ACADIA

Acadia Realty Trust Provides Transaction Update

February 26, 2026

RYE, N.Y.--(BUSINESS WIRE)--Feb. 26, 2026-- Acadia Realty Trust (NYSE: AKR) (“Acadia” or the “Company”) announced the completion of a $440 million Investment Management portfolio transaction with TPG Real Estate through the formation of new joint ventures involving six Fund V assets and one additional wholly-owned Investment Management asset.

Investment Management Portfolio Transaction Overview, On February 25, the Company and TPG Real Estate completed a $440 million portfolio transaction within its Investment Management platform involving six Fund V assets (Hickory Ridge, Palm Coast Landing, Hiram Pavilion, Canton Marketplace, Elk Grove Commons, and Midstate Mall) along with The Avenue West Cobb (acquired in the third quarter of 2025).

TPG acquired an 80% interest across the portfolio, with Acadia retaining its existing 20% ownership in the Fund V assets, along with a 20% interest in West Cobb. In addition to its 20% interests, the Company also provided approximately $27 million of financing within the capital stack of the newly formed joint ventures.

The Company will continue to manage the properties, earning asset management, property management, and leasing fees, as well as a potential promote upon ultimate disposition. This transaction does not change the Company’s previously provided 2026 FFO As Adjusted earnings guidance.

Within the past 14 months, the Company, through its Investment Management platform, has completed in excess of $1.2 billion of assets in partnership with TPG Real Estate, reflecting a growing and scalable relationship with an expectation to continue expanding. This follows the previously announced acquisitions of the Shops at Skyview (Queens, New York) in January 2026 and the LINQ Promenade (Las Vegas, Nevada) in December 2024.

Kenneth F. Bernstein, President and CEO of Acadia, commented:

“We are excited to further expand our relationship with a world-class institutional partner like TPG. This transaction delivers attractive returns and liquidity to our Fund V investors while enabling us to continue owning and operating high-quality retail assets alongside TPG. With over $1 billion of recent transactions, we are seeing strong momentum across our Investment Management platform, and this transaction, together with the acquisitions of Shops at Skyview and LINQ Promenade underscores sustained investor demand for well-located retail real estate and further validates our dual-platform strategy.”

About Acadia Realty Trust

Acadia Realty Trust is an equity real estate investment trust focused on delivering long-term, profitable growth. Acadia owns and operates a high-quality core real estate portfolio (“REIT Portfolio”) of street and open-air retail properties in the nation's most dynamic retail corridors, along with an investment management platform that targets opportunistic and value-add investments through its institutional co-investment vehicles (“Investment Management”). For further information, please visit www.acadiarealty.com.

Safe Harbor Statement

Certain statements in this press release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations are generally identifiable by the use of words, such as “may,” “will,” “should,” “expect,” “anticipate,” “estimate,” “believe,” “intend” or “project,” or the negative thereof, or other variations thereon or comparable terminology. Forward-looking statements involve known and unknown risks, uncertainties and other factors that could cause the Company's actual results and financial performance to be materially different from future results and financial performance expressed or implied by such forward-looking statements, including, but not limited to: (i) macroeconomic conditions, including due to geopolitical instability and global trade disruptions, which may lead to a disruption of or lack of access to the capital markets and other sources of funding, and rising inflation; (ii) the Company’s success in implementing its business strategy and its ability to identify, underwrite, finance, consummate and integrate diversifying acquisitions and investments; (including the potential acquisitions discussed in this press release); (iii) changes in general economic conditions or economic conditions in the markets in which the Company may, from time to time, compete, including the impact of recently announced tariffs on our tenants and their customers, and their effect on the Company’s and our tenants' revenues, earnings and funding sources; (iv) increases in the Company’s borrowing costs as a result of rising inflation, changes in interest rates and other factors; (v) the Company’s ability to pay down, refinance, restructure or extend its indebtedness as it becomes due; (vi) the Company’s investments in joint ventures and unconsolidated entities, including its lack of sole decision-making authority and its reliance on its joint venture partners’ financial condition; (vii) the Company’s ability to obtain the financial results expected from its development and redevelopment projects; (viii) the ability and willingness of the Company’s tenants to renew their leases with the Company upon expiration, the Company’s ability to re-lease its properties on the same or better terms in the event of nonrenewal or in the event the Company

exercises its right to replace an existing tenant, and obligations the Company may incur in connection with the replacement of an existing tenant; (ix) the Company's potential liability for environmental matters; (x) damage to the Company's properties from catastrophic weather and other natural events, and the physical effects of climate change; (xi) the economic, political and social impact of, and uncertainty surrounding, any public health crisis; (xii) uninsured losses; (xiii) the Company's ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax and other considerations; (xiv) information technology ("IT") security breaches, including increased cybersecurity risks relating to the use of remote technology and artificial intelligence ("AI"); (xv) risks associated with our use of AI tools, which could result in reputational harm, and legal or regulatory liability; (xvi) the loss of key executives; and (xvii) the accuracy of the Company's methodologies and estimates regarding corporate responsibility metrics, goals and targets, tenant willingness and ability to collaborate towards reporting such metrics and meeting such goals and targets, and the impact of governmental regulation on our corporate responsibility efforts.

The factors described above are not exhaustive and additional factors could adversely affect the Company's future results and financial performance, including the risk factors discussed under the section captioned "Risk Factors" in the Company's most recent Annual Report on Form 10-K and other periodic or current reports the Company files with the SEC. Any forward-looking statements in this press release speak only as of the date hereof. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements to reflect any changes in the Company's expectations with regard thereto or changes in the events, conditions or circumstances on which such forward-looking statements are based.

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