



## Acadia Realty Trust Announces Tax Reporting Information for 2011 Distributions

January 13, 2012

WHITE PLAINS, N.Y.--(BUSINESS WIRE)--Jan. 13, 2012-- Acadia Realty Trust (NYSE: AKR – “Acadia” or the “Company”) announced today the Federal tax treatment for 2011 distributions to holders of its common shares of beneficial interest (“Common Shares”).

The income tax treatment for the 2011 distributions for Acadia’s 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	Taxable Qualified Dividend	Unrecaptured Section 1250 Gain	Total Capital Gain
12/31/2010	2/1/2011	\$0.180000	\$0.134902	\$0.039861	\$0.001124	\$0.005236
3/31/2011	4/15/2011	\$0.180000	\$0.134902	\$0.039861	\$0.001124	\$0.005236
6/30/2011	7/15/2011	\$0.180000	\$0.134902	\$0.039861	\$0.001124	\$0.005236
9/30/2011	10/17/2011	\$0.180000	\$0.134902	\$0.039861	\$0.001124	\$0.005236

The distribution that the Company will pay on February 1, 2012, to shareholders of record as of December 30, 2011, will be reportable in 2012. Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of Acadia’s distributions.

### About Acadia Realty Trust

Acadia Realty Trust, a fully-integrated equity real estate investment trust, is focused on the ownership, management and redevelopment of high-quality retail properties and urban/ infill mixed-use properties with a strong retail component located primarily in high-barrier-to-entry, densely-populated metropolitan areas along the East Coast and in the Midwestern United States. Acadia owns, or has an ownership interest in, 95 properties through its core portfolio and three opportunistic/ value-add investment funds. Additional information may be found on the Company’s website at [www.acadiarealty.com](http://www.acadiarealty.com).

*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 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 Acadia’s future financial results and its ability to capitalize on potential opportunities arising from continued economic uncertainty. 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 28, 2011 (“Form 10-K”) and other periodic reports filed with the SEC, including risks related to: (i) the current global financial environment and its effect on retail tenants; (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 our 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 Acadia’s expectations with regard thereto or change in events, conditions or circumstances on which any such statement is based.*



Source: Acadia Realty Trust

Acadia Realty Trust  
Jon Grisham, (914) 288-8100