

AvalonBay Biodiversity Risk & Opportunity Assessment Policy

Biodiversity is growing as an emerging focus area as climate change has an increasing impact on global ecosystems. Given the potential impact of our work as a real estate developer, it makes sense we begin to better understand the biodiversity opportunities and risks as part of our development process.

AvalonBay has partnered with Birdlife International to use their Integrated Biodiversity Assessment Tool (IBAT) to better understand and manage our biodiversity impacts. To do this, two reports are generated: the Species Threat Abatement and Restoration (STAR) Score Report and the Performance Standard 6 (PS6) report. The STAR report contains separate scores for Threat Abatement and Restoration which are defined below and are designed to identify potential biodiversity impacts to influence high level decision making. The PS6 report provides additional context on the at-risk species, protected areas, key biodiversity areas, and other biodiversity metrics for a specific location.

It is required that a STAR Report and a PS6 report be generated for all new development pursuits when requesting approval to proceed beyond Due Diligence and for all new acquisitions.

To obtain STAR and PS6 Reports for a new development or acquisition, contact the ESG team by emailing ESG@avalonbay.com and include the location information which can be sent as an address, coordinates, or drawing of a free-form boundary around a given location. Please note that each report costs \$750. This request should happen in conjunction with the physical climate risk assessment so all reports can be acquired at the same time.

The STAR Score for a new development or acquisition must be populated into the Investment Highlights Template within the Biodiversity Risk Section which is located under the Standard Tools and Templates portion of the [Development Underwriting Guidelines](#). If your STAR score is above the threshold listed below, using the PS6 report, you must add language regarding the planned actions to mitigate biodiversity impact. Please reference the following guidance based on the STAR Scores and PS6 reports:

STAR Scores:

Section “1.1 Summary” within the STAR Report displays the *Total STAR Threat Abatement score* and the *Total STAR Restoration score*.

The *Threat Abatement* score indicates the potential contribution the specified location has towards reduction of global species extinction risk from threat abatement actions based on the proportion of each species’ habitat range present in the specified location weighted by the species extinction status from IUCN. *This score identifies those properties where prevention of impact is paramount.*

The *Restoration* score indicates the potential contribution the specified location has towards reduction of global species extinction risk through restoration actions in areas where species are no longer present but used to be home to a relatively high number of threatened species. *This score identifies those properties that could have a very positive biodiversity impact if prioritized for restoration.*

STAR Scores are available globally in 5km grid blocks. Since these scores measure potential contributions, there is no maximum score. Locations of higher biodiversity importance will naturally score higher than those in areas of lower importance. Because of this, we have benchmarked our own portfolio to determine a more accurate representation of what should be considered a high or low score for AvalonBay.

The table below includes AvalonBay’s Portfolio STAR Scores that represent the thresholds requiring additional action:

STAR Score Thresholds		
	AVB Portfolio Percentile	AVB Portfolio Score ¹
Threat Abatement	95 th	24.21
Restoration	95 th	67.16

PS6 Report

The PS6 report is an additional supplement to the STAR Score Report. The PS6 report notes what species, key habitats, or protected areas fall within the prescribed circular buffers of 50km, 10km, all the way down to 1km.

How to Use the Reports

The PS6 report should be used in conjunction with the STAR Report. For example, if the STAR Score for a property is above the threshold above, use Table 1 and Table 2 within the STAR report to identify the most prevalent harm in the area. Now using the PS6 report, identify what species/key areas are located near the site that may be susceptible to the identified harm. Working with your Landscape Architect, determine what can be accomplished onsite to mitigate harm or assist in repopulating the site or broader area. Examples of positive biodiversity measures or mitigation tactics might include: planting native plants/trees to support at-risk animal and insect species, reducing turf in favor of native plants/trees, incorporating additional erosion and sedimentation to help mitigate environmental damage, preservation of key wetland areas and hydrologic and environmental studies to aid in stormwater management, and plant selection. A landscape architect should be consulted to aid in identification of positive biodiversity measures and mitigation tactics.

Required Action

If **both** STAR scores are **Lower**: Include STAR & PS6 reports in the investment package.
 If **either** STAR score is **Higher**: Please include the STAR and PS6 reports in the investment package alongside a narrative explaining what positive biodiversity measures and/or mitigation tactics will be taken and why.

For reference, biodiversity risk results for existing communities are located in the Biodiversity Risk & Opportunity Dashboard located [here](#)

¹ STAR Scores are listed as centiSTAR Scores to mirror what is seen in the STAR Report
 As of 06/2026