



## **Acadia Realty Trust Announces 4.3% Increase in Quarterly Dividend and Anticipates Special Dividend for 2014**

November 6, 2014

WHITE PLAINS, N.Y.--(BUSINESS WIRE)--Nov. 6, 2014-- Acadia Realty Trust (NYSE: AKR), today announced a 4.3% increase in the Company's dividend for the quarter ending December 31, 2014. Acadia's Board of Trustees has declared a cash dividend of \$0.24 per Common Share payable on January 15, 2015 to holders of record as of December 31, 2014. This compares with a \$0.23 dividend per Common Share paid for the quarter ended September 30, 2014.

In addition, during December 2014, the Company currently expects that its Board of Trustees will declare a special dividend to be paid in cash prior to January 31, 2015. The amount of this dividend will be based on realized gains from completed sales and may include anticipated gains from pending transactions that may close prior to December 31, 2014. Given that this is subject to future events, there can be no assurance as to whether the Board of Trustees will declare the special dividend.

### **About Acadia Realty Trust**

Acadia Realty Trust, a fully-integrated equity real estate investment trust, is focused on the acquisition, ownership, management and redevelopment 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 along the East Coast and in Chicago. 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](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 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 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 26, 2014 ("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 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 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