

SUPPLEMENTAL REPORTING INFORMATION

ACADIA
REALTY TRUST

Q4
2017



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ACADIA REALTY TRUST REPORTS FOURTH QUARTER AND FULL YEAR 2017 OPERATING RESULTS

RYE, NY (February 21, 2018) - Acadia Realty Trust (NYSE:AKR) ("Acadia" or the "Company") today reported operating results for the quarter and year ended December 31, 2017. All per share amounts are on a fully-diluted basis.

Acadia operates dual platforms, comprised of a high-quality core real estate portfolio ("Core Portfolio"), which owns and operates assets in the nation's most dynamic urban and street-retail corridors, and a series of discretionary, institutional funds ("Funds") that target opportunistic and value-add investments.

Please refer to the tables and notes accompanying this press release for further details on operating results and additional disclosures related to FFO and net income.

Highlights

- **Earnings:** Generated earnings per share of \$0.25 for the fourth quarter. Funds from operations ("FFO") per share was \$0.35 before acquisition-related costs, and gains/losses on sale or impairment of depreciated and non-operating properties for the fourth quarter
- **Core Portfolio Operating Results:** Reported flat same-property net operating income growth for the year and (1.7)% for the fourth quarter (excluding redevelopment), driven by the previously-reported recapture of occupancy during 2017 which impacted period-over-period comparability. Reported a leased occupancy rate of 95.3% as of December 31, 2017 compared to 96.3% at December 31, 2016
- **Structured Finance Investments:** The Company received repayments of approximately \$32 million of structured finance investments during 2017 and an additional \$26 million in January 2018
- **Fund Acquisitions:** Fund V acquired a high-yield investment during the fourth quarter for \$62 million; 2017 Fund acquisition volume totaled \$203 million
- **Fund Dispositions:** Completed \$240 million of Fund dispositions during the fourth quarter; 2017 disposition volume totaled \$346 million across Funds II, III and IV
- **Fund III Promote:** During 2017, generated approximately \$1 million, or \$0.01 per share, of net promote income for the Company from Fund III asset sales
- **Balance Sheet:** Acadia did not issue any equity during 2017. Subsequent to year end, the Company extended the maturity of its corporate unsecured facility resulting in reduced borrowing costs and improved flexibility. No additional proceeds were obtained
- **Share Repurchase Program:** The Company's Board of Trustees authorized a common share repurchase program. Under the program, the Company may purchase up to \$200 million of its common stock as market conditions warrant. The shares may be purchased in the open market or in privately negotiated transactions

"Our fourth-quarter operating results were in-line with our expectations and, looking ahead, our company's long-term growth outlook is strong," stated Kenneth F. Bernstein, President and CEO of Acadia Realty Trust. "Our high-quality core portfolio, concentrated in five key gateway markets, has several important organic growth opportunities, including contractual rent increases, redevelopment and densification. In the fund platform, we were net sellers in 2017, successfully monetizing our stabilized investments while also finding select new investment opportunities consistent with our high-yield criteria. Most importantly, last year, we continued to strengthen our already-strong balance sheet; as such, we enter 2018 well capitalized and with more than \$1 billion of fund buying power."

FINANCIAL RESULTS

Net Income

Net income attributable to common shareholders for the quarter ended December 31, 2017 was \$21 million, or \$0.25 per share, inclusive of \$7 million on a pro rata basis, or \$0.08 per share, attributable to an aggregate gain on dispositions of Fund properties net of related impairment charges and \$6 million, or \$0.07 per share, attributable to a Core gain on change in control as discussed below; partially offset by less than \$1 million, or \$0.01 per share, of acquisition costs. In a series of non-cash transactions during the year ended December 31, 2017, the Company converted approximately \$93 million of a structured finance investment into an incremental equity ownership in two of its Core Properties, one of which constituted a change of control resulting in a gain of \$6 million during the fourth quarter. Net income attributable to common shareholders for the quarter ended December 31, 2016 was \$20 million, or \$0.24 per share, reflecting the effect of \$9 million on a pro rata basis, or \$0.11 per share, of gains from dispositions of real estate and \$1 million, or \$0.01 per share, of acquisition expenses.

Net income attributable to common shareholders for the year ended December 31, 2017 was \$61 million or \$0.73 per share inclusive of \$11 million on a pro rata basis, or \$0.14 per share, attributable to an aggregate gain on dispositions of Fund properties net of related impairment charges and \$6 million, or \$0.07 per share, attributable to a Core gain on change in control; partially offset by approximately \$1 million, or \$0.01 per share, of acquisition expenses. Net income attributable to common shareholders for the year ended December 31, 2016 was \$73 million, or \$0.94 per share, which included \$28 million on a pro rata basis, or \$0.37 per share, of gains from two Fund property dispositions.

FFO (As Defined by NAREIT)

FFO for the quarter ended December 31, 2017 was \$33 million, or \$0.37 per share compared to \$34 million, or \$0.39 per share for the quarter ended December 31, 2016.

FFO for the year ended December 31, 2017 was \$135 million, or \$1.51 per share compared to \$117 million, or \$1.44 per share, for the year ended December 31, 2016.

FFO (As Adjusted for Special Items)

FFO before the pro rata impact of acquisition-related costs, and gains/losses on sale or impairment of depreciated and non-operating properties for the quarter ended December 31, 2017 was \$31 million, or \$0.35 per share, which excludes the net \$0.02 per share effect of a \$6 million gain on change in control partially offset by \$3 million of impairment charges and approximately \$1 million of acquisition expenses. This compares to FFO before acquisition-related costs for the quarter ended December 31, 2016 of \$35 million, or \$0.40 per share, which excludes \$1 million, or \$0.01 per share, of acquisition expenses and includes approximately \$3 million, or \$0.04 per share, of net promote income.

FFO before the pro rata impact of acquisition-related costs, and gains/losses on sale or impairment of depreciated and non-operating properties for the year ended December 31, 2017 was \$133 million, or \$1.50 per share, which excludes the net \$0.01 per share effect of a \$6 million gain on change in control partially offset by \$3 million of impairment charges and \$1 million of acquisition expenses. This compares to FFO before acquisition-related costs, retirement related costs and gains/losses on sale or impairment of depreciated and non-operating properties for the year ended December 31, 2016 of \$126 million, or \$1.55 per share, which excludes the net \$0.11 per share effect of \$5 million of acquisition expenses and \$4 million of retirement charges and includes approximately \$10 million, or \$0.13 per share, of net promote income.

CORE PORTFOLIO

Core Operating Results

Reported flat same-property NOI in the Core Portfolio for the year and (1.7)% for the fourth quarter ended December 31, 2017, driven by the previously-reported recapture of occupancy during 2017 which impacted period-over-period comparability. Same-property NOI is compared to the same periods in 2016 and excludes redevelopment activities.

The Core Portfolio was 93.9% occupied and 95.3% leased as of December 31, 2017, compared to 94.2% occupied and 95.0% leased as of September 30, 2017 and 96.2% occupied and 96.3% leased as of December 31, 2016. The leased rate includes space that is leased but not yet occupied.

During the fourth quarter, the Company generated a 22.5% increase in average rents on a GAAP basis, and a 13.9% increase on a cash basis, on 18 new and renewal leases aggregating 101,000 square feet.

FUND PLATFORM

Fund Acquisitions

During 2017, the Company completed \$203 million of Fund acquisitions, including \$62 million completed during fourth quarter 2017 as follows:

Fairlane Green, Allen Park, MI (Fund V). In December 2017, Fund V acquired a 270,000-square foot shopping center, located in Allen Park, MI (Detroit MSA), for \$62 million. The property is 100% leased, and its anchors include TJ Maxx, Michaels, and Old Navy. This investment is consistent with the Fund platform's high-yield opportunistic strategy.

In February 2018, the Company completed a \$45 million Fund acquisition as follows:

Trussville Promenade, Trussville, AL (Fund V). In February 2018, Fund V acquired a 464,000-square foot shopping center, located in Trussville, AL (Birmingham MSA), for \$45 million. The property is 95% leased and its anchors include Walmart, Marshalls, and Ross Dress for Less. This investment is consistent with the Fund platform's high-yield opportunistic strategy.

Fund Dispositions

During 2017, the Company completed \$346 million of Fund dispositions, including \$240 million completed during fourth quarter 2017 as follows:

260 E 161st St, Bronx, NY (Fund II). In December 2017, Fund II completed the sale of 260 E 161st St in Bronx, NY for \$106 million. This compares to an all-in cost basis of \$88 million. During its 12.4-year hold period, the fund successfully converted all the building's street-level space from office to higher-value retail; at exit, the 21,000 square feet of retail space was 100% leased to Walgreens, Starbucks, and Dunkin Donuts, among others. The property also has 235,000 square feet of office space, and the fund executed new leases for 71% of this space. This sale generated a 1.6x multiple on the fund's equity investment, and a \$37 million profit.

32 E Broughton St, Savannah, GA (Fund IV). In December 2017, Fund IV completed the sale of another property in its Broughton St Collection in Savannah, GA for \$2 million. This mixed-use property is 3,000 square feet and 100% occupied.

1151 3rd Ave, New York, NY (Fund IV). In November 2017, Fund IV sold 1151 3rd Ave, a 13,000-square foot, five-story building located at the corner of 67th St and 3rd Ave on the Upper East Side of Manhattan, for \$27 million. This compares to an all-in cost basis of \$22 million. In October 2013, the fund acquired this 53%-leased building that had below-market leases and near-term lease expirations. During its 4.1-year hold period, the fund recaptured the street-

level retail space from Lucky Brand Jeans and re-leased it to apparel retailer Vineyard Vines at more than double the rent. Acadia also executed all new leases for the upper levels with indoor cycling club Flywheel and two other boutique fitness operators. This sale generated a 1.7x multiple on the fund's equity investment.

7 Dekalb (City Point Residential Tower 1), Brooklyn, NY (Fund II). As previously reported, in October 2017, Fund II, in partnership with Washington Square Partners and BFC Partners, completed the sale of 7 Dekalb (City Point's Residential Tower 1) in Brooklyn, NY for \$96 million to the Brodsky Organization. 7 Dekalb has 23 stories and 250 apartments, of which 200 are affordable units for low-income and middle-income tenants. At exit, the property was fully leased. In mid-2010, Fund II and Washington Square Partners (collectively, the "City Point JV") opportunistically acquired all of City Point's residential component, totaling 1.1 million square feet of development rights. 7 Dekalb is the last of three towers sold by the City Point JV.

Broughton St Collection (4 properties*), Savannah, GA (Fund IV). As previously reported, in October 2017, Fund IV completed the sale of four properties in its Broughton St Collection in Savannah, GA for \$10 million. The four sold properties total 17,000 square feet and are 100% occupied; Vineyard Vines, L'Occitane, and Savannah Taphouse are the key retail tenants.

**301 W Broughton St, 103 W Broughton St, 101 W Broughton St, and 125 E Broughton St*

In January 2018, the Company completed an \$8 million Fund disposition as follows:

108-110 W Broughton St, Savannah, GA (Fund IV). In January 2018, Fund IV completed the sale of another two properties in its Broughton St Collection in Savannah, GA for \$8 million. The mixed use properties total 11,000 square feet and are 100% occupied; Bluemercury and Tommy Bahama are the key retail tenants. To date, Fund IV has sold seven of 23 properties in its Broughton St Collection, aggregating 31,000 square feet of approximately 200,000 square feet of retail, residential, and office space.

Acadia does not report return metrics for partial sales of its investments.

The Fund platform also has \$26 million of dispositions under contract (the "Pending Dispositions"), which resulted in an impairment charge of approximately \$3 million representing the Company's proportionate ownership interest. As the Pending Dispositions are subject to customary closing conditions, no assurance can be given that the Company will successfully close on the Pending Dispositions.

Fund Promote

During the year ended December 31, 2017, the Company generated \$1 million, or \$0.01 per share, of net promote income from Fund III. No promote was recognized in the fourth quarter of 2017.

BALANCE SHEET

The Company did not issue any equity during 2017. During 2018, the Company completed a \$500 million Senior Unsecured Credit Facility (the "Credit Facility"), comprised of a \$150 million senior unsecured revolving credit facility (the "Revolver"), and a \$350 million senior unsecured term loan (the "Term Loan"). The Credit Facility refinances the Company's existing \$300 million credit facility comprised of a \$150 million revolver and \$150 million term loan. In addition, the Credit Facility will pay down and replace \$150 million in bilateral unsecured credit facilities and approximately \$50 million in secured financings. The Revolver and Term Loans extended the maturity dates of the existing credit facility through March 2022 and 2023, respectively, with a reduction in all-in pricing and improvements to market terms and conditions.

The Company has maintained its solid, low-leveraged balance sheet. As of December 31, 2017, the Company's net debt to EBITDA ratio for the Core Portfolio was 4.5x. Including its pro-rata share of Fund debt, the Company's net debt to EBITDA ratio was 5.2x as of the same date.

2018 GUIDANCE

The following guidance is based upon our current view of existing market conditions and assumptions for the year ending December 31, 2018. The Company forecasts that its 2018 annual earnings per share will range from \$0.37 to \$0.48 and 2018 FFO per share will range from \$1.33 to \$1.45. These forecasts, and the comparable 2017 FFO, both presented below, are before any acquisition expenses and gains/losses and impairments related to nondepreciable real estate.

	2018 Guidance Forecast				2017 Actual	
	Low		High			
	\$ Millions	\$/Share	\$ Millions	\$/Share	\$ Millions	\$/Share
<i>(dollars in millions, except per share amounts)</i>						
Property NOI:						
Core	\$ 132.8		\$ 133.4		\$ 131.7	
Fund	12.3		12.8		10.3	
Straight-line and above/below market rents	11.3		12.2		15.2	
Interest income (Structured Finance Portfolio)	8.9		8.9		22.0	
Fund fee income, net of taxes	20.9		23.2		23.4	
Interest expense, net of capitalized interest ^(a)	(39.6)		(38.7)		(38.5)	
General and administrative	(31.5)		(32.0)		(31.7)	
Non-real estate depreciation and other expenses	(0.6)		(0.6)		(0.7)	
FFO, prior to transactional activity	\$ 114.5	\$ 1.29	\$ 119.2	\$ 1.34	\$ 131.7	\$ 1.48
Core acquisitions, Structured Financing investments and share repurchases ^(b)		—		0.03	—	—
Fund acquisitions, and related fees ^(c)		0.01		0.02	—	—
Net Promote and other transactional income ^(d)		0.03		0.06	1.7	0.02
2018 FFO Per Share Guidance Range		\$ 1.33		\$ 1.45	\$ 133.4	\$ 1.50

- (a) Inclusive of interest expense, amortization of finance costs, above and below market interest and capital lease interest
- (b) Core, Structured Financing investments and potential share repurchases are \$0 to \$275 million in our low and high range, respectively
- (c) Gross Fund acquisitions are \$200 million to \$700 million in our low and high range, respectively
- (d) Represents net promote income from Fund III in the second half of 2018, in addition to other potential transactional activity

The Company's 2018 operating assumptions are as follows:

- Growth in same-property NOI (excluding redevelopments) for the first half of 2018 of negative 2% to 0%, followed by growth of 2% to 7% in the second half of 2018 for annual 2018 growth ranging from 1% to 3%. The variability and range of estimates is dependent upon the lease up of certain key leases which continues to impact our period-over-period comparability
- The Company does not expect any of its core redevelopment projects to materially contribute to earnings in 2018

CONFERENCE CALL

Management will conduct a conference call on Thursday, February 22, 2018 at 10:00 AM ET to review the Company's earnings and operating results. Dial-in and webcast information is listed below.

