

Section 1: 8-K (8-K)

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of report (Date of earliest event reported): October 3, 2018

AMERICAN CAMPUS COMMUNITIES, INC.
AMERICAN CAMPUS COMMUNITIES OPERATING PARTNERSHIP LP
(Exact name of Registrant as specified in its Charter)

Maryland
Maryland
*(State or other jurisdiction of
incorporation or organization)*

001-32265
333-181102-01
(Commission file number)

76-0753089
56-2473181
*(I.R.S. Employer
Identification Number)*

12700 Hill County Blvd., Suite T-200, Austin, Texas 78738
(Address of Principal Executive Offices) (Zip Code)

Registrant's telephone number, including area code: (512) 732-1000

Not applicable
(Former Name or Former Address, if Changed Since Last Report)

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

ITEM 7.01 REGULATION FD DISCLOSURE

American Campus Communities, Inc. (NYSE:ACC), the largest owner, manager and developer of high-quality student housing properties in the U.S., today released an interim leasing update for the 2018-2019 academic year in conjunction with the company's participation in the 2018 National Multifamily Housing Council (NMHC) Student Housing Conference. A copy of such information is attached hereto as Exhibit 99.1.

Such information is furnished pursuant to Item 7.01 and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933 or the Securities Exchange Act of 1934, except as shall be expressly set forth by specific reference in such filing.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS

- (d) Exhibits

The list of exhibits is incorporated herein by reference to the Exhibit Index.

SIGNATURES

Pursuant to the Requirements of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the undersigned hereunto duly authorized.

AMERICAN CAMPUS COMMUNITIES, INC.

Date: October 3, 2018

By: /s/ Kim K. Voss
Kim K. Voss
Executive Vice President, Chief Accounting
Officer

AMERICAN CAMPUS COMMUNITIES
OPERATING PARTNERSHIP LP

By: American Campus Communities Holdings
LLC, its general partner

By: American Campus Communities, Inc.,
its sole member

By: /s/ Kim K. Voss
Kim K. Voss
Executive Vice President, Chief
Accounting Officer

EXHIBIT INDEX

Exhibit

Number Title

[99.1](#) 2018/2019 Leasing Update

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Section 2: EX-99.1 (EXHIBIT 99.1)

Exhibit 99.1

Portfolio Overview¹ Owned properties - summary

Property Type	Design Beds	Leasing Status as of		Occupancy Change	Fall 2018		Rental Revenue per Leased Bed for Academic Year ²	
		September 30, 2018	September 30, 2017		Rental Rate Change	Revenue Change	2018/2019	2017/2018
2019 Same Store Owned Properties	87,403	97.0%	95.4%	1.6%	2.0%	3.6%	\$ 767	\$ 752
New Owned Properties ³	6,986	97.0%	n/a	n/a	n/a	n/a	\$ 888	n/a
Total - Owned Properties	94,389	97.0%	95.4%	n/a	n/a	n/a	\$ 776	n/a

Note: The same store grouping presented above represents properties that will be classified as same store properties in 2019. This represents properties owned and operating for both of the entire years ended December 31, 2018 and 2019, which are not conducting or planning to conduct substantial development or redevelopment activities, and are not classified as held for sale. This same store grouping is presented for purposes of disclosing the leasing results for the 2018/2019 academic year, which will have a significant effect on our results of operations for the year ended December 31, 2019.

1. Represents leasing status for the 2018/2019 academic year as of September 30, 2018, as compared to prior academic year occupancy and rental rates as of September 30, 2017.

2. Represents average rental revenue per leased bed for the academic years presented.

3. Includes 2018 development deliveries and presale development projects.

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