survey, only 20% of residents were "very likely" or "likely" to purchase or lease a plug-in electric car or truck in the next five years, with vehicle cost cited as the top factor. However, 62% of residents say access to EV charging is "very important" or "important" in choosing where to live during the next five years.



69% of residents say walking is their primary form of transportation.¹

¹ 2022 Resident Pulse Survey—Green Transportation



Public Transit Access

99%

of ACC-owned communities are located ½ mile or less from public transit access.



Bike Racks

79%

of ACC-owned communities have bike racks.



EV Charging

62%

of residents say access to EV charging is "very important" or "important" in choosing where to live.

Development & Operational Standards

We develop and operate ACC communities with a commitment to minimizing environmental impact while enhancing our students' comfort, health and financial well-being. Recognizing that like any ecosystem, our communities are dynamic and evolve over time, we engage in a continuous process of adaptation and improvement.

We establish rigorous sustainability standards and leverage our strong relationships with team members and residents to consistently implement these standards and refine them based on feedback. We perform detailed reviews of our operating and maintenance

procedures for major mechanical systems. Our in-house facilities team supervises both building and preventive maintenance programs and provides training to our on-site facilities staff. And, we conduct a post-occupancy evaluation after the first year of operating a new community to assess the effectiveness of our sustainability models and to pinpoint any issues.

These practices, coupled with ongoing data analysis, enable us to identify opportunities for implementing conservation measures and integrating sustainable features into our communities.

Sustainable Communities:

Our Ecosystem Approach

Environmental Specifications

We apply ACC standards to all communities, requiring a core set of sustainable fixtures and ongoing maintenance practices.

Education and Outreach

We build daily sustainability habits among residents and team members.

Sustainable Features

Using insights from our predevelopment evaluation and ongoing data analysis, we select sustainable components tailored to the local environment.

Conservation Measures

We use our UEM platform to identify and evaluate resource-saving installations and improvements.

ACC's Environmental Specifications

& Initiatives

Energy

- + ENERGY STAR® appliances
- + Motion/occupancy sensors — in both offices and auxiliary spaces
- + LED lighting throughout the community and units
- + Programmable and zoned thermostats in common areas
- + Timers on hot tubs and fire pits
- + HVAC commissioning, testing, adjusting and balancing (increases efficiency)
- + Building automation systems
- + Touchless main entry doors and fixtures

Water

- + Low-flow plumbing fixtures and aerators
- + 1.28-gallons-per-flush efficiency toilets
- + Native plant landscaping
- + Advanced irrigation controls on photocell and timers
- + Recessed sprinkler heads (avoid leaks through tampering or accidental damage)
- + Braided toilet and sink lines (minimize leaks)

Waste

- + Touchless hand dryers
- + Recycling programs
- + Durable, long-lasting floors and countertops
- + Design for box disposal in package rooms
- + Water bottle filling stations required at drinking fountains

Post-occupancy Evaluation

- + 12-month accounting of waste, water and energy compared to design forecast
- + Resident survey and analysis
- + Employee stakeholder survey and analysis
- + Spatial on-site metrics and analysis
- + Decarbonization and energy conservation measure recommendations
- + Measured environmental factors (light, acoustics, temperature, indoor air quality)