Live Conference Call:

Date: Thursday, February 22, 2018
Time: 10:00 AM ET
Dial#: 844-309-6711
Passcode: "Acadia Realty" or "7498014"
Webcast (Listen-only): www.acadiarealty.com under Investors, Presentations & Events

Phone Replay:

Dial#: 855-859-2056
Passcode: "7498014"
Available Through: Thursday, March 1, 2018

Webcast Replay: www.acadiarealty.com under Investors, Presentations & Events

About Acadia Realty Trust

Acadia Realty Trust is an equity real estate investment trust focused on delivering long-term, profitable growth via its dual - Core and Fund - operating platforms and its disciplined, location-driven investment strategy. Acadia Realty Trust is accomplishing this goal by building a best-in-class core real estate portfolio with meaningful concentrations of assets in the nation's most dynamic urban and street-retail corridors; making profitable opportunistic and value-add investments through its series of discretionary, institutional funds; and maintaining a strong balance sheet. For further information, please visit www.acadiarealty.com.

Safe Harbor Statement

Certain matters in this press release may constitute forward-looking statements within the meaning of federal securities law and as such may involve known and unknown risks, uncertainties and other factors that may cause the actual results, performances or achievements of Acadia to be materially different from any future results, performances or achievements expressed or implied by such forward-looking statements. These forward-looking statements include statements regarding Acadia's future financial results and its ability to capitalize on potential investment opportunities. Factors that could cause the Company's forward-looking statements to differ from its future results include, but are not limited to, those discussed under the headings "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" in the Company's most recent annual report on Form 10-K filed with the SEC on February 24, 2017 ("Form 10-K") and other periodic reports filed with the SEC, including risks related to: (i) political and economic uncertainty; (ii) the Company's reliance on revenues derived from major tenants; (iii) the Company's limited control over joint venture investments; (iv) the Company's partnership structure; (v) real estate and the geographic concentration of the Company's properties; (vi) market interest rates; (vii) leverage; (viii) liability for environmental matters; (ix) the Company's growth strategy; (x) the Company's status as a REIT; (xi) uninsured losses; (xii) information technology security threats and (xiii) the loss of key executives. Copies of the Form 10-K and the other periodic reports Acadia files with the SEC are available on the Company's website at www.acadiarealty.com. Any forward-looking statements in this press release speak only as of the date hereof. Acadia expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in Acadia's expectations with regard thereto or change in events, conditions or circumstances on which any such statement is based.

ACADIA REALTY TRUST AND SUBSIDIARIES

Consolidated Statements of Operations ^(a)

(dollars and Common Shares in thousands, except per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2017	2016	2017	2016
Revenues				
Rental income	\$ 50,181	\$ 43,328	\$ 198,941	\$ 152,814
Expense reimbursements	12,560	9,362	44,907	32,282
Other	3,340	1,431	6,414	4,843
Total revenues	66,081	54,121	250,262	189,939
Operating expenses				
Depreciation and amortization	27,689	23,267	104,934	70,011
General and administrative	8,470	9,906	33,756	40,648
Real estate taxes	8,484	7,630	35,946	25,630
Property operating	14,690	8,547	41,668	24,244
Other operating	1,197	3,423	2,184	7,517
Impairment charges	10,615	—	14,455	—
Total operating expenses	71,145	52,773	232,943	168,050
Operating (loss) income	(5,064)	1,348	17,319	21,889
Equity in earnings and gains of unconsolidated affiliates inclusive of gains on disposition of properties of \$589, \$36,058, \$15,360 and \$35,332, respectively	2,327	35,857	23,371	39,449
Interest income	5,495	6,531	29,143	25,829
Interest expense	(19,312)	(9,728)	(58,978)	(34,645)
Gain on change in control	5,571	—	5,571	—
(Loss) income from continuing operations before income taxes	(10,983)	34,008	16,426	52,522
Income benefit (provision)	13	228	(1,004)	105
(Loss) income from continuing operations before gain on disposition of properties	(10,970)	34,236	15,422	52,627
Gain on disposition of properties, net of tax	35,914	—	48,886	81,965
Net income	24,944	34,236	64,308	134,592
Net income attributable to noncontrolling interests	(4,032)	(14,415)	(2,838)	(61,816)
Net income attributable to Acadia	\$ 20,912	\$ 19,821	\$ 61,470	\$ 72,776
Less: net income attributable to participating securities	(219)	(194)	(642)	(793)
Net income attributable to Common Shareholders - basic	\$ 20,693	\$ 19,627	\$ 60,828	\$ 71,983
Weighted average shares for diluted earnings per share	83,733	82,728	83,685	76,244
Net Earnings per share - basic and diluted ^(b)	\$ 0.25	\$ 0.24	\$ 0.73	\$ 0.94

ACADIA REALTY TRUST AND SUBSIDIARIES

Reconciliation of Consolidated Net Income to Funds From Operations ^(a, c) (dollars and Common Shares and Units in thousands, except per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2017	2016	2017	2016
Net income attributable to Acadia	\$ 20,912	\$ 19,821	\$ 61,470	\$ 72,776
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share)	20,580	21,666	83,515	67,446
Gain on sale (net of noncontrolling interests' share)	(9,776)	(8,897)	(15,565)	(28,154)
Income attributable to Common OP Unit holders	1,209	1,102	3,609	4,442
Impairment charges (net of noncontrolling interests' share)	—	—	1,088	—
Distributions - Preferred OP Units	135	143	550	560
Funds from operations attributable to Common Shareholders and Common OP Unit holders	<u>\$ 33,060</u>	<u>\$ 33,835</u>	<u>\$ 134,667</u>	<u>\$ 117,070</u>
<i>Funds From Operations per Share - Diluted</i>				
Weighted average number of Common Shares and Common OP Units ^(d)	<u>88,990</u>	<u>87,748</u>	<u>88,998</u>	<u>81,252</u>
Diluted Funds from operations, per Common Share and Common OP Unit	<u>\$ 0.37</u>	<u>\$ 0.39</u>	<u>\$ 1.51</u>	<u>\$ 1.44</u>

ACADIA REALTY TRUST AND SUBSIDIARIES

Reconciliation of Consolidated Operating Income to Net Property Operating Income ("NOI") ^(a) (dollars in thousands)

	Three Months Ended December 31,		Year Ended December 31,	
	2017	2016	2017	2016
Consolidated operating (loss) income	\$ (5,064)	\$ 1,348	\$ 17,319	\$ 21,889
Add back:				
General and administrative	8,470	9,906	33,756	40,648
Depreciation and amortization	27,689	23,267	104,934	70,011
Impairment charges	10,615	—	14,455	—
Less:				
Above/below market rent, straight-line rent and other adjustments	(6,439)	565	(21,110)	(5,313)
Consolidated NOI	35,271	35,086	149,354	127,235
Noncontrolling interest in consolidated NOI	(5,917)	(5,278)	(28,379)	(20,872)
Less: Operating Partnership's interest in Fund NOI included above	(1,382)	(1,536)	(7,927)	(4,981)
Add: Operating Partnership's share of unconsolidated joint ventures NOI ^(e)	5,124	4,721	19,539	16,547
NOI - Core Portfolio	<u>\$ 33,096</u>	<u>\$ 32,993</u>	<u>\$ 132,587</u>	<u>\$ 117,929</u>

ACADIA REALTY TRUST AND SUBSIDIARIES

Consolidated Balance Sheets ^(a) (dollars in thousands)

	As of	
	December 31, 2017	December 31, 2016
ASSETS		
Investments in real estate, at cost		
Land	\$ 658,835	\$ 693,252
Buildings and improvements	2,538,338	2,048,508
Construction in progress	18,642	19,789
Properties under capital lease	76,965	76,965
	<u>3,292,780</u>	<u>2,838,514</u>
Less: accumulated depreciation	(339,862)	(287,066)
Operating real estate, net	<u>2,952,918</u>	<u>2,551,448</u>
Real estate under development	173,702	543,486
Net investments in real estate	<u>3,126,620</u>	<u>3,094,934</u>
Notes receivable, net	153,829	276,163
Investments in and advances to unconsolidated affiliates	302,070	272,028
Other assets, net	214,959	192,786
Cash and cash equivalents	74,823	71,805
Rents receivable, net	51,738	43,842
Restricted cash	10,846	22,904
Assets of properties held for sale	25,362	21,498
Total assets	<u>\$ 3,960,247</u>	<u>\$ 3,995,960</u>
LIABILITIES		
Mortgage and other notes payable, net	\$ 909,174	\$ 1,055,728
Unsecured notes payable, net	473,735	432,990
Unsecured line of credit	41,500	—
Accounts payable and other liabilities	210,052	208,672
Capital lease obligation	70,611	70,129
Dividends and distributions payable	24,244	36,625
Distributions in excess of income from, and investments in, unconsolidated affiliates	15,292	13,691
Total liabilities	<u>1,744,608</u>	<u>1,817,835</u>
Commitments and contingencies		
EQUITY		
Acadia Shareholders' Equity		
Common shares, \$0.001 par value, authorized 200,000,000 and 100,000,000 shares, issued and outstanding 83,708,140 and 83,597,741 shares, respectively	84	84
Additional paid-in capital	1,596,514	1,594,926
Accumulated other comprehensive loss	2,614	(798)
Distributions in excess of accumulated earnings	(32,013)	(5,635)
Total Acadia shareholders' equity	<u>1,567,199</u>	<u>1,588,577</u>
Noncontrolling interests	648,440	589,548
Total equity	<u>2,215,639</u>	<u>2,178,125</u>
Total liabilities and equity	<u>\$ 3,960,247</u>	<u>\$ 3,995,960</u>

ACADIA REALTY TRUST AND SUBSIDIARIES

Notes to Financial Highlights:

- (a) For additional information and analysis concerning the Company's results of operations, reference is made to the Company's Quarterly Supplemental Disclosure furnished on Form 8-K to the SEC and included on the Company's website at www.acadiarealty.com.
- (b) Diluted earnings per share reflects the potential dilution that could occur if securities or other contracts to issue Common Shares were exercised or converted into Common Shares. The effect of the conversion of Common OP Units is not reflected in the above table as they are exchangeable for Common Shares on a one-for-one basis. The income allocable to such units is allocated on the same basis and reflected as noncontrolling interests in the consolidated financial statements. As such, the assumed conversion of these units would have no net impact on the determination of diluted earnings per share.
- (c) The Company considers funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") and net property operating income ("NOI") to be appropriate supplemental disclosures of operating performance for an equity REIT due to their widespread acceptance and use within the REIT and analyst communities. FFO and NOI are presented to assist investors in analyzing the performance of the Company. They are helpful as they exclude various items included in net income that are not indicative of the operating performance, such as gains (losses) from sales of depreciated property, depreciation and amortization, and impairment of depreciable real estate. In addition, NOI excludes interest expense. The Company's method of calculating FFO and NOI may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by generally accepted accounting principles ("GAAP") and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, the Company defines FFO as net income (computed in accordance with GAAP), excluding gains (losses) from sales of depreciated property, plus depreciation and amortization, impairment of depreciable real estate, and after adjustments for unconsolidated partnerships and joint ventures.
- (d) In addition to the weighted-average Common Shares outstanding, basic and diluted FFO also assume full conversion of a weighted-average 4,717 thousand and 4,474 thousand OP Units into Common Shares for the quarters ended December 31, 2017 and 2016 and 4,741 thousand and 4,435 thousand OP Units into Common Shares for the year ended December 31, 2017 and 2016, respectively. Diluted FFO also includes: (i) the assumed conversion of Preferred OP Units into 499 thousand and 433 thousand Common Shares for the quarters ended December 31, 2017 and 2016 and 505 thousand and 435 thousand Common Shares for the year ended December 31, 2017 and 2016, respectively; and (ii) the effect of 40 thousand and 112 thousand employee share options, restricted share units and LTIP units for the quarters ended December 31, 2017 and 2016 and 69 thousand and 151 thousand for the year ended December 31, 2017 and 2016, respectively.
- (e) The Pro-rata portion share of NOI is based upon our stated ownership percentages in each operating agreement. Does not include the Operating Partnership's share of NOI from unconsolidated joint ventures within the Funds.

FINANCIAL AND PORTFOLIO

SUPPLEMENTAL INFORMATION

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Visit www.acadiarealty.com for additional investor and portfolio information

Company Information

Acadia Realty Trust is a fully-integrated equity real estate investment trust, focused on the ownership, acquisition, redevelopment and management of high-quality retail properties located in key street and urban retail corridors as well as suburban locations within high-barrier-to-entry, densely-populated metropolitan areas. Acadia owns, or has an ownership interest in, these properties through its core portfolio and through a series of opportunistic/value-add investment funds. Additional information may be found on the Company's website at www.acadiarealty.com.

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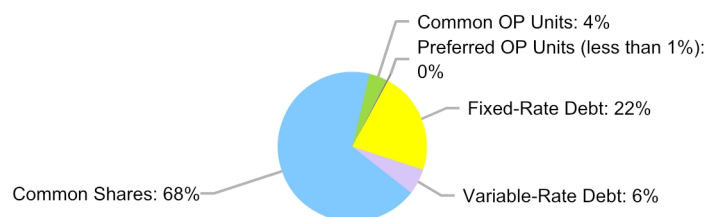
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Market Capitalization

(including pro-rata share of Fund debt, in thousands)

					Weighted Average						
	Total Market Capitalization (\$)	%	Capitalization Based on Net Debt ¹	Changes in Total Outstanding Common Shares and OP Units (in thousands)		Diluted EPS		FFO			
					Common Shares	Common OP Units	Total	Quarter	YTD	Quarter	YTD
<u>Equity Capitalization</u>											
Common Shares	83,708			Balance at 12/31/2016	83,598	4,529	88,127				
Common Operating Partnership ("OP") Units	4,716			Other	7	248	255				
Combined Common Shares and OP Units	88,424			OP Conversions	25	(25)	—				
				Balance at 3/31/2017	83,630	4,752	88,382	83,647	83,647	89,024	89,024
Share Price at December 31, 2017	\$ 27.36			OP Conversions	16	(12)	4				
				Equity Issuance	—	—	—				
Equity Capitalization - Common Shares and OP Units	\$ 2,419,281			Other	13	11	24				
Preferred OP Units	13,662 ²			Balance at 6/30/2017	83,659	4,751	88,410	83,662	83,654	88,973	88,998
Total Equity Capitalization	2,432,943	72%	73%	OP Conversions	20	(20)	—				
				Other	1	(2)	(1)				
<u>Debt Capitalization</u>				Balance at 9/30/2017	83,680	4,729	88,409	83,700	83,669	89,000	88,999
Consolidated debt	1,438,386			OP Conversions	25	(13)	12				
Adjustment to reflect pro-rata share of debt	(512,434)			Other	3	—	3				
Total Debt Capitalization	925,952	28%	27%	Balance at 12/31/2017	83,708	4,716	88,424	83,733	83,685	88,990	88,998
Total Market Capitalization	\$ 3,358,895³	100%	100%								

1. Reflects debt net of Core Portfolio cash of \$11,425 and pro-rata share of Funds cash of \$19,837, for total cash netted against debt of \$31,262.
2. Represents 188 Series A and 136,593 Series C Preferred OP Units convertible into 25,067 and 474,278 Common OP Units, respectively, multiplied by the Common Share price at quarter end.
3. Market capitalization comprises (fixed-rate debt includes notional principal fixed through interest rate swap transactions):



Income Statements

(in thousands)

CONSOLIDATED INCOME STATEMENT

Revenues

Rental income

Expense reimbursements

Other

Total revenues

Operating expenses

Depreciation and amortization

General and administrative

Real estate taxes

Property operating

Other operating

Impairment charges

Total operating expenses

Operating (loss) income

Equity in earnings and gains of unconsolidated affiliates inclusive of gains on disposition of properties of \$589 and \$15,336, respectively

Interest income

Interest expense

Gain on change in control

(Loss) income from continuing operations before income taxes

Income tax benefit (provision)

