

# AvalonBay Communities, Inc. (AVB)

## Quarterly Earnings Variances

(\$ Amounts in 000s, Except per Share Data)

1Q22 Income Statement Variances	Actual	Modeled	Variances	
			\$	Per Share
<b>Same Store Portfolio:</b>				
Rental Revenue & Other	540,389	545,853	(5,464)	(0.04)
Operating Expenses	(169,614)	(169,593)	(21)	(0.00)
<b>NOI</b>	<b>370,775</b>	<b>376,260</b>	<b>(5,485)</b>	<b>(0.04)</b>
Margin %	68.6%	68.9%		
<b>Non-Same Store Portfolio:</b>				
Rental Revenue & Other	72,786	87,399	(14,613)	(0.10)
Operating Expenses	(23,585)	(29,765)	6,180	0.04
<b>NOI</b>	<b>49,201</b>	<b>57,634</b>	<b>(8,433)</b>	<b>(0.06)</b>
Margin %	67.6%	65.9%		
<b>Total Consolidated NOI</b>	<b>419,976</b>	<b>433,894</b>	<b>(13,918)</b>	<b>(0.10)</b>
Management, Development & Other Fees	752	1,000	(248)	(0.00)
Property Management & Other Indirect Expenses	(28,851)	(27,117)	(1,734)	(0.01)
Interest Expense, Net	(56,526)	(58,589)	2,063	0.01
Loss on Ext. of Debt	-	-	-	-
G&A Expenses	(17,421)	(17,138)	(283)	(0.00)
Joint Venture Income	317	723	(406)	(0.00)
Investments & Investment Management	-	-	-	-
Expensed Transaction & Pursuit Costs, Net	(987)	(325)	-	-
Depreciation Expense	(201,786)	(197,036)	-	-
Casualty & Impairment Loss	-	-	-	-
Gain on Sale of Communities	148,800	-	-	-
Gain on Other Real Estate Transactions	37	-	-	-
Gain on For-Sale Condos	1,002	-	-	-
For-Sale Condo Marketing & Admin. Costs	(766)	(1,620)	854	0.01
<b>Income Before Income Taxes</b>	<b>264,547</b>	<b>133,792</b>		
Income Tax Expense	(2,471)	250	(2,721)	(0.02)
<b>Net Income</b>	<b>262,076</b>	<b>134,042</b>		
Noncontrolling Interests - DownREIT Units	(12)	(12)	-	-
Noncontrolling Interests	(20)	(31)	-	-
<b>Net Income to Common</b>	<b>262,044</b>	<b>133,999</b>		
Wtd. Avg. Shares / Units - Diluted	139,976	140,506		

FFO Variances	Actual	Modeled	Variances	
			\$	Per Share
Net Income to Common	262,044	133,999		
Adjustments:				
Real Estate D&A	199,085	194,182		
Real Estate D&A - UJVs	1,567	1,567		
Noncontrolling Interests - DownREIT Units	12	12		
Gain on Sale of Real Estate - UJVs	-	-		
Gain on Sale of Previously Depreciated Real Estate	(148,800)	-		
<b>FFO Attributable to Common</b>	<b>313,908</b>	<b>329,760</b>		
Adjustments:				
Business Interruption Insurance Proceeds	-	-		
Lost NOI From Casualty Losses Covered by Insurance	-	-	-	-
Casualty & Impairment Loss	-	-		
Joint Venture Losses / Promote	(255)	-		
Loss on Ext. of Debt	-	-		
Gain on Interest Rate Contract	(729)	-		
Advocacy Contributions	150	-		
Severance Related Costs	443	750		
Expensed Transaction & Pursuit Costs, Net	159	325		
Gain on For-Sale Condos	(1,002)	-		
For-Sale Condo Marketing & Admin. Costs	766	1,620		
For-Sale Condo Imputed Carry Cost	919	868		
Gain on Other Real Estate Transactions	(37)	-	(37)	(0.00)
Legal Settlements	130	-		
Income Tax Expense	2,471	(250)		
<b>Core FFO</b>	<b>316,923</b>	<b>333,073</b>		
<b>Core FFO / Share - Diluted</b>	<b>2.26</b>	<b>2.37</b>		<b>(0.11)</b>

Variances	
<b>Hedgeye</b>	<b>2.37</b>
Consensus	2.27
<b>Actual</b>	<b>2.26</b>
<b>Var. vs. Hedgeye</b>	<b>-4.5%</b>
<b>Var. vs. Consensus</b>	<b>-0.3%</b>