



Acadia Realty Trust Announces Tax Reporting Information for 2019 Distributions

January 15, 2020

RYE, N.Y.--(BUSINESS WIRE)--Jan. 15, 2020-- Acadia Realty Trust (NYSE: AKR – “Acadia” or the “Company”) has determined that the Federal tax treatment for 2019 distributions to holders of its common shares of beneficial interest (CUSIP # 004239109) traded on the NYSE under the ticker symbol “AKR” is as follows:

Record Date	Payment Date	Total Distribution Per Share	Distribution Allocable to 2019				Unrecaptured Section 1250 Gain for 2019
			Total	Taxable Qualified Dividend	Taxable Ordinary Dividend	Total Capital Gain	
12/31/2018	1/15/2019	\$0.280000	\$0.219299	\$0.000715	\$0.168509	\$0.050075	\$0.006688
3/29/2019	4/15/2019	\$0.280000	\$0.280000	\$0.000913	\$0.215151	\$0.063936	\$0.008539
6/28/2019	7/15/2019	\$0.280000	\$0.280000	\$0.000913	\$0.215151	\$0.063936	\$0.008539
9/30/2019	10/15/2019	\$0.280000	\$0.280000	\$0.000913	\$0.215151	\$0.063936	\$0.008539
12/31/2019	1/15/2020	\$0.290000	\$0.000000	\$0.000000	\$0.000000	\$0.000000	\$0.000000

The fourth quarter 2019 distribution that the Company paid on January 15, 2020, to shareholders of record as of December 31, 2019, was treated as paid in 2020 for income tax purposes. The fourth quarter 2018 distribution that the Company paid on January 15, 2019, to shareholders of record as of December 31, 2018, was treated as paid in two tax years for income tax purposes: \$0.060701 was reported to shareholders in 2018 and \$0.219299 was reported to shareholders in 2019. All 2019 ordinary dividends (other than qualified dividends) are eligible for the 20% deduction generally allowable to non-corporate shareholders under Internal Revenue Code Section 199A. 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 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 Acadia’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 Acadia’s most recent annual report on Form 10-K filed with the SEC on February 19, 2019 (“Form 10-K”) and other periodic reports filed with the SEC, including risks related to: (i) political and economic uncertainty; (ii) Acadia’s reliance on revenues derived from major tenants; (iii) Acadia’s limited control over joint venture investments; (iv) Acadia’s partnership structure; (v) real estate and the geographic concentration of Acadia’s properties; (vi) market interest rates; (vii) leverage; (viii) liability for environmental matters; (ix) Acadia’s growth strategy; (x) Acadia’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 Acadia’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.

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