(Loss) income from continuing operations before gain on disposition of properties

Gain on disposition of properties, net of tax

Net income

Net income attributable to noncontrolling interests

Net income attributable to Acadia

December 31, 2017 ¹	
Quarter	Year to Date
\$ 50,181	\$ 198,941
12,560	44,907
3,340	6,414
66,081	250,262
27,689	104,934
8,470	33,756
8,484	35,946
14,690	41,668
1,197	2,184
10,615	14,455
71,145	232,943
(5,064)	17,319
2,327	23,371
5,495	29,143
(19,312)	(58,978)
5,571	5,571
(10,983)	16,426
13	(1,004)
(10,970)	15,422
35,914	48,886
24,944	64,308
(4,032)	(2,838)
\$ 20,912	\$ 61,470

Income Statements - Detail

(in thousands)

CORE PORTFOLIO AND FUND INCOME

PROPERTY REVENUES

Minimum rents
Percentage rents
Expense reimbursements - CAM
Expense reimbursements - Taxes
Other property income

Total Property Revenues

PROPERTY EXPENSES

Property operating - CAM
Other property operating (Non-CAM)
Real estate taxes

Total Property Expenses

NET OPERATING INCOME - PROPERTIES

OTHER INCOME (EXPENSE)

Interest income
Straight-line rent income
Above/below-market rent
Interest expense ²
Amortization of finance costs
Above/below-market interest expense
Asset and property management expense
Other income/expense
Transaction costs
Capital lease interest
Impairment charges

CORE PORTFOLIO AND FUND INCOME

FEE INCOME

Asset and property management fees
Promote income from funds, net
Transactional fees ³
Income tax benefit (provision)

Total Fee Income

General and Administrative

Depreciation and amortization
Non-real estate depreciation and amortization
Gain on change in control
Gain on disposition of properties

Income before equity in earnings and noncontrolling interests

Equity in earnings of unconsolidated affiliates
Noncontrolling interests

NET INCOME ATTRIBUTABLE TO ACADIA

December 31, 2017 ¹			
Quarter		Year to Date	
\$	44,535	\$	178,465
	124		283
	6,189		17,813
	6,372		27,095
	646		2,664
	57,866		226,320
	10,984		33,175
	3,128		7,749
	8,484		35,946
	22,596		76,870
	35,270		149,450
	5,495		29,143
	2,399		10,002
	3,122		10,196
	(16,601)		(50,763)
	(1,990)		(5,986)
	26		482
	(597)		(777)
	2,395		2,301
	(1,198)		(2,131)
	(747)		(2,711)
	(10,615)		(14,455)
	16,959		124,751
	264		1,150
	—		—
	55		272
	13		(1,004)
	332		418
	(8,470)		(33,756)
	(27,567)		(104,409)
	(122)		(524)
	5,571		5,571
	35,914		48,886
	22,617		40,937
	2,327		23,371
	(4,032)		(2,838)
\$	20,912	\$	61,470

Income Statements - Pro Rata Adjustments

(in thousands)

CORE PORTFOLIO AND FUND INCOME

PROPERTY REVENUES

Minimum rents
Percentage rents
Expense reimbursements - CAM
Expense reimbursements - Taxes
Other property income

Total Property Revenues

PROPERTY EXPENSES

Property operating - CAM
Other property operating (Non-CAM)
Real estate taxes

Total Property Expenses

NET OPERATING INCOME - PROPERTIES

OTHER INCOME (EXPENSE)

Interest income
Straight-line rent income
Above/below-market rent
Interest expense
Amortization of finance costs
Above/below-market interest expense
Asset and property management expense
Other income/expense
Transaction costs
Capital lease interest
Impairment charges

CORE PORTFOLIO AND FUND INCOME

FEE INCOME

Asset and property management fees
Promote income from funds, net
Transactional fees
Income tax provision

Total Fee Income

General and Administrative

Depreciation and amortization
Non-real estate depreciation and amortization
Gain on change in control
Gain on disposition of properties

Income before equity in earnings and noncontrolling interests

Equity in earnings of unconsolidated affiliates
Noncontrolling interests ⁶

NET INCOME ATTRIBUTABLE TO ACADIA

Quarter Ended December 31, 2017		Year-to-Date December 31, 2017	
Noncontrolling Interest in Consolidated Subsidiaries ⁴	Company's Interest in Unconsolidated Subsidiaries ⁵	Noncontrolling Interest in Consolidated Subsidiaries ⁴	Company's Interest in Unconsolidated Subsidiaries ⁵
\$ (13,036)	\$ 7,378	\$ (51,876)	\$ 29,340
(58)	21	(194)	98
(2,057)	680	(4,943)	2,893
(1,152)	1,087	(3,915)	4,932
(298)	6	(1,298)	45
(16,601)	9,172	(62,226)	37,308
(5,375)	852	(15,431)	3,600
(1,926)	347	(4,121)	1,237
(2,169)	1,261	(8,818)	5,731
(9,470)	2,460	(28,370)	10,568
(7,131)	6,712	(33,856)	26,740
(1,666)	2	(7,072)	2
(1,132)	201	(4,989)	833
(798)	513	(2,340)	1,471
9,302	(2,015)	23,955	(7,568)
1,380	(117)	4,028	(491)
—	21	—	83
501	(219)	687	(847)
(1,921)	170	(4,383)	3,030
245	—	721	106
—	—	—	—
7,631	—	10,383	—
6,411	5,268	(12,866)	23,359
3,937	81	15,522	641
—	—	978	—
2,344	50	6,565	101
143	(1)	258	(16)
6,424	130	23,323	726
437	(12)	2,226	(139)
10,635	(3,648)	36,896	(16,059)
—	—	—	—
—	—	—	—
(26,727)	589	(48,805)	15,484
(2,820)	2,327	774	23,371
—	—	—	—
(1,212)	—	(3,612)	—
\$ (4,032)	\$ 2,327	\$ (2,838)	\$ 23,371

Consolidated Balance Sheet ⁷

(in thousands)

ASSETS

Real estate

Land	\$ 658,835
Buildings and improvements	2,538,338
Construction in progress	18,642
Properties under capital lease	76,965
	<u>3,292,780</u>
Less: accumulated depreciation	(339,862)
Operating real estate, net	2,952,918
Real estate under development	173,702
Net investments in real estate	3,126,620
Notes receivable, net	153,829
Investments in and advances to unconsolidated affiliates	302,070
Other assets, net	214,959
Cash and cash equivalents	74,823
Straight-line rents receivable, net	34,220
Rents receivable, net	17,518
Restricted cash	10,846
Assets of properties held for sale	25,362

Total Assets

\$ 3,960,247

LIABILITIES AND SHAREHOLDERS' EQUITY

Mortgage and other notes payable, net	\$ 909,174
Unsecured notes payable, net	473,735
Unsecured line of credit	41,500
Accounts payable and other liabilities	210,052
Capital lease obligation	70,611
Dividends and distributions payable	24,244
Distributions in excess of income from, and investments in, unconsolidated affiliates	15,292

Total Liabilities

1,744,608

Shareholders' equity

Common shares	84
Additional paid-in capital	1,596,514
Accumulated other comprehensive loss	2,614
Distributions in excess of accumulated earnings	(32,013)
Total controlling interest	1,567,199
Noncontrolling interests	648,440
Total Shareholders' Equity	<u>2,215,639</u>

Total Liabilities and Shareholders' Equity

\$ 3,960,247

Line Item Details:

The components of Real estate under development, at cost are as follows:

Fund II	\$ 4,908
Fund III	63,939
Fund IV	82,958
Core	<u>21,847</u>
Total	<u>\$ 173,652</u>

Summary of other assets, net:

Lease intangibles, net	\$ 127,571
Deferred charges, net	24,589
Prepaid expenses	16,838
Other receivables	11,356
Accrued interest receivable	11,668
Deposits	6,296
Due from seller	4,300
Deferred tax assets	2,096
Derivative financial instruments	4,402
Due from related parties	1,479
Corporate assets	2,369
Income taxes receivable	<u>1,995</u>
Total	<u>\$ 214,959</u>

Summary of accounts payable and other liabilities:

Lease intangibles, net	\$ 104,478
Accounts payable and accrued expenses	61,420
Deferred income	31,306
Tenant security deposits, escrow and other	10,029
Derivative financial instruments	1,467
Income taxes payable	176
Other	<u>1,176</u>
Total	<u>\$ 210,052</u>

Pro-Rata Balance Sheet Adjustments ⁷

(in thousands)

ASSETS

Real estate

Land	
Buildings and improvements	
Construction in progress	
Properties under capital lease	
Less: accumulated depreciation	
Operating real estate, net	
Real estate under development	
Net investments in real estate	
Notes receivable, net	
Investments in and advances to unconsolidated affiliates	
Other assets, net	
Cash and cash equivalents	
Straight-line rents receivable, net	
Rents receivable, net	
Restricted cash	
Assets of properties held for sale	

Total Assets

LIABILITIES AND SHAREHOLDERS' EQUITY

Mortgage and other notes payable, net	
Unsecured notes payable, net	
Unsecured line of credit	
Accounts payable and other liabilities	
Capital lease obligation	
Dividends and distributions payable	
Distributions in excess of income from, and investments in, unconsolidated affiliates	

Total Liabilities

Shareholders' equity

Common shares	
Additional paid-in capital	
Accumulated other comprehensive loss	
Distributions in excess of accumulated earnings	
Total controlling interest	
Noncontrolling interests	
Total Shareholders' Equity	

Total Liabilities and Shareholders' Equity

Noncontrolling Interest in Consolidated Subsidiaries ⁴	Company's Interest in Unconsolidated Subsidiaries ⁵
\$ (151,762)	\$ 81,188
(806,924)	334,308
(11,301)	297
—	—
(969,987)	415,793
37,431	(51,355)
(932,556)	364,438
(113,918)	5,668
(1,046,474)	370,106
(39,013)	—
(65,100)	(235,666)
(16,714)	30,924
(50,562)	7,001
(8,909)	4,727
(2,419)	2,697
(8,167)	1,205
(18,034)	—
<u>\$ (1,255,392)</u>	<u>\$ 180,994</u>
\$ (530,100)	\$ 162,427
(136,499)	—
—	—
(69,003)	33,859
—	—
—	—
—	(15,292)
(735,602)	180,994
—	—
—	—
—	—
—	—
(519,790)	—
(519,790)	—
<u>\$ (1,255,392)</u>	<u>\$ 180,994</u>

Notes to income statements, balance sheet and pro rata adjustments:

1. Quarterly and year-to-date results are unaudited, although they reflect all adjustments, which in the opinion of management are necessary for a fair presentation of operating results for the interim periods.
2. Net of capitalized interest of \$1.2 million and \$13.4 million for the quarterly and year-to-date periods, respectively.
3. Consists of development, construction, leasing and legal fees.
4. Noncontrolling interests represent limited partners' interests in consolidated partnerships' activities.
5. Represents the Company's share of co-investment partnerships' activities, of which each are included on a single line presentation in the Company's consolidated financial statements in accordance with GAAP.
6. Adjustment to noncontrolling interests exclude income allocable to Operating Partnership Units of \$1.3 million and \$4.2 million for the quarter and year-to-date period, respectively, ended December 31, 2017.
7. The Company currently invests in Funds II, III, IV & V and Mervyns I & II which are consolidated within the Company's financial statements.

Funds from Operations ("FFO") ¹

(in thousands)

	Quarter Ended March 31, 2017	Quarter Ended June 30, 2017	Quarter Ended September 30, 2017	Quarter Ended December 31, 2017	Year to Date December 31, 2017
Funds from operations ("FFO"):					
Net Income	\$ 15,631	\$ 12,060	\$ 12,867	\$ 20,912	\$ 61,470
Add back:					
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interest share)	21,533	21,093	20,309	20,580	83,515
Impairment charges - depreciable real estate	—	—	1,088	—	1,088
Gain on disposition of properties (net of noncontrolling interest share)	(2,742)	(753)	(2,294)	(9,776)	(15,565)
Income attributable to noncontrolling interests' share in Operating Partnership	1,062	857	896	1,344	4,159
FFO to Common Shareholders and Common OP Unit holders	\$ 35,484	\$ 33,257	\$ 32,866	\$ 33,060	\$ 134,667
Add back: transaction costs	36	222	93	953	1,304
Less: gain on change in control	—	—	—	(5,571)	(5,571)
Add back: impairment charges - nondepreciable real estate	—	—	—	2,984	2,984
FFO before Special Items	\$ 35,520	\$ 33,479	\$ 32,959	\$ 31,426	\$ 133,384
Adjusted Funds from operations ("AFFO"):					
Diluted FFO	\$ 35,484	\$ 33,257	\$ 32,866	\$ 33,060	\$ 134,667
Straight-line rent, net	(1,824)	(1,251)	(1,303)	(1,468)	(5,846)
Above/(below)-market rent	(2,197)	(2,125)	(2,168)	(2,837)	(9,327)
Amortization of finance costs	574	545	603	727	2,449
Above/below-market interest	(199)	(182)	(137)	(47)	(565)
Non-real estate depreciation	231	40	131	122	524
Leasing commissions	(474)	(202)	(189)	(549)	(1,414)
Tenant improvements	(1,747)	(1,622)	(1,036)	(1,836)	(6,241)
Capital expenditures	(47)	(59)	(1,306)	(1,230)	(2,642)
AFFO to Common Shareholders and Common OP Unit holders	\$ 29,801	\$ 28,401	\$ 27,461	\$ 25,942	\$ 111,605
Total weighted average diluted shares and OP Units	89,024	88,973	89,000	88,990	88,998
Diluted FFO per Common share and OP Unit:					
FFO	\$ 0.40	\$ 0.37	\$ 0.37	\$ 0.37	\$ 1.51
FFO before special items	\$ 0.40	\$ 0.38	\$ 0.37	\$ 0.35	\$ 1.50

1. Quarterly results are unaudited, although they reflect all adjustments, which in the opinion of management are necessary for a fair presentation of operating results for the interim periods.

EBITDA

(in thousands)

	Quarter Ended December 31, 2017			Year to Date December 31, 2017		
	Core Portfolio	Funds	Total	Core Portfolio	Funds	Total
NET INCOME ATTRIBUTABLE TO ACADIA	\$ 17,025	\$ 3,887	\$ 20,912	\$ 54,322	\$ 7,148	\$ 61,470
Adjustments:						
Depreciation and amortization	17,599	3,103	20,702	72,910	11,186	84,096
Impairment charges	—	2,984	2,984	—	4,072	4,072
Interest expense	6,838	2,476	9,314	27,775	6,601	34,376
Amortization of finance costs	293	434	727	1,213	1,236	2,449
Above/below-market interest	(47)	—	(47)	(565)	—	(565)
Gain on change in control	(5,571)	—	(5,571)	(5,571)	—	(5,571)
Gain on disposition of properties	—	(9,776)	(9,776)	—	(15,565)	(15,565)
Transaction costs	890	63	953	1,113	191	1,304
Provision for income taxes	(201)	46	(155)	679	83	762
Noncontrolling interest - OP	1,212	—	1,212	3,612	—	3,612
EBITDA	\$ 38,038	\$ 3,217	\$ 41,255	\$ 155,488	\$ 14,952	\$ 170,440

Core Portfolio

Same Property Performance ¹

(in thousands)

	Quarter Ended			Year to Date		
	December 31, 2017	December 31, 2016	Change Favorable/ (Unfavorable)	December 31, 2017	December 31, 2016	Change Favorable/ (Unfavorable)
Summary						
Minimum rents	\$ 27,681	\$ 27,940	(0.9)%	\$ 106,607	\$ 105,893	0.7 %
Expense reimbursements	7,804	7,420	5.2 %	30,577	26,507	15.4 %
Other property income	145	226	(35.8)%	406	686	(40.8)%
Total Revenue	35,630	35,586	0.1 %	137,590	133,086	3.4 %
Expenses						
Property operating - CAM & Real estate taxes	8,869	8,626	(2.8)%	34,598	30,943	(11.8)%
Other property operating (Non-CAM)	654	411	(59.1)%	2,183	1,386	(57.5)%
Total Expenses	9,523	9,037	(5.4)%	36,781	32,329	(13.8)%
Same Property NOI - Core properties	\$ 26,107	\$ 26,549	(1.7)%	\$ 100,809	\$ 100,757	0.1 %
Reconciliation of Same Property NOI to Core NOI						
NOI of Properties excluded from Same Property NOI	6,989	6,444		31,778	17,172	
Core NOI	\$ 33,096	\$ 32,993		\$ 132,587	\$ 117,929	
Other same property information						
Physical Occupancy	94.9%	96.7%				
Leased Occupancy	95.7%	96.9%				

1. The above amounts include the pro-rata activity related to the Company's Core consolidated and unconsolidated investments.

