

American Campus Communities, Inc.
Tax Treatment of 2009 Distributions

Security Description	CUSIP	Ticker Symbol	Record Date	Pay Date	Total Distribution Per Share	Income Dividend	Qualified Dividend	Total Capital Gain Distribution	Unreaptured § 1250 Gain	Nontaxable Return of Capital
Common	24835100	ACC	2/16/09	2/27/09	\$ 0.3375	\$ 0.0755	\$ -	\$ -	\$ -	\$ 0.2620
Common	24835100	ACC	5/1/09	5/11/09	\$ 0.3375	\$ 0.0755	\$ -	\$ -	\$ -	\$ 0.2620
Common	24835100	ACC	8/17/09	8/28/09	\$ 0.3375	\$ 0.0755	\$ -	\$ -	\$ -	\$ 0.2620
Common	24835100	ACC	11/16/09	11/30/09	\$ 0.3375	\$ 0.0755	\$ -	\$ -	\$ -	\$ 0.2620
Totals					\$ 1.3500	\$ 0.3020	\$ -	\$ -	\$ -	\$ 1.0480