



## Acadia Realty Trust Announces Tax Reporting Information for 2009 Distributions

January 22, 2010

NEW YORK, Jan 22, 2010 (BUSINESS WIRE) -- Acadia Realty Trust (NYSE: AKR - "Acadia" or the "Company"), a real estate investment trust ("REIT") announced today the Federal tax treatment for 2009 distributions to holders of its common shares of beneficial interest ("Common Shares").

The income tax treatment for the 2009 distributions for Acadia Common Shares (CUSIP # 004239109) traded on the NYSE under the ticker symbol "AKR" is as follows:

Record Date	Payable Date	Total Distribution Per Share	Taxable Ordinary Dividend	Unrecaptured Section 1250 Gain	Section 1231 Gain
3/31/2009	4/15/2009	\$0.210000	\$0.199348	\$0.008035	\$0.002617
6/30/2009	7/15/2009	\$0.180000	\$0.170870	\$0.006887	\$0.002243
9/30/2009	10/15/2009	\$0.180000	\$0.170870	\$0.006887	\$0.002243

The distribution that the Company will pay on February 1, 2010, to shareholders of record as of December 31, 2009, will be reportable in 2010. Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of Acadia's distributions.

Acadia Realty Trust, headquartered in White Plains, NY, is a fully integrated, self-managed and self-administered equity REIT focused primarily on the ownership, acquisition, redevelopment and management of retail and mixed-use properties including neighborhood and community shopping centers located in urban and suburban markets in major metropolitan areas.

*Certain matters in this press release, including statements relating to Acadia's future operating results, may constitute forward-looking statements within the meaning of federal securities law and as such may involve known and unknown risk, 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 the Company's future financial results and its ability to capitalize on potential opportunities arising from the current economic turmoil. Factors that could cause the Company's forward-looking statements to differ from 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 27, 2009 ("Form 10-K") and other periodic reports filed with the SEC, including risks related to: (i) the current global financial crisis and its effect on retail tenants, including several recent bankruptcies of major retailers; (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 structures; (v) real estate and the geographic concentration of Acadia'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 and (xii) 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](http://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 its expectations with regard thereto or change in events, conditions or circumstances on which any such statement is based.*

SOURCE: Acadia Realty Trust

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