Fee Income by Fund

(in thousands)

	Fund II	Fund III	Fund IV	Fund V	Other	Total
Year to Date December 31, 2017						
Asset and property management fees	\$ 2,235	\$ 2,714	\$ 5,356	6,510	\$ 498	\$ 17,313
Transactional fees	2,132	1,325	2,483	798	200	6,938
Total fees	<u>\$ 4,367</u>	<u>\$ 4,039</u>	<u>\$ 7,839</u>	<u>7,308</u>	<u>\$ 698</u>	<u>\$ 24,251</u>
Quarter Ended December 31, 2017						
Asset and property management fees and priority distributions	\$ 541	\$ 643	\$ 1,328	1,661	\$ 109	\$ 4,282
Transactional fees	556	399	1,118	314	62	2,449
Total fees and priority distributions	<u>\$ 1,097</u>	<u>\$ 1,042</u>	<u>\$ 2,446</u>	<u>1,975</u>	<u>\$ 171</u>	<u>\$ 6,731</u>
Quarter Ended September 30, 2017						
Asset and property management fees and priority distributions	\$ 575	\$ 665	\$ 1,351	1,609	\$ 124	\$ 4,324
Transactional fees	394	407	566	174	58	1,599
Total management fees and priority distributions	<u>\$ 969</u>	<u>\$ 1,072</u>	<u>\$ 1,917</u>	<u>1,783</u>	<u>\$ 182</u>	<u>\$ 5,923</u>
Quarter Ended June 30, 2017						
Asset and property management fees	\$ 568	\$ 678	\$ 1,337	1,558	\$ 131	\$ 4,272
Transactional fees	914	149	435	276	32	1,806
Total fees	<u>\$ 1,482</u>	<u>\$ 827</u>	<u>\$ 1,772</u>	<u>1,834</u>	<u>\$ 163</u>	<u>\$ 6,078</u>
Quarter Ended March 31, 2017						
Asset and property management fees	\$ 551	\$ 728	\$ 1,340	1,682	\$ 134	\$ 4,435
Transactional fees	268	370	364	34	48	1,084
Total fees	<u>\$ 819</u>	<u>\$ 1,098</u>	<u>\$ 1,704</u>	<u>1,716</u>	<u>\$ 182</u>	<u>\$ 5,519</u>

Structured Financing Portfolio

(in thousands)

Investment	September 30, 2017			Current Period					Stated Interest Rate	Effective Interest Rate ¹	Maturity Dates
	Principal Balance	Accrued Interest	Total	Advances	Repayments / Conversions	Current Principal ²	Accrued Interest	Balance at December 31, 2017			
First mortgage notes ³	\$ 178,395	\$ 4,886	\$ 183,281	\$ —	\$ (76,700)	\$ 101,695	\$ 4,886	\$ 106,581	7.79%	7.88%	Jun-18 to Apr-19
Mezzanine, preferred equity and other notes	20,000	67	20,067	—	(20,000)	—	—	—			
Total Core notes receivable	\$ 198,395	\$ 4,953	\$ 203,348	\$ —	\$ (96,700)	\$ 101,695	\$ 4,886	\$ 106,581	7.79%	7.88%	

1. Inclusive of points and exit fees.

2. Reconciliation of Notes Receivable to the Consolidated Balance Sheet (Pro Rata):

Total Notes Receivable per above	\$ 101,695
Pro-rata share of Fund loans	13,121
Total Pro-rata Notes Receivable	<u>\$ 114,816</u>

3. In January, 2018, the Company received full settlement of one of its Core notes receivable with a principal amount of \$26.0 million

Transactional Activity

(in thousands)

PROPERTY ACQUISITIONS AND DISPOSITIONS							
Property Name	Location	Key Tenants	Date of Transaction	Transaction Amount	Ownership %	Fund Share	Acadia Share
ACQUISITIONS							
<u>Core:</u>							
907 King Street	Alexandria, VA	—	January 4, 2017	\$ 3,000	20.00 %	\$ —	\$ 600
<u>Fund IV:</u>							
Lincoln Place Shopping Center	Fairview Heights, IL	Kohl's, Marshalls	March 13, 2017	35,400	100.00 %	35,400	8,184
<u>Fund V:</u>							
Plaza Santa Fe	Santa Fe, NM	TJ Maxx, Ross Dress for Less	June 5, 2017	35,220	100.00 %	35,220	7,079
Hickory Ridge	Hickory, NC	Kohl's, Best Buy, Dick's	July 27, 2017	44,020	100.00 %	44,020	8,848
New Towne Plaza	Canton Township, MI	Kohl's, Jo-Ann Fabrics	August 4, 2017	26,000	100.00 %	26,000	5,226
Fairlane Green	Allen Park, MI	TJ Maxx, Michaels	December 20, 2017	62,000	100.00 %	62,000	12,462
				167,240		167,240	33,615
				<u>\$ 205,640</u>		<u>\$ 202,640</u>	<u>\$ 42,399</u>
DISPOSITIONS							
<u>Fund II:</u>							
216th Street	New York, NY	City of New York	September 11, 2017	\$ 30,579	99.10 %	\$ 30,304	\$ 8,585
City Point Condominium Tower I	New York, NY	—	October 13, 2017	96,000	94.15 %	90,384	25,606
161st Street	New York, NY	NY City & State Agencies	December 13, 2017	105,684	99.10 %	104,733	29,671
				232,263		225,421	63,862
<u>Fund III:</u>							
Arundel Plaza	Glen Burnie, MD	Giant Foods, Lowes	February 15, 2017	28,800	90.00 %	25,920	6,361
New Hyde Park Shopping Center	New Hyde Park, NY	Petsmart	July 6, 2017	22,100	100.00 %	22,100	5,423
				50,900		48,020	11,784
<u>Fund IV:</u>							
2819 Kennedy Boulevard	North Bergen, NJ	Aldi	January 31, 2017	19,000	90.00 %	17,100	3,954
1701 Belmont Avenue	Catonsville, MD	—	June 30, 2017	5,600	90.00 %	5,040	1,165
Broughton Street Portfolio (4 properties)	Savannah, GA	—	October 3, 2017	9,500	50.00 %	4,750	1,098
Broughton Street Portfolio (1 property)	Savannah, GA	—	December 21, 2017	1,500	50.00 %	750	173
1151 Third Avenue	New York, NY	Vineyard Vines	November 16, 2017	27,000	100.00 %	27,000	6,242
				62,600		54,640	12,632
				<u>\$ 345,763</u>		<u>\$ 328,081</u>	<u>\$ 88,278</u>

Transactional Activity

(in thousands)

STRUCTURED FINANCING ACTIVITY						
Note Description	Transaction Type	Date of Transaction	Transaction Amount	Ownership %	Fund Share	Acadia Share
<u>Core:</u>						
Market Square	Conversion	May 1 and Nov 16, 2017	\$ (32,010)	100.00 %	\$ —	\$ (32,010)
182-186 Spring Street	Redemption	June 9, 2017	(12,000)	100.00 %	—	(12,000)
Gotham	Additional Funding	June 30, 2017	10,000	100.00 %	—	10,000
Town Center	Conversion	November 16, 2017	(60,695)	100.00 %	—	(60,695)
Gotham	Redemption	November 17, 2017	(20,000)	100.00 %	—	(20,000)
			<u>(114,705)</u>		<u>—</u>	<u>(114,705)</u>
<u>Fund IV:</u>						
Shaws Windham	Conversion	June 30, 2017	(9,000)	100.00 %	(9,000)	(2,081)
			<u>\$ (123,705)</u>		<u>\$ (9,000)</u>	<u>\$ (116,786)</u>

2018 Guidance

	2018 Guidance Forecast				2017 Actual ⁽⁶⁾	
	Low		High			
	\$ Millions	\$/Share	\$ Millions	\$/Share	\$ Millions	\$/Share
<i>(dollars in millions, except per share amounts)</i>						
Property NOI:						
Core	\$ 132.8		\$ 133.4		\$ 131.7	
Fund	12.3		12.8		10.3	
Straight-line and above/below market rents	11.3		12.2		15.2	
Interest income (Structured Finance Portfolio)	8.9		8.9		22.0	
Fund fee income, net of taxes	20.9		23.2		23.4	
Interest expense, net of capitalized interest ⁽¹⁾	(39.6)		(38.7)		(38.5)	
General and administrative	(31.5)		(32.0)		(31.7)	
Non-real estate depreciation and other expenses	(0.6)		(0.6)		(0.7)	
FFO, prior to transactional activity	\$ 114.5	\$ 1.29	\$ 119.2	\$ 1.34	\$ 131.7	\$ 1.48
Core acquisitions, Structured Financing investments and share repurchases ⁽²⁾		—		0.03	—	—
Fund acquisitions, and related fees ⁽³⁾		0.01		0.02	—	—
Net Promote and other transactional income ⁽⁴⁾		0.03		0.06	1.7	0.02
2018 FFO Per Share Guidance Range ⁽⁵⁾		\$ 1.33		\$ 1.45	\$ 133.4	\$ 1.50

1. Inclusive of interest expense, amortization of finance costs, above and below market interest and capital lease interest.
2. Core, Structured Financing investments and potential stock repurchases are \$0 to \$275 million in our low and high range, respectively.
3. Gross Fund acquisitions are \$200 million to \$700 million in our low and high range, respectively.
4. Represents net promote income from Fund III in the second half of 2018, in addition to other potential transactional activity.
5. 2018 FFO guidance and comparable 2017 results are before acquisition and gains/losses on sale or impairment of depreciated and non-operating properties.
6. Before 2017 special items (gain on change in control, partially offset by impairment and acquisition costs), which aggregated \$0.01 per share, or \$1.3 million.

Net Asset Valuation Information

(in thousands)

	CORE		FUND III				FUND IV				FUND V			
			Fund Level		AKR Pro-rata share		Fund Level		AKR Pro-rata share		Fund Level		AKR Pro-rata share	
	Quarterly	Annualized (x4)	Quarterly	Annualized (x4)	%	\$	Quarterly	Annualized (x4)	%	\$	Quarterly	Annualized (x4)	%	\$
Current NOI														
Net Operating Income ¹	\$ 33,096	\$ 132,384	\$ 589	\$ 2,356	24.5%	\$ 578	\$ 7,023	\$ 28,092	23.1%	\$ 6,495	\$ 194	\$ 2,661	20.1%	\$ 535
Less:														
(Income) loss from properties sold or under contract	—	—	4	16		4	7	28		6	—	—		—
(Income) loss from pre-stabilized assets ²	—	—	(640)	(2,560)		(628)	(2,372)	(9,488)		(2,194)	—	—		—
(Income) loss from development projects ³	—	—	15	60		15	(436)	(1,744)		(403)	—	—		—
Net Operating Income of stabilized assets	<u>\$ 33,096</u>	<u>\$ 132,384</u>	<u>\$ (32)</u>	<u>\$ (128)</u>		<u>\$ (31)</u>	<u>\$ 4,222</u>	<u>\$ 16,888</u>		<u>\$ 3,904</u>	<u>\$ 194</u>	<u>\$ 2,661</u>		<u>\$ 535</u>
Assets under contract for sale, net of debt				<u>\$ —</u>		<u>\$ —</u>		<u>\$ —</u>		<u>\$ —</u>		<u>\$ —</u>		<u>\$ —</u>
Costs to Date														
Pre-stabilized assets ²		\$ —		\$ 55,369		\$ 13,588		\$ 274,560		\$ 63,478		\$ —		\$ —
Development projects ³		<u>24,600</u>		<u>56,900</u>		<u>13,963</u>		<u>142,200</u>		<u>32,877</u>		<u>—</u>		<u>—</u>
Total Costs to Date		<u>\$ 24,600</u>		<u>\$ 112,269</u>		<u>\$ 27,551</u>		<u>\$ 416,760</u>		<u>\$ 96,355</u>		<u>\$ —</u>		<u>\$ —</u>
Debt		<u>\$ 716,691</u>		<u>\$ 65,866</u>		<u>\$ 11,469</u>		<u>\$ 460,335</u>		<u>\$102,393</u>		<u>\$ 131,913</u>		<u>\$26,514</u>

1. Does not include a full quarter of NOI for those assets purchased during the current quarter. See ["Transactional Activity"](#) page in this Supplemental Report for descriptions of those acquisitions. Excludes Fund II, which has been substantially liquidated except for its investment in City Point with pre-stabilized assets of \$528.8 million and debt of \$256.3 million.
2. Consists of the following projects for Fund III: 640 Broadway, 654 Broadway and Nostrand; Fund IV: Paramus Plaza, 210 Bowery, Broughton Street Portfolio, 801 Madison, 27 E 61st Street, 938 West North, 1964 Union Street, 17 East 71st Street, 1035 Third Avenue and Eden Square.
3. See ["Development Activity"](#) page in this Supplemental Report.

Selected Financial Ratios

(in thousands)

COVERAGE RATIOS ¹

Fixed-Charge Coverage Ratios

	Quarter Ended December 31,		Year to Date December 31,	
	2017	2016	2017	2016
EBITDA ² divided by:	\$ 38,038	\$ 39,572	\$ 155,488	\$ 144,292
Interest expense	6,838	6,592	27,775	24,619
Principal Amortization	1,169	1,281	4,774	4,407
Preferred Dividends ³	135	143	550	560
Fixed-Charge Coverage Ratio - Core Portfolio	4.7x	4.9x	4.7x	4.9x

EBITDA divided by:	\$ 41,255	\$ 42,160	\$ 170,440	\$ 153,766
Interest expense	9,314	7,217	34,376	26,901
Principal Amortization	1,473	1,284	5,638	4,983
Preferred Dividends	135	143	550	560
Fixed-Charge Coverage Ratio - Core Portfolio and Funds	3.8x	4.9x	4.2x	4.7x

Payout Ratios

Dividends declared (per share/OP Unit) ⁷	\$ 0.27	\$ 0.26	\$ 1.05	\$ 1.01
Dividends (Shares) & Distributions (OP Units) declared	\$ 24,249	\$ 23,229	\$ 94,306	\$ 84,404
FFO	33,060	33,835	134,667	117,070
FFO Payout Ratio	73%	69%	70%	72%
FFO Payout Ratio before Special Items	77%	67%	71%	67%
Dividends (Shares) & Distributions (OP Units) declared	\$ 24,249	\$ 23,229	\$ 94,306	\$ 84,404
AFFO	25,942	29,000	111,605	95,596
AFFO Payout Ratio	93%	80%	84%	88%

LEVERAGE RATIOS

Debt/Market Capitalization Ratios

Debt + Preferred Equity (Preferred O.P. Units)	\$ 939,614	\$ 1,013,579
Total Market Capitalization	3,358,895	3,543,845
Debt+Preferred Equity/Total Market Capitalization	28%	29%

Debt ⁶	\$ 908,352	\$ 986,299
Total Market Capitalization	3,358,895	3,543,845
Net Debt+Preferred Equity/Total Market Capitalization	27%	28%

Debt/EBITDA Ratios

Debt	\$ 716,691	\$ 741,073
EBITDA	155,488	150,370
Debt/EBITDA - Core Portfolio	4.6x	4.9x

Debt ⁵	\$ 705,266	\$ 724,799
EBITDA	155,488	150,370
Net Debt/EBITDA - Core Portfolio	4.5x	4.8x

Debt ⁴	\$ 925,952	\$ 998,915
EBITDA	170,440	169,626
Debt/EBITDA - Core Portfolio and Funds	5.4x	5.9x

Debt ⁶	\$ 894,690	\$ 971,635
EBITDA	170,440	169,626
Net Debt/EBITDA - Core Portfolio and Funds	5.2x	5.7x

-
1. Quarterly results are unaudited, although they reflect all adjustments, which in the opinion of management, are necessary for a fair presentation of operating results for the interim periods. The coverage ratios include the Company's pro-rata share of FFO, AFFO, EBITDA, interest expense and principal amortization related to both the Company's consolidated and unconsolidated investments in joint ventures.
 2. See [EBITDA](#) page in this Supplemental Report for a reconciliation of EBITDA to Net Income attributable to Acadia.
 3. Represents preferred distributions on Preferred Operating partnership Units.
 4. Includes the Company's pro-rata share of consolidated and unconsolidated joint venture debt.
 5. Reflects debt net of the current Core Portfolio cash balance at end of period.
 6. Reflects debt net of the current Core Portfolio and pro-rata share of the Funds cash balance at end of period.
 7. Does not include special dividends of \$0.15 for 4Q and YTD 2016.

Portfolio Debt - Summary

(in thousands)

	Acadia Pro-Rata Share of Debt ²						Reconciliation to Consolidated Debt as Reported		
	Core Portfolio		Funds		Total		Add: Noncontrolling Interest Share of Debt ³	Less: Pro-rata Share of Unconsolidated Debt ⁴	Acadia Consolidated Debt as Reported
	Principal Balance	Interest Rate	Principal Balance	Interest Rate	Principal Balance	Interest Rate			
Unsecured Debt									
Fixed-Rate Debt ¹	\$ 323,452	3.1%	\$ —	n/a	\$ 323,452	3.1%	35%	\$ —	\$ 323,452
Variable-Rate Debt ⁵	18,048	2.9%	39,126	3.3%	57,174	3.1%	6%	136,499	193,673
							41%		
Mortgage and Other Notes Payable									
Fixed-Rate Debt ¹	333,172	4.2%	82,227	4.3%	415,399	4.2%	45%	267,269	566,182
Variable-Rate Debt ⁵	42,019	3.0%	87,908	4.1%	129,927	3.8%	14%	272,039	355,079
							59%		
Total	\$ 716,691	3.6%	\$ 209,261	4.0%	\$ 925,952	3.7%	100%	\$ 675,807	\$ (163,373)
Unamortized premium									856
Unamortized loan costs									(14,833)
Total									\$ 1,424,409

1. Fixed-rate debt includes notional principal fixed through swap transactions.
2. Represents the Company's pro-rata share of debt based on its percent ownership.
3. Represents the noncontrolling interest pro-rata share of consolidated partnership debt based on its percent ownership.
4. Represents the Company's pro-rata share of unconsolidated partnership debt based on its percent ownership.
5. Variable rate debt includes certain borrowings that are subject to interest rate cap agreements.

Portfolio Debt - Detail

(in thousands)

Property	Principal Balance at		Acadia's Pro-rata Share		Interest	Maturity	Extension
	December 31, 2017		Percent	Amount	Rate	Date	Options
CORE PORTFOLIO							
<u>Fixed-Rate Debt</u>							
Brandywine ²	\$	26,250	22.22%	\$ 5,833	6.00%	7/1/2016	None
163 Highland Avenue		9,112	100.00%	9,112	4.66%	2/1/2024	None
Crossroads Shopping Center		67,403	49.00%	33,027	3.94%	10/6/2024	None
555 9th Street		60,000	100.00%	60,000	3.99%	1/1/2025	None
840 N. Michigan		73,500	88.43%	64,996	4.36%	2/10/2025	None
Georgetown Portfolio (2008 Investment)		16,888	50.00%	8,444	4.72%	12/10/2027	None
State & Washington		24,974	100.00%	24,974	4.40%	9/5/2028	None
239 Greenwich Avenue		27,000	75.00%	20,250	3.88%	1/10/2029	None
North & Kingsbury		12,931	100.00%	12,931	4.01%	11/5/2029	None
151 North State Street		14,179	100.00%	14,179	4.03%	12/1/2029	None
Concord & Milwaukee		2,802	100.00%	2,802	4.40%	6/1/2030	None
California & Armitage		2,622	100.00%	2,622	5.89%	4/15/2035	None
Unsecured interest rate swaps ¹		323,452	100.00%	323,452	3.08%	Various	
Secured interest rate swaps ¹		74,152	99.80%	74,002	3.96%	Various	
Sub-Total Fixed-Rate Debt		735,265		656,624	3.63%		
<u>Secured Variable-Rate Debt</u>							
664 N. Michigan		40,584	100.00%	40,584	LIBOR+165	6/28/2018	1 x 60 mos.
28 Jericho Turnpike		14,402	100.00%	14,402	LIBOR+190	1/23/2023	None
60 Orange Street		7,522	98.00%	7,372	LIBOR+175	4/3/2023	None
Gotham Plaza		20,447	49.00%	10,019	LIBOR+160	6/10/2023	None
Georgetown Portfolio (2016 Investment)		160,000	20.00%	32,000	LIBOR+170	8/1/2023	None
330-340 River Street		11,644	100.00%	11,644	LIBOR+170	6/1/2026	None
Secured interest rate swaps ¹		(74,152)	99.80%	(74,002)	LIBOR+259		
<u>Unsecured Variable-Rate Debt</u>							
Unsecured Line of Credit ³		41,500	100.00%	41,500	LIBOR+140	6/27/2020	2 x 6 mos.
Unsecured Term Loan		50,000	100.00%	50,000	LIBOR+130	7/2/2020	None
Unsecured Term Loan		50,000	100.00%	50,000	LIBOR+130	1/4/2021	None
Unsecured Term Loan		150,000	100.00%	150,000	LIBOR+130	6/27/2021	None
Unsecured Term Loan		50,000	100.00%	50,000	LIBOR+160	12/18/2022	None
Unsecured interest rate swaps ¹		(323,452)	100.00%	(323,452)	LIBOR+171		
Sub-Total Variable-Rate Debt		198,495		60,067	LIBOR+163		
Total Debt - Core Portfolio	\$	933,760		\$ 716,691	3.58%		
<u>Funds</u>							
<u>Fixed-Rate Debt</u>							
CityPoint ^{4,5}	Fund II	\$ 5,262	26.67%	\$ 1,403	1.00%	8/23/2019	None
CityPoint ⁴	Fund II	200,000	26.67%	53,341	4.75%	5/29/2020	None
1964 Union Street ⁴	Fund IV	1,463	20.80%	304	3.80%	10/1/2025	None
2207 Fillmore Street ⁴	Fund IV	1,120	20.80%	233	4.50%	10/31/2025	None
2208-2216 Fillmore Street ⁴	Fund IV	5,606	20.80%	1,166	3.40%	6/1/2026	None
1861 Union Street ⁴	Fund IV	2,315	20.80%	482	3.40%	6/1/2026	None
Interest rate swaps ¹	Funds II & IV	106,413	23.77%	25,298	3.48%	Various	
Sub-Total Fixed-Rate Debt		322,179		82,227	4.26%		

Portfolio Debt - Detail

(in thousands)

(in thousands)

Property		Principal Balance at	Acadia's Pro-rata Share		Interest	Maturity	Extension
		December 31, 2017	Percent	Amount	Rate	Date	Options
Variable-Rate Debt							
210 Bowery	Fund IV	10,918	23.12%	2,524	LIBOR+275	1/15/2018	2 x 3 mos.
Promenade at Manassas ⁴	Fund IV	24,954	22.78%	5,686	LIBOR+170	11/19/2018	None
Acadia Strategic Opportunity IV LLC	Fund IV	—	23.12%	—	LIBOR+165	12/31/2018	None
230/240 W. Broughton	Fund IV	10,210	11.56%	1,180	LIBOR+300	5/1/2018	None
Nostrand Avenue	Fund III	10,617	24.54%	2,605	LIBOR+265	5/1/2018	2 x 12 mos.
Paramus Plaza ⁴	Fund IV	18,452	11.56%	2,133	LIBOR+170	2/20/2019	None
Lake Montclair	Fund IV	14,097	23.12%	3,259	LIBOR+215	5/1/2019	None
146 Geary Street	Fund IV	27,700	23.12%	6,404	LIBOR+340	7/14/2019	2 x 12 mos.
938 W. North Avenue	Fund IV	14,100	23.12%	3,260	LIBOR+265	9/1/2019	1 x 12 mos.
Acadia Strategic Opportunity IV LLC	Fund IV	40,825	23.12%	9,439	LIBOR+275	10/31/2019	None
Broughton Street Portfolio	Fund IV	24,699	23.12%	5,710	LIBOR+300	11/8/2019	1 x 12 mos.
717 N. Michigan Avenue	Fund IV	63,900	23.12%	14,774	LIBOR+395	12/9/2019	2 x 12 mos.
640 Broadway ⁴	Fund III	49,470	15.49%	7,663	LIBOR+465	1/9/2020	2 x 12 mos.
Wake Forest Crossing	Fund IV	24,000	23.12%	5,549	LIBOR+160	2/14/2020	2 x 12 mos.
Lincoln Place	Fund IV	23,100	23.12%	5,341	LIBOR+185	3/13/2020	None
650 Bald Hill Road	Fund IV	13,909	20.81%	2,894	LIBOR+265	4/27/2020	None
Acadia Strategic Opportunity Fund V, LLC	Fund V	103,300	20.10%	20,763	LIBOR+160	5/4/2020	None
Eden Square ⁴	Fund IV	22,500	22.78%	5,127	LIBOR+215	6/1/2020	1 x 12 mos.
17 E. 71st Street	Fund IV	19,000	23.12%	4,393	LIBOR+190	6/9/2020	None
Cortlandt Crossing	Fund III	1,360	24.54%	334	LIBOR+300	6/19/2020	None
Acadia Strategic Opportunity Fund II, LLC	Fund II	31,500	28.33%	8,924	LIBOR+165	9/20/2020	2 x 12 mos.
Hickory Ridge	Fund V	28,613	20.10%	5,751	LIBOR+225	10/5/2020	None
1035 Third Avenue	Fund IV	41,387	23.12%	9,569	LIBOR+235	1/27/2021	None
Restaurants at Fort Point	Fund IV	6,425	23.12%	1,485	LIBOR+235	8/25/2021	None
3104 M Street ^{4,6}	Fund III	4,419	19.63%	867	Prime+50	12/10/2021	None
Airport Mall	Fund IV	5,612	23.12%	1,297	LIBOR+200	4/1/2022	None
Colonie Plaza	Fund IV	11,889	23.12%	2,749	LIBOR+225	4/1/2022	None
Dauphin Plaza	Fund IV	10,271	23.12%	2,375	LIBOR+200	4/1/2022	None
JFK Plaza	Fund IV	4,491	23.12%	1,038	LIBOR+200	4/1/2022	None
Shaw's Plaza	Fund IV	8,035	23.12%	1,858	LIBOR+200	4/1/2022	None
Wells Plaza	Fund IV	3,368	23.12%	779	LIBOR+200	4/1/2022	None
Shaw's Plaza (Windham)	Fund IV	5,989	23.12%	1,385	LIBOR+200	12/1/2022	None
CityPoint ⁴	Fund II	19,561	26.67%	5,217	LIBOR+139	10/1/2030	None
Interest rate swaps ¹	Funds II & IV	(106,413)	23.77%	(25,298)	LIBOR+211		
Sub-Total Variable-Rate Debt		592,258		127,034	LIBOR+252		
Total Debt - Funds		\$ 914,437		\$ 209,261	4.04%		
Total Debt - Core Portfolio and Funds		\$ 1,848,197		\$ 925,952	3.68%		

1. The Company has hedged a portion of its variable-rate debt with variable to fixed-rate swap agreements.
2. This loan is in default as of December 31, 2017 and is accruing interest for accounting purposes at the default rate of 11%.
3. This is an unsecured revolving facility which has a current capacity up to \$150,000 and can be increased to \$300,000. The interest rate will vary based on levels of leverage. As of December 31, 2017, the interest rate is LIBOR + 140 basis points.
4. Acadia's interest in this Fund debt is also reflected net of other JV interests at the investment level.
5. This loan was made in connection with the New Markets Tax Credit and contains a borrower option to purchase the loan for one dollar at the end of the term.
6. Bears interest at the greater of 4% or the Prime Rate plus 50 basis points.

Future Debt Maturities ¹

(in thousands)

Core Portfolio

Year	Total Debt Maturities			Acadia's Pro-rata Share			Weighted Average Interest Rate		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2018	\$ 5,112	\$ 66,308	\$ 71,420	\$ 4,069	\$ 45,891	\$ 49,960	3.40%	6.00%	3.02%
2019	5,194	—	5,194	4,003	—	4,003	n/a	n/a	n/a
2020	5,432	91,500	96,932	4,188	91,500	95,688	2.72%	n/a	2.72%
2021	5,670	200,000	205,670	4,370	200,000	204,370	2.67%	n/a	2.67%
2022	5,890	50,000	55,890	4,537	50,000	54,537	2.97%	n/a	2.97%
Thereafter	23,684	474,970	498,654	20,050	288,083	308,133	3.92%	4.17%	3.10%
Total	\$ 50,982	\$ 882,778	\$ 933,760	\$ 41,217	\$ 675,474	\$ 716,691			

Funds

Year	Total Debt Maturities			Acadia's Pro-rata Share			Weighted Average Interest Rate		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2018	\$ 3,603	\$ 56,521	\$ 60,124	\$ 746	\$ 11,961	\$ 12,707	3.41%	n/a	3.41%
2019	3,970	206,530	210,500	831	45,994	46,825	4.19%	1.00%	4.32%
2020	2,362	515,693	518,055	556	119,835	120,391	3.99%	4.75%	3.55%
2021	2,172	49,482	51,654	512	11,286	11,798	3.72%	n/a	3.72%
2022	1,609	43,731	45,340	383	10,111	10,494	3.29%	n/a	3.29%
Thereafter	357	28,407	28,764	84	6,960	7,044	2.92%	3.57%	2.62%
Total	\$ 14,073	\$ 900,364	\$ 914,437	\$ 3,112	\$ 206,147	\$ 209,259			

1. Does not include any applicable extension options or subsequent refinancings.

Core Portfolio Retail Properties - Detail ¹

Property	Key Tenants	Year Acquired	Acadia's Interest	Gross Leasable Area (GLA)				In Place Occupancy				Leased		
				Street	Anchors	Shops	Total	Street	Anchors	Shops	Total	Occupancy Total	Annualized Base Rent Total	Annualized Base Rent PSF Total
STREET AND URBAN RETAIL														
Chicago Metro														
664 N. Michigan Avenue	Tommy Bahama, Ann Taylor Loft	2013	100.0 %	18,141	—	—	18,141	100.0%	—%	—%	100.0%	100.0%	\$ 4,597,909	\$ 253.45
840 N. Michigan Avenue	H & M, Verizon Wireless	2014	88.4 %	87,135	—	—	87,135	100.0%	—%	—%	100.0%	100.0%	7,673,433	88.06
Rush and Walton Streets Collection - 5 properties	Lululemon, BHLDN, Marc Jacobs	2011/12	100.0 %	32,501	—	—	32,501	85.3%	—%	—%	85.3%	85.3%	5,854,996	211.19
651-671 West Diversey	Trader Joe's, Urban Outfitters	2011	100.0 %	46,259	—	—	46,259	100.0%	—%	—%	100.0%	100.0%	2,008,816	43.43
Clark Street and W. Diversey Collection - 3 properties	Ann Taylor, Akira	2011/12	100.0 %	23,531	—	—	23,531	91.3%	—%	—%	91.3%	91.3%	1,244,789	57.94
Halsted and Armitage Collection - 9 properties	Club Monaco	2011/12	100.0 %	45,151	—	—	45,151	75.9%	—%	—%	75.9%	75.9%	1,235,966	36.07
North Lincoln Park Chicago Collection - 6 properties	Forever 21, Aldo, Carhartt	2011/14	100.0 %	22,125	—	28,836	50,961	100.0%	—%	73.5%	85.0%	85.0%	1,733,715	40.02
State and Washington	H & M, Nordstrom Rack	2016	100.0 %	78,819	—	—	78,819	100.0%	—%	—%	100.0%	100.0%	2,969,482	37.67
151 N. State Street	Walgreens	2016	100.0 %	27,385	—	—	27,385	100.0%	—%	—%	100.0%	100.0%	1,430,000	52.22
North and Kingsbury	Old Navy, Pier 1 Imports	2016	100.0 %	41,700	—	—	41,700	100.0%	—%	—%	100.0%	100.0%	1,608,789	38.58
Concord and Milwaukee	—	2016	100.0 %	13,105	—	—	13,105	87.8%	—%	—%	87.8%	87.8%	355,976	30.94
California and Armitage	—	2016	100.0 %	—	—	18,275	18,275	—%	—%	70.6%	70.6%	70.6%	612,519	47.47
Roosevelt Galleria	Petco, Vitamin Shoppe	2015	100.0 %	—	—	37,995	37,995	—%	—%	63.4%	63.4%	63.4%	701,982	29.14
Sullivan Center	Target, DSW	2016	100.0 %	176,181	—	—	176,181	98.6%	—%	—%	98.6%	100.0%	6,444,079	37.10
				612,033	—	85,106	697,139	96.4%	—%	68.4%	93.0%	93.4%	38,472,451	59.34
New York Metro														
Soho Collection - 4 properties	Paper Source, Kate Spade, 3x1 Jeans	2011/14	100.0 %	12,511	—	—	12,511	82.4%	—%	—%	82.4%	82.4%	3,157,177	306.25
5-7 East 17th Street	Union Fare	2008	100.0 %	11,467	—	—	11,467	100.0%	—%	—%	100.0%	100.0%	1,300,014	113.37
200 West 54th Street	Stage Coach Tavern	2007	100.0 %	5,777	—	—	5,777	77.8%	—%	—%	77.8%	77.8%	1,941,814	432.04
61 Main Street	—	2014	100.0 %	3,400	—	—	3,400	—%	—%	—%	—%	—	—	—
181 Main Street	TD Bank	2012	100.0 %	11,350	—	—	11,350	100.0%	—%	—%	100.0%	100.0%	870,274	76.68
4401 White Plains Road	Walgreens	2011	100.0 %	—	12,964	—	12,964	—%	100.0%	—%	100.0%	100.0%	625,000	48.21
Bartow Avenue	Mattress Firm	2005	100.0 %	—	—	14,590	14,590	—%	—%	100.0%	100.0%	100.0%	485,495	33.28
239 Greenwich Avenue	Betteridge Jewelers	1998	75.0 %	16,553	—	—	16,553	100.0%	—%	—%	100.0%	100.0%	1,546,912	93.45
252-256 Greenwich Avenue	Madewell, Jack Wills	2014	100.0 %	7,986	—	—	7,986	71.0%	—%	—%	71.0%	71.0%	1,027,271	181.17
2914 Third Avenue	Planet Fitness	2006	100.0 %	—	21,650	18,670	40,320	—%	100.0%	100.0%	100.0%	100.0%	963,001	23.88
868 Broadway	Dr. Martens	2013	100.0 %	2,031	—	—	2,031	100.0%	—%	—%	100.0%	100.0%	745,315	366.97
313-315 Bowery ²	John Varvatos, Patagonia	2013	100.0 %	6,600	—	—	6,600	100.0%	—%	—%	100.0%	100.0%	479,160	72.60
120 West Broadway	HSBC Bank	2013	100.0 %	13,838	—	—	13,838	100.0%	—%	—%	100.0%	100.0%	2,255,814	163.02
2520 Flatbush Avenue	Bob's Discount Furniture, Capital One	2014	100.0 %	—	—	29,114	29,114	—%	—%	100.0%	100.0%	100.0%	1,064,374	36.56
991 Madison Avenue	Vera Wang, Perrin Paris	2016	100.0 %	7,513	—	—	7,513	65.6%	—%	—%	65.6%	65.6%	1,553,292	315.16
Shops at Grand	Stop & Shop (Ahold)	2014	100.0 %	—	52,336	47,639	99,975	—%	100.0%	84.7%	92.7%	92.7%	2,873,056	31.00
Gotham Plaza	Bank of America, Children's Place	2016	49.0 %	—	—	26,182	26,182	—%	—%	68.6%	68.6%	68.6%	1,064,361	59.26
				99,026	86,950	136,195	322,171	88.1%	100.0%	88.6%	91.5%	91.5%	21,952,330	74.47
San Francisco Metro														
City Center	City Target, Best Buy	2015	100.0 %	—	174,311	30,337	204,648	—%	100.0%	87.3%	98.1%	98.1%	7,759,488	38.65
555 9th Street	Bed, Bath & Beyond, Nordstrom Rack	2016	100.0 %	—	119,862	28,970	148,832	—%	100.0%	100.0%	100.0%	100.0%	6,105,614	41.02
				—	294,173	59,307	353,480	—%	100.0%	93.5%	98.9%	98.9%	13,865,102	39.66
District of Columbia Metro														
1739-53 & 1801-03 Connecticut Avenue	Ruth Chris Steakhouse, TD Bank	2012	100.0 %	20,669	—	—	20,669	100.0%	—%	—%	100.0%	100.0%	1,266,138	61.26
Rhode Island Place Shopping Center	Ross Dress for Less	2012	100.0 %	—	25,134	32,533	57,667	—%	—%	80.7%	45.5%	93.4%	1,246,065	47.49

Core Portfolio Retail Properties - Detail ¹

Property	Key Tenants	Year Acquired	Acadia's Interest	Gross Leasable Area (GLA)				In Place Occupancy				Leased		
				Street	Anchors	Shops	Total	Street	Anchors	Shops	Total	Occupancy Total	Annualized Base Rent Total	Annualized Base Rent PSF Total
M Street and Wisconsin Corridor - 25 Properties ³	Lululemon, North Face, Coach	2011/16	25.4 %	241,182	—	—	241,182	91.5%	—%	—%	91.5%	91.5%	15,168,759	68.74
				261,851	25,134	32,533	319,518	92.2%	—%	80.7%	83.8%	92.4%	17,680,962	66.03
<u>Boston Metro</u>														
330-340 River Street	Whole Foods	2012	100.0 %	—	40,800	13,426	54,226	—%	100.0%	100.0%	100.0%	100.0%	1,200,045	22.13
165 Newbury Street	Starbucks	2016	100.0 %	1,050	—	—	1,050	100.0%	—%	—%	100.0%	100.0%	261,777	249.31
				1,050	40,800	13,426	55,276	100.0%	100.0%	100.0%	100.0%	100.0%	1,461,822	26.45
Total Street and Urban Retail				973,960	447,057	326,567	1,747,584	94.4%	94.4%	83.9%	92.4%	94.2%	\$ 93,432,667	\$ 57.86
Acadia Share Total Street and Urban Retail				779,817	447,057	313,214	1,540,088	95.2%	94.4%	84.6%	92.8%	95.1%	\$ 80,531,452	\$ 56.35
SUBURBAN PROPERTIES														
<u>New Jersey</u>														
Elmwood Park Shopping Center	Walgreens, Acme	1998	100.0 %	—	62,610	81,300	143,910	—%	100.0%	95.0%	97.2%	97.2%	\$ 4,046,223	\$ 28.93
Marketplace of Absecon	Rite Aid, Dollar Tree	1998	100.0 %	—	46,724	57,832	104,556	—%	100.0%	82.4%	90.3%	90.3%	1,362,152	14.43
60 Orange Street	Home Depot	2012	98.0 %	—	101,715	—	101,715	—%	100.0%	—%	100.0%	100.0%	695,000	6.83
<u>New York</u>														
Village Commons Shopping Center	—	1998	100.0 %	—	—	87,128	87,128	—%	—%	91.1%	91.1%	91.1%	2,612,204	32.91
Branch Plaza	LA Fitness, The Fresh Market	1998	100.0 %	—	76,264	47,114	123,378	—%	100.0%	79.6%	92.2%	92.2%	3,024,863	26.59
Amboy Center	Stop & Shop (Ahold)	2005	100.0 %	—	37,266	26,024	63,290	—%	100.0%	100.0%	100.0%	100.0%	2,072,234	32.74
Pacesetter Park Shopping Center	Stop & Shop (Ahold)	1999	100.0 %	—	52,052	45,754	97,806	—%	100.0%	100.0%	100.0%	100.0%	1,338,641	13.69
LA Fitness	LA Fitness	2007	100.0 %	—	55,000	—	55,000	—%	100.0%	—%	100.0%	100.0%	1,485,287	27.01
Crossroads Shopping Center	Home Goods, PetSmart, Kmart, DSW	1998	49.0 %	—	202,727	109,231	311,958	—%	100.0%	84.5%	94.6%	94.6%	6,834,714	23.16
New Loudon Center	Price Chopper, Marshalls	1993	100.0 %	—	251,058	4,615	255,673	—%	100.0%	100.0%	100.0%	100.0%	2,153,484	8.42
28 Jericho Turnpike	Kohl's	2012	100.0 %	—	96,363	—	96,363	—%	100.0%	—%	100.0%	100.0%	1,815,000	18.84
Bedford Green	Shop Rite, CVS	2014	100.0 %	—	37,981	52,608	90,589	—%	100.0%	74.0%	84.9%	84.9%	2,495,885	32.45
<u>Connecticut</u>														
Town Line Plaza ⁴	Wal-Mart, Stop & Shop (Ahold)	1998	100.0 %	—	163,159	43,187	206,346	—%	100.0%	93.6%	98.7%	98.7%	1,756,884	16.32
<u>Massachusetts</u>														
Methuen Shopping Center	Wal-Mart, Market Basket	1998	100.0 %	—	120,004	10,017	130,021	—%	100.0%	100.0%	100.0%	100.0%	1,360,858	10.47
Crescent Plaza	Home Depot, Shaw's (Supervalu)	1993	100.0 %	—	156,985	61,163	218,148	—%	100.0%	67.7%	90.9%	90.9%	1,764,520	8.90
201 Needham Street	Michael's	2014	100.0 %	—	20,409	—	20,409	—%	100.0%	—%	100.0%	100.0%	591,861	29.00
163 Highland Avenue	Staples, Petco	2015	100.0 %	—	40,505	—	40,505	—%	100.0%	—%	100.0%	100.0%	1,311,747	32.38
<u>Vermont</u>														
The Gateway Shopping Center	Shaw's (Supervalu)	1999	100.0 %	—	73,184	28,471	101,655	—%	100.0%	83.1%	95.3%	98.2%	1,956,540	20.20
<u>Illinois</u>														
Hobson West Plaza	Garden Fresh Markets	1998	100.0 %	—	51,692	47,445	99,137	—%	100.0%	64.5%	83.0%	85.8%	897,118	10.90
<u>Indiana</u>														
Merrillville Plaza	Jo-Ann Fabrics, TJ Maxx	1998	100.0 %	—	123,220	112,867	236,087	—%	100.0%	93.4%	96.8%	96.8%	3,350,975	14.66
<u>Michigan</u>														
Bloomfield Town Square	Best Buy, Home Goods, TJ Maxx, Dick's Sporting Goods	1998	100.0 %	—	153,839	81,947	235,786	—%	100.0%	72.9%	90.6%	90.6%	3,266,797	15.29
<u>Ohio</u>														
Mad River Station	Babies 'R' Us	1999	100.0 %	—	58,185	65,150	123,335	—%	100.0%	56.7%	77.1%	82.7%	1,255,391	13.20

Core Portfolio Retail Properties - Detail ¹

												Leased		
Property	Key Tenants	Year Acquired	Acadia's Interest	Gross Leasable Area (GLA)				In Place Occupancy				Occupancy Total	Annualized Base Rent Total	Annualized Base Rent PSF Total
				Street	Anchors	Shops	Total	Street	Anchors	Shops	Total			
Delaware														
Town Center	Lowes, Bed Bath & Beyond, Target, Dick's Sporting Goods	2003	61.1 %	—	775,803	48,608	824,411	—%	89.1%	91.3%	89.2%	93.8%	12,107,759	16.46
Market Square Shopping Center	Trader Joe's, TJ Maxx	2003	100.0 %	—	42,850	59,197	102,047	—%	100.0%	100.0%	100.0%	100.0%	3,034,567	29.74
Naamans Road	—	2006	100.0 %	—	—	19,850	19,850	—%	—%	30.1%	30.1%	63.9%	433,785	72.60
Pennsylvania														
Mark Plaza	Kmart	1993	100.0 %	—	104,956	1,900	106,856	—%	100.0%	100.0%	100.0%	100.0%	244,279	2.29
Plaza 422	Home Depot	1993	100.0 %	—	139,968	16,311	156,279	—%	100.0%	100.0%	100.0%	100.0%	850,978	5.45
Route 6 Plaza	Kmart	1994	100.0 %	—	146,568	29,021	175,589	—%	100.0%	100.0%	100.0%	100.0%	1,327,169	7.56
Chestnut Hill	—	2006	100.0 %	—	—	37,646	37,646	—%	—%	100.0%	100.0%	100.0%	953,589	25.33
Abington Towne Center ⁵	Target, TJ Maxx	1998	100.0 %	—	184,616	31,662	216,278	—%	100.0%	62.5%	94.5%	94.5%	914,927	16.50
Total Suburban Properties				—	3,375,703	1,206,048	4,581,751	—%	97.5%	83.9%	93.9%	95.1%	\$ 67,315,431	\$ 16.57
Acadia Share Total Suburban Properties				—	2,968,491	1,131,432	4,099,922	—%	98.3%	83.8%	94.3%	95.3%	\$ 59,105,909	\$ 16.30
TOTAL CORE PROPERTIES				973,960	3,822,760	1,532,615	6,329,335	94.4%	97.1%	83.9%	93.5%	94.9%	\$ 160,748,098	\$ 28.30
Acadia Share Total Core Properties				779,817	3,415,548	1,444,646	5,640,010	95.3%	97.8%	84.0%	93.9%	95.3%	\$ 139,637,361	\$ 27.61

1. The above occupancy and rent amounts do not include space which is currently leased, other than "leased occupancy", but for which rent payment has not yet commenced. Residential and office GLA is excluded.
2. Represents the annual base rent paid to Acadia pursuant to a master lessee and does not reflect the rent paid by the retail tenants at the property.
3. Excludes 94,000 of office GLA.
4. Anchor GLA includes a 97,300 square foot Wal-Mart store which is not owned by the Company. This square footage has been excluded for calculating annualized base rent per square foot.
5. Anchor GLA includes a 157,616 square foot Target store which is not owned by the Company. This square footage has been excluded for calculating annualized base rent per square foot.

Core Portfolio Top Tenants - Ranked by Annual Base Rent (ABR) ¹

Tenant	Number of Stores in Core Portfolio	Pro-Rata			
		Combined		Percentage of Total	
		GLA	ABR	GLA	ABR
Target	3	367,033	\$ 7,423,563	6.5%	5.3%
H & M	2	81,246	5,309,815	1.4%	3.8%
Royal Ahold ²	4	207,513	3,653,227	3.7%	2.6%
Walgreens	5	78,254	3,598,966	1.4%	2.6%
Best Buy ³	2	86,686	3,594,913	1.5%	2.6%
Nordstrom, Inc.	2	88,982	3,339,492	1.6%	2.4%
Albertsons Companies ⁴	3	171,182	3,303,956	3.0%	2.4%
Bed, Bath, and Beyond ⁵	3	115,273	2,796,651	2.0%	2.0%
Ascena Retail Group ⁶	5	23,233	2,566,755	3.0%	2.4%
LA Fitness International LLC	2	100,000	2,524,787	1.8%	1.8%
Lululemon	2	7,533	2,268,281	0.1%	1.6%
Trader Joe's	3	41,432	2,225,739	0.7%	1.6%
TJX Companies ⁷	7	208,450	2,095,098	3.7%	1.5%
Home Depot	3	312,718	1,893,791	5.5%	1.4%
Gap	3	36,769	1,746,817	0.7%	1.3%
Tapestry ⁸	2	4,250	1,463,174	0.1%	1.0%
JP Morgan Chase	7	28,715	1,405,144	0.5%	1.0%
Ulta Salon Cosmetic & Fragrance	3	31,497	1,395,401	0.6%	1.0%
DSW	2	35,842	1,318,894	0.6%	0.9%
Mattress Firm	8	39,442	1,289,023	0.7%	0.9%
TOTAL	71	2,066,050	\$ 55,213,487	36.6%	39.5%

1. Does not include tenants that operate at only one Acadia Core location

2. Stop and Shop (4 locations)

3. One of these Best Buy leases with GLA of 57,298 square feet expired in January 2018

4. Shaw's (2 locations), Acme (1 location)

5. Bed Bath and Beyond (2 locations), Christmas Tree Shops (1 location)

6. Ann Taylor Loft (2 locations), Catherine's (1 location), Dress Barn (1 location), Lane Bryant (1 location)

7. TJ Maxx (4 locations), Marshalls (1 location), HomeGoods (2 locations); Excludes TJ Maxx Clark and Diversey location under development which will increase TJX Companies % of GLA to 4.1%

8. Kate Spade (2 locations)

Core Portfolio Lease Expirations (Pro Rata Basis)

Year	Street Tenants						Anchor Tenants						Shop Tenants						Total Tenants					
	GLA			ABR			GLA			ABR			GLA			ABR			GLA			ABR		
	Leases Expiring	Expiring SF	Percent of Total	PSF	Percent of Total		Leases Expiring	Expiring SF	Percent of Total	PSF	Percent of Total		Leases Expiring	Expiring SF	Percent of Total	PSF	Percent of Total		Leases Expiring	Expiring SF	Percent of Total	PSF	Percent of Total	
M to M ¹	2	5,204	0.7%	\$ 36.59	0.3%		—	—	—%	\$ —	—%		6	22,944	1.9%	\$ 14.58	0.9%		8	28,148	0.4%	\$ 18.65	0.4%	
2018	8	11,976	1.6%	52.34	1.1%		4	167,972	5.4%	30.55	10.8%		43	133,435	11.0%	29.80	10.9%		55	313,383	2.9%	31.06	7.0%	
2019	11	47,167	6.4%	62.39	5.3%		10	355,171	11.5%	10.57	7.9%		35	105,167	8.7%	25.62	7.4%		56	507,505	10.1%	18.50	6.7%	
2020	14	35,476	4.8%	115.44	7.4%		8	451,178	14.6%	12.51	11.9%		36	108,304	8.9%	26.33	7.8%		58	594,958	9.7%	21.16	9.0%	
2021	22	96,100	12.9%	51.82	8.9%		14	576,194	18.7%	14.06	17.1%		42	164,901	13.6%	24.15	10.9%		78	837,195	10.8%	20.38	12.2%	
2022	12	58,391	7.9%	80.49	8.4%		6	235,750	7.6%	14.13	7.0%		38	131,727	10.9%	32.57	11.8%		56	425,868	15.7%	28.93	8.8%	
2023	12	136,055	18.3%	66.67	16.3%		9	286,403	9.3%	16.61	10.0%		23	94,858	7.8%	29.09	7.6%		44	517,316	8.4%	32.07	11.9%	
2024	13	82,397	11.1%	73.96	10.9%		7	301,179	9.8%	20.19	12.8%		24	101,317	8.4%	29.88	8.3%		44	484,893	6.9%	31.35	10.9%	
2025	11	42,102	5.7%	138.53	10.5%		6	142,943	4.6%	18.37	5.5%		24	76,477	6.3%	39.08	8.2%		41	261,522	9.4%	43.77	8.2%	
2026	11	24,927	3.4%	92.18	4.1%		2	32,570	1.1%	17.71	1.2%		17	75,092	6.2%	31.01	6.4%		30	132,589	5.3%	39.24	3.7%	
2027	6	17,231	2.3%	78.41	2.4%		2	66,650	2.2%	23.33	3.3%		19	88,267	7.3%	26.78	6.5%		27	172,148	2.6%	30.61	3.8%	
Thereafter	10	185,130	24.9%	72.85	24.4%		8	467,943	15.2%	12.72	12.5%		20	109,815	9.0%	44.26	13.3%		38	762,888	17.8%	31.85	17.4%	
Total	132	742,156	100.0%	\$ 74.91	100.0%		76	3,083,953	100.0%	\$ 15.37	100.0%		327	1,212,304	100.0%	\$ 30.04	100.0%		535	5,038,413	100.0%	\$ 27.61	100.0%	
Anchor GLA Owned by Tenants	—						254,916						—						254,916					
Total Vacant	37,661						76,679						232,342						346,681					
Total Square Feet	779,817						3,415,548						1,444,646						5,640,010					

1. Leases currently under month to month or in process of renewal

Core Portfolio - New and Renewal Rent Spreads ¹

	Quarter Ended March 31, 2017		Quarter Ended June 30, 2017		Quarter Ended September 30, 2017		Quarter Ended December 31, 2017		Year to Date December 31, 2017	
	GAAP ²	Cash ³	GAAP ²	Cash ³	GAAP ²	Cash ³	GAAP ²	Cash ³	GAAP ²	Cash ³
<u>New leases</u>										
Number of new leases executed	4	4	4	4	4	4	5	5	17	17
GLA	8,121	8,121	15,969	15,969	31,722	31,722	28,817	28,817	84,629	84,629
New base rent	\$149.48	\$139.58	\$27.27	\$26.79	\$19.61	\$18.57	\$31.51	\$31.31	\$37.57	\$36.07
Previous base rent	\$124.63	\$136.13	\$24.48	\$24.81	\$17.12	\$17.18	\$20.36	\$21.92	\$29.93	\$31.65
Average cost per square foot	\$123.79	\$123.79	\$63.69	\$63.69	\$21.24	\$21.24	\$6.02	\$6.02	\$33.91	\$33.91
Weighted Average Lease Term (years)	9.4	9.4	10.0	10.0	9.8	9.8	9.3	9.3	9.6	9.6
Percentage growth in base rent	19.9%	2.5%	11.4%	8.0%	14.5%	8.1%	54.8%	42.8%	25.5%	14.0%
<u>Renewal leases</u>										
Number of renewal leases executed	15	15	16	16	11	11	13	13	55	55
GLA	156,327	156,327	157,478	157,478	29,532	29,532	72,062	72,062	415,399	415,399
New base rent	\$19.11	\$18.80	\$22.81	\$22.36	\$25.79	\$25.73	\$22.10	\$21.38	\$21.51	\$21.09
Expiring base rent	\$15.73	\$17.34	\$19.83	\$20.38	\$22.65	\$24.32	\$20.19	\$21.00	\$18.55	\$19.62
Average cost per square foot	\$0.24	\$0.24	\$0.00	\$0.00	\$0.31	\$0.31	\$2.25	\$2.25	\$0.50	\$0.50
Weighted Average Lease Term (years)	3.4	3.4	5.4	5.4	3.7	3.7	5.1	5.1	4.5	4.5
Percentage growth in base rent	21.5%	8.4%	15.0%	9.7%	13.9%	5.8%	9.5%	1.8%	16.0%	7.5%
<u>Total new and renewal leases</u>										
Number of new and renewal leases executed	19	19	20	20	15	15	18	18	72	72
GLA commencing	164,448	164,448	173,447	173,447	61,254	61,254	100,879	100,879	500,028	500,028
New base rent	\$25.55	\$24.76	\$23.22	\$22.77	\$22.59	\$22.02	\$24.79	\$24.22	\$24.23	\$23.63
Expiring base rent	\$21.11	\$23.21	\$20.26	\$20.79	\$19.79	\$20.62	\$20.24	\$21.26	\$20.48	\$21.66
Average cost per square foot	\$6.34	\$6.34	\$5.86	\$5.86	\$11.15	\$11.15	\$3.33	\$3.33	\$6.16	\$6.16
Weighted average lease term (years)	3.7	3.7	5.8	5.8	6.9	6.9	6.3	6.3	5.3	5.3
Percentage growth in base rent	21.0%	6.7%	14.6%	9.5%	14.1%	6.8%	22.5%	13.9%	18.3%	9.1%

1. Based on lease execution dates. Does not include leased square footage and costs related to first generation space and the Company's major redevelopment projects; renewal leases include exercised options.
2. Rents are calculated on a straight-line ("GAAP") basis.
3. Rents have not been calculated on a straight-line basis. Previous/expiring rent is that as of time of expiration and includes any percentage rent paid as well. New rent is that which is paid at commencement.

Core Portfolio Capital Expenditures

	Quarter Ended March 31, 2017	Quarter Ended June 30, 2017	Quarter Ended September 30, 2017	Quarter Ended December 31, 2017	Year to Date December 31, 2017	Prior Year Ended December 31, 2016
Leasing Commissions	\$ 474	\$ 202	\$ 189	\$ 549	\$ 1,414	\$ 2,252
Tenant Improvements	1,747	1,622	1,036	1,836	6,241	9,477
Capital Expenditures	47	59	1,306	1,230	2,642	1,074
Total Capital Expenditures	<u>\$ 2,268</u>	<u>\$ 1,883</u>	<u>\$ 2,531</u>	<u>\$ 3,615</u>	<u>\$ 10,297</u>	<u>\$ 12,803</u>

Fund Overview

I. KEY METRICS

General Information:

	Fund I	Fund II	Fund III	Fund IV	Fund V	Total
Vintage	Sep-2001	Jun-2004	May-2007	May-2012	Aug-2016	
Fund Size	\$ 90.0 Million	\$ 300.0 Million	\$ 502.5 Million	\$ 540.6 Million	\$ 520.0 Million	\$ 1,953.1 Million
Acadia's Commitment	\$ 20.0 Million	\$ 85.0 Million	\$ 123.3 Million	\$ 125.0 Million	\$ 104.5 Million	\$ 457.8 Million
Acadia's Pro Rata Share	22.2 %	28.3 %	24.5 %	23.1 %	20.1 %	23.4 %
Acadia's Promoted Share ¹	37.8 %	42.6 %	39.6 %	38.5 %	36.1 %	38.7 %
Preferred Return	9.0 %	8.0 %	6.0 %	6.0 %	6.0 %	6.4 %

Current-Quarter, Fund-Level Information:

Cumulative Contributions ²	\$ 86.6 Million	\$ 347.1 Million	\$ 411.5 Million	\$ 412.7 Million	\$ 45.8 Million	\$ 1,303.7 Million
Cumulative Net Distributions ³	\$ 194.5 Million	\$ 131.6 Million	\$ 551.9 Million	\$ 131.5 Million	\$ 0.0 Million	\$ 1,009.5 Million
Net Distributions/Contributions	224.6 %	37.9 %	134.1 %	31.9 %	N/A	77.4 %
Unfunded Commitment ⁴	\$0.0 Million	\$0.0 Million	\$ 38.5 Million	\$ 117.3 Million	\$ 474.2 Million	\$ 630.0 Million
Acquisition Dry Powder ⁵	N/A	N/A	N/A	N/A	\$ 419.0 Million	\$ 419.0 Million
Investment Period Closes	Closed	Closed	Closed	Closed	Aug-2019	
Currently in a Promote Position? (Yes/No)	Yes	No	No	No	No	

II. FEES & PRIORITY DISTRIBUTIONS EARNED BY ACADIA

Type:

	Applicable to	Description
Asset Management ⁶	Fund I, II & III	1.5% of Implied Capital
Asset Management ⁶	Fund IV & V	1.5% of Implied Capital during the investment period, 1.25% of Implied Capital post-investment period
Property Management	All funds	4.0% of gross property revenues
Leasing	All funds	Market-rate leasing commissions
Construction/Project Management	All funds	Market-rate fees
Development	Fund III, IV & V	3.0% of total project costs

1. Acadia's "Promoted Share" reflects Acadia's share of fund profits once all partners (including Acadia) have received a return of their cumulative contributions plus their cumulative preferred return. Acadia's Promoted Share equals a 20% promote plus Acadia's pro rata share of the remaining 80%.
2. With regard to Fund II, the additional contributions over original Fund Size reflects a prior-period distribution that was re-contributed to the Fund during 2016 to fund the on-going redevelopment of existing Fund II investments.
3. Net of fees and promote.
4. Unfunded Commitments are set aside to complete leasing and development at existing fund investments and to make new Fund V investments. The Unfunded Commitment will not equal Fund Size less Cumulative Contributions in those instances where certain fund distributions have been marked as recallable or where the fund has released commitments due to, among other reasons, the closing of the fund's investment period or accelerated asset sales.
5. Unfunded Commitments available to deploy into new unidentified investments.
6. Implied Capital is Fund Size less capital attributed to sold investments or released. Post-investment period, Fund IV Implied Capital also excludes \$50.0 million of general reserves.

Fund Retail Properties - Detail ¹

	Anchors	Year Acquired	Fund Ownership %	Gross Leasable Area				In Place Occupancy				Leased Occupancy Total	Annualized Base Rent Total	Annualized Base Rent PSF
				Street	Anchors	Shops	Total	Street	Anchors	Shops	Total			
Fund II Portfolio Detail														
NEW YORK														
New York														
City Point - Phase I and II	—	2007	94.2%	—	307,049	167,951	475,000	—%	100.0%	22.4%	72.6%	80.1%	\$ 9,384,250	\$ 27.21
Total - Fund II				—	307,049	167,951	475,000	—%	100.0%	22.4%	72.6%	80.1%	\$ 9,384,250	\$ 27.21
Fund III Portfolio Detail														
NEW YORK														
New York														
654 Broadway	—	2011	100.0%	2,896	—	—	2,896	—%	—%	—%	—%	—%	\$ —	\$ —
640 Broadway	Swatch	2012	63.1%	4,247	—	—	4,247	70.6%	—%	—%	70.6%	70.6%	975,313	325.28
3104 M Street	—	2012	80.0%	—	—	3,608	3,608	—%	—%	—%	—%	—%	—	—
Nostrand Avenue	—	2013	100.0%	—	—	42,628	42,628	—%	—%	87.3%	87.3%	96.8%	1,738,116	46.71
Total - Fund III				7,143	—	46,236	53,379	42.0%	—%	80.5%	75.3%	82.9%	\$ 2,713,429	\$ 67.51
Fund IV Portfolio Detail														
NEW YORK														
New York														
801 Madison Avenue	—		100.0%	2,625	—	—	2,625	—%	—%	—%	—%	—%	—	—
210 Bowery	—		100.0%	2,300	—	—	2,300	—%	—%	—%	—%	—%	—	—
27 East 61st Street	—		100.0%	4,177	—	—	4,177	—%	—%	—%	—%	—%	—	—
17 East 71st Street	The Row	2014	100.0%	8,432	—	—	8,432	100.0%	—%	—%	100.0%	100.0%	1,988,159	235.79
1035 Third Avenue ²	—	2015	100.0%	7,617	—	—	7,617	67.1%	—%	—%	67.1%	67.1%	982,035	192.14
Colonie Plaza	Price Chopper, Big Lots	2016	100.0%	—	96,000	57,483	153,483	—%	100.0%	91.7%	96.9%	96.9%	1,680,527	11.30
New Jersey														
Paramus Plaza	Babies R Us, Ashley Furniture	2013	50.0%	—	64,235	88,274	152,509	—%	100.0%	79.8%	88.3%	88.3%	2,385,448	17.71
BOSTON														
Massachusetts														
Restaurants at Fort Point	—	2016	100.0%	15,711	—	—	15,711	100.0%	—%	—%	100.0%	100.0%	329,155	20.95
NORTHEAST														
Maine														
Airport Mall	Hannaford, Marshalls	2016	100.0%	—	131,042	90,788	221,830	—%	100.0%	73.7%	89.2%	89.2%	1,272,679	6.43
Wells Plaza	Reny's, Dollar Tree	2016	100.0%	—	62,471	27,963	90,434	—%	100.0%	75.5%	92.4%	94.4%	680,143	8.14
Shaw's Plaza (Waterville)	Shaw's	2016	100.0%	—	87,492	31,523	119,015	—%	100.0%	100.0%	100.0%	100.0%	1,407,316	11.82
Shaw's Plaza (Windham)	Shaw's	2017	100.0%	—	66,698	57,632	124,330	—%	100.0%	70.8%	86.5%	86.5%	1,008,393	9.38
JFK Plaza	Hannaford, TJ Maxx	2016	100.0%	—	104,426	46,681	151,107	—%	100.0%	28.9%	78.0%	78.0%	761,510	6.46
Pennsylvania														
Dauphin Plaza	Price Rite, Ashley	2016	100.0%	—	122,621	83,106	205,727	—%	100.0%	60.9%	84.2%	84.2%	1,656,365	9.56
Mayfair Shopping Center	—	2016	100.0%	—	25,673	89,738	115,411	—%	—%	80.2%	62.4%	62.4%	1,365,002	18.95
MID-ATLANTIC														
Virginia														
Promenade at Manassas	Home Depot	2013	98.6%	—	194,038	71,404	265,442	—%	85.6%	88.5%	86.4%	86.4%	2,978,427	12.99
Lake Montclair	Food Lion	2013	100.0%	—	33,000	72,832	105,832	—%	100.0%	97.8%	98.5%	98.5%	2,009,651	19.28
Delaware														
Eden Square	Giant Food, LA Fitness	2014	98.6%	—	115,973	115,071	231,044	—%	100.0%	47.5%	73.9%	88.9%	2,432,867	14.25

Fund Retail Properties - Detail ¹

		Year	Fund Ownership	Gross Leasable Area				In Place Occupancy				Leased Occupancy	Annualized Base Rent	Annualized Base Rent
	Anchors	Acquired	%	Street	Anchors	Shops	Total	Street	Anchors	Shops	Total	Total	Total	PSF
MIDWEST														
Illinois														
938 W. North Avenue	Sephora	2013	100.0%	33,228	—	—	33,228	16.1%	—%	—%	16.1%	16.1%	326,350	61.00
Lincoln Place	Kohl's, Marshall's	2017	100.0%	—	—	271,866	271,866	—%	—%	91.2%	91.2%	91.2%	2,884,796	11.63
SOUTHEAST														
Georgia														
Broughton Street Portfolio - 19 properties	J. Crew, L'Occitane, Lululemon, Michael Kors	2014	50.0%	115,640	—	—	115,640	76.3%	—%	—%	76.3%	76.3%	3,441,130	39.00
North Carolina														
Wake Forest Crossing	—	2016	100.0%	—	113,353	89,778	203,131	—%	100.0%	96.7%	98.5%	98.5%	2,955,442	14.77
WEST														
California														
146 Geary Street	—	2015	100.0%	11,436	—	—	11,436	—%	—%	—%	—%	—%	—	—
Union and Fillmore Collection - 4 properties	—	2015	90.0%	10,048	—	—	10,048	71.1%	—%	—%	71.1%	71.1%	689,790	96.55
Total - Fund IV				211,214	1,217,022	1,194,139	2,622,375	61.5%	95.6%	79.0%	85.3%	86.7%	\$ 33,235,185	\$ 14.86
Fund V Portfolio Detail														
SOUTHWEST														
New Mexico														
Plaza Santa Fe	TJ Maxx, Best Buy, Ross Dress for Less	2017	100.0%	—	93,578	130,645	224,223	—%	100.0%	80.0%	88.3%	97.3%	3,401,093	17.18
MIDWEST														
Michigan														
New Towne Plaza	Kohl's, Jo-Ann's, DSW	2017	100.0%	—	91,122	99,408	190,530	—%	100.0%	93.0%	96.3%	96.3%	2,163,338	11.79
Fairlane Green	TJ Maxx, Bed Bath & Beyond, Michaels	2017	100.0%	—	109,916	142,988	252,904	—%	100.0%	100.0%	100.0%	100.0%	5,225,804	20.66
SOUTHEAST														
North Carolina														
Hickory Ridge	Kohl's, Best Buy, Dick's	2017	100.0%	—	176,584	203,981	380,565	—%	100.0%	97.5%	98.7%	98.7%	4,140,630	11.02
Total - Fund V				—	471,200	577,022	1,048,222	—%	100.0%	93.4%	96.4%	98.3%	\$ 14,930,865	\$ 14.78
TOTAL FUND PROPERTIES				218,357	1,995,271	1,985,348	4,198,976	60.9%	97.3%	78.4%	86.5%	88.8%	\$ 60,263,729	\$ 16.59
Acadia Share of Total Fund Properties				36,629	449,508	437,111	923,247	60.8%	97.3%	77.1%	86.3%	88.5%	\$ 13,058,882	\$ 16.39

1. Excludes properties under development, see "[Development Activity](#)" page of this Supplemental Report. The above occupancy and rent amounts do not include space which is currently leased, other than "leased occupancy," but for which rent payment has not yet commenced. Residential and office GLA is excluded.
2. Property also includes 12,371 sf of 2nd floor office space and 29,760 sf parking garage (131 spaces).

Funds Lease Expirations - Pro Rata Basis

FUND II							FUND III						
Year	Gross Leased Area				Base Rent		Leases Expiring	Gross Leased Area			Base Rent		
	Leases Expiring	Expiring SF	Percent of Total	Amount	PSF	Percent of Total		Leases Expiring	Expiring SF	Percent of Total	Amount	PSF	Percent of Total
M to M ¹	—	—	—%	\$ —	\$ —	—%	—	—	—%	\$ —	\$ —	—%	
2018	—	—	—	—	—	—%	3	1,286	13.4%	64,716	50.32	11.2%	
2019	—	—	—	—	—	—%	1	744	7.8%	30,403	40.86	5.3%	
2020	—	—	—	—	—	—%	2	729	7.6%	32,319	44.33	5.6%	
2021	—	—	—	—	—	—%	2	1,038	10.8%	42,159	40.62	7.3%	
2022	—	—	—	—	—	—%	3	1,330	13.9%	104,026	78.22	18.0%	
2023	—	—	—	—	—	—%	2	101	1.1%	38,913	385.28	6.7%	
2024	—	—	—	—	—	—%	1	755	7.9%	42,557	56.37	7.4%	
2025	—	—	—	—	—	—%	2	624	6.5%	53,674	86.02	9.3%	
2026	—	—	—	—	—	—%	3	412	4.3%	83,945	203.75	14.5%	
2027	—	5,854	6.4%	383,300	65.48	15.3%	2	368	3.8%	17,415	47.32	3.0%	
Thereafter	5	86,221	93.6%	2,122,295	24.61	84.7%	1	2,195	22.9%	66,885	30.47	11.7%	
Total	5	92,075	100.0%	\$ 2,505,595	\$ 27.21	100.0%	22	9,582	100.0%	\$ 577,012	\$ 60.25	100.0%	
34,750 Total Vacant							2,937 Total Vacant						
<u>126,825</u> Total Square Feet							<u>12,519</u> Total Square Feet						
FUND IV							FUND V						
Year	Gross Leased Area				Base Rent		Leases Expiring	Gross Leased Area			Base Rent		
	Leases Expiring	Expiring SF	Percent of Total	Amount	PSF	Percent of Total		Leases Expiring	Expiring SF	Percent of Total	Amount	PSF	Percent of Total
M to M ¹	7	4,102	0.8%	\$ 52,707	\$ 12.85	0.8%	—	382	0.2%	\$ 9,998	\$ 26.17	0.3%	
2018	33	28,586	5.8%	400,452	14.01	5.7%	1	6,877	3.4%	138,734	20.17	4.6%	
2019	27	35,868	7.3%	401,140	11.18	5.8%	5	8,480	4.2%	113,670	13.40	3.8%	
2020	28	50,159	10.2%	518,539	10.34	7.4%	5	59,001	29.1%	653,805	11.08	21.8%	
2021	35	77,193	15.8%	991,028	12.84	14.2%	14	55,892	27.5%	998,014	17.86	33.3%	
2022	29	60,404	12.3%	804,598	13.32	11.5%	31	16,593	8.2%	357,621	21.55	11.9%	
2023	19	54,476	11.1%	581,902	10.68	8.3%	11	14,005	6.9%	220,711	15.76	7.4%	
2024	15	38,112	7.8%	798,816	20.96	11.5%	9	7,642	3.8%	115,037	15.05	3.8%	
2025	17	22,254	4.5%	701,721	31.53	10.1%	2	509	0.3%	13,985	27.48	0.5%	
2026	21	29,238	6.0%	535,905	18.33	7.7%	1	10,552	5.2%	162,465	—	5.4%	
2027	16	23,895	4.9%	335,132	14.03	4.8%	3	4,761	2.3%	88,063	18.50	2.9%	
Thereafter	13	65,421	13.4%	853,232	13.04	12.2%	2	18,316	8.9%	129,001	7.04	4.3%	
Total	260	489,708	99.9%	\$ 6,975,172	\$ 14.25	100.0%	86	203,010	100.0%	\$ 3,001,104	\$ 14.78	100.0%	
83,503 Total Vacant							7,683 Total Vacant						
<u>573,211</u> Total Square Feet							<u>210,693</u> Total Square Feet						

1. Leases currently under month to month or in process of renewal

Development Activity

(\$ in millions)

Property	Ownership	Location	Estimated Stabilization	Est. SQFT Upon Completion	Leased Rate ¹	Key Tenants	Acquisition & Development Costs						Outstanding Debt	
							Incurred	Estimated Future Range			Estimated Total Range			
<u>FUND III</u>														
Cortlandt Crossing ¹	100.0%	Mohegan Lake, NY	2019	130,000	50%	ShopRite	\$ 40.4	\$ 20.0	to	\$ 25.0	\$ 60.0	to	\$ 65.0	\$ 1.4
Broad Hollow Commons	100.0%	Farmingdale, NY	2020	180,000 - 200,000	—	TBD	16.5	33.5	to	43.5	50.0	to	60.0	—
							<u>\$ 56.9</u>	<u>\$ 53.5</u>		<u>\$ 68.5</u>	<u>\$ 110.0</u>		<u>\$ 125.0</u>	<u>\$ 1.4</u>
<u>FUND IV</u>														
650 Bald Hill Road	90.0%	Warwick, RI	2018	161,000	72%	Dick's Sporting Goods, Burlington Coat Factory	\$ 33.0	\$ 2.5	to	\$ 3.5	\$ 35.5	to	\$ 36.5	\$ 13.9
717 N. Michigan Avenue	100.0%	Chicago, IL	2018	62,000	25%	Disney Store	109.2	10.8	to	18.3	120.0	to	127.5	63.9
							<u>\$ 142.2</u>	<u>\$ 13.3</u>		<u>\$ 21.8</u>	<u>\$ 155.5</u>		<u>\$ 164.0</u>	<u>\$ 77.8</u>
<u>CORE</u>														
613-623 West Diversey	100.0%	Chicago, IL	2018	30,000	75%	TJ Maxx	\$ 16.1	\$ 6.9	to	\$ 8.4	\$ 23.0		\$ 24.5	\$ —
56 E Walton Street	100.0%	Chicago, IL	2018	TBD	—	TBD	8.5	2.0	to	3.0	10.5		11.5	—
							<u>\$ 24.6</u>	<u>\$ 8.9</u>		<u>\$ 11.4</u>	<u>\$ 33.5</u>		<u>\$ 36.0</u>	<u>\$ —</u>

1. Projected development cost is shown net of reimbursement for public improvements.

Reconciles to Consolidated Balance Sheet as follows:

Development costs above	\$	223.7
Development held as operating real estate		(24.6)
Development costs of unconsolidated properties		(33.0)
Deferred costs and other amounts		7.6
Total per consolidated balance sheet	<u>\$</u>	<u>173.7</u>

SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this supplemental disclosure may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities and Exchange Act of 1934 and as such may involve known and unknown risks, uncertainties and other factors which may cause the Company's actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations are generally identifiable by use of the words "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend" or "project" or the negative thereof or other variations thereon or comparable terminology. Factors which could have a material adverse effect on the operations and future prospects of the Company include, but are not limited to those set forth under the heading "Risk Factors" in the Company's Annual Report on Form 10-K. These risks and uncertainties should be considered in evaluating any forward-looking statements contained or incorporated by reference herein.

USE OF FUNDS FROM OPERATIONS AS NON-GAAP FINANCIAL MEASURE

The Company considers funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") to be an appropriate supplemental disclosure of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. FFO is presented to assist investors in analyzing the performance of the Company. It is helpful as it excludes various items included in net income that are not indicative of the operating performance, such as gains (or losses) from sales of property and depreciation and amortization. However, the Company's method of calculating FFO may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by generally accepted accounting principles ("GAAP") and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, the Company defines FFO as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. The Company believes that income or gains derived from its RCP investments, including its investment in Albertson's, are private-equity investments and, as such, should be treated as operating income and therefore FFO. The Company believes that this supplemental adjustment more appropriately reflects the results of its operations. The Company also provides one other supplemental disclosure of operating performance, adjusted funds from operations ("AFFO"). The Company defines AFFO as FFO adjusted for straight line rent, non-real estate depreciation, amortization of finance costs and costs of management contracts, tenant improvements, leasing commissions and capital expenditures.

USE OF NON-GAAP FINANCIAL MEASURES

Non-GAAP financial measures such as EBITDA, NOI, Same-Property NOI and lease spreads are widely used financial measures in many industries, including the REIT industry, and are presented to assist investors and analysts in analyzing the performance of the Company. They are helpful as they exclude various items included in net income that are not indicative of operating performance, such as gains (or losses) from sales of property and depreciation and amortization and is used in computing various financial ratios as a measure of operational performance. The Company computes EBITDA as the sum of net income before extraordinary items plus interest expense, depreciation, income taxes and amortization, less any gains (losses including impairment charges) on the sale of income producing properties. The Company computes NOI by taking the difference between Property Revenues and Property Expenses as detailed in this reporting supplement. Same-Property NOI includes properties in our Core Portfolio that we owned for both the current and prior periods presented, but excludes those properties which we acquired, sold or expected to sell, and redeveloped during these periods. The Company's method of calculating EBITDA, NOI and Same-Property NOI may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. EBITDA, NOI and Same-Property NOI do not represent cash generated from operations as defined by GAAP and are not indicative of cash available to fund all cash needs, including distributions. They should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity.