

Corporate Update
September 2026

ACADIA

3 Overview

Our street retail thesis is working

9 Internal Growth

Sector Leading contractual and market rent growth

22 Accretive Acquisitions

Earnings, NAV and growth accretive

47 Investment Management Platform

Institutional capital, a profitable complement

50 Balance Sheet

Liquidity, flexibility and dry powder

Note: All data as of June 30, 2026 unless otherwise specified.



SoHo, NYC

Overview

Our street retail thesis is working



Williamsburg, NYC

Dual Platforms With One Growth Strategy

Street and urban retail in the nation's most dynamic corridors, complemented by institutional capital



SoHo, NYC

REIT Portfolio

~\$3.5B AUM | ~85% of NAV

- Street and urban retail in the nation's most dynamic corridors
- Scale in a corridor earns returns a single asset cannot

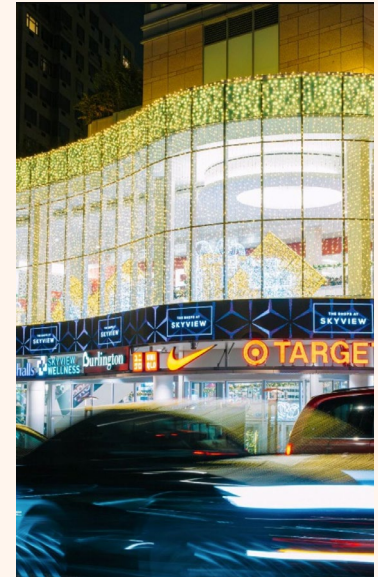
PORTFOLIO MIX (APPROX.)

- **80%** Street and Urban, growth and densification
- **20%** Suburban, stable

Investment Management Platform

~\$3.0B AUM | ~15% of NAV

- Institutional capital for opportunistic and value add investments
- Buy, fix, sell discipline
- Portfolio is primarily comprised of suburban shopping centers



Shops at Skyview, NY

KEY STATS

14M

Square feet of GLA
REIT + IM

225+

Properties
REIT + IM

\$6.5B

Total AUM
REIT + IM

5%+

Multi year NOI growth
REIT only

Why Acadia?

An irreplaceable street retail portfolio, a complementary investment management platform focused on suburban and urban real estate, and a balance sheet with the liquidity and flexibility to fund accretive external growth

\$6.5B

Total AUM across both platforms

1

STRONG INTERNAL GROWTH

Street-retail structural advantage: contractual steps, FMV resets, lower CapEx

6% average same-property NOI growth
over the last 10 quarters since 2024



2

ACCRETIVE ACQUISITIONS ADDING SCALE

~\$1.6B of acquisitions since 2024, in excess 1¢ of accretion per \$200M acquired



3

INVESTMENT MANAGEMENT PLATFORM

Profitable platform deploying institutional capital across suburban and urban retail, along with value-add and special situations



All supported by the strength of our balance sheet

Pro-rata Net Debt/EBITDA of 5.1x | Liquidity and flexibility to fund our growth pipeline

REIT Portfolio: Pathway to Outsized Growth



STREET RETAIL DRIVING OUTSIZED GROWTH



4.5% to 6.5% ANNUAL INTERNAL GROWTH

ADDITIONAL GROWTH DRIVERS

Redevelopment and development

Current Pipeline slated to contribute in excess of 10% projected 2026 FFO to internal growth

1. Pry loose refers to recapturing below-market space ahead of natural lease expiration.

Three Levers Driving Outsized Internal Growth

Mark to market/FMV resets, pry loose, lease up: multiple levers unique to our street retail portfolio

MARK TO MARKET AND FMV RESETS



91% Cash Spreads on New Leases
(all Q2 new leases, quarterly record)

PRY LOOSE



75% Spread
(Armitage re-lease in Q2)

LEASE UP



\$8.9M New Leasing ABR
(Q2 activity, quarterly record)

Q2 Highlights

Internal and external growth drove a second straight guidance raise



West Village, NYC

THE QUARTER

8.7%

Same property NOI growth

Street retail grew 15.6%

\$16.5M

Signed not open pipeline, 7% of ABR

All-time high, up over 50% from Q1

11%

Increase in YoY quarterly FFO per share

\$652M

Acquisitions as of Q2 release

\$742M YTD through September 14

FULL YEAR 2026 GUIDANCE

5% to 9%

Projected same property NOI growth

Trending above the midpoint

\$1.24 to \$1.26

Projected FFO as adjusted, ~10% YoY

Raised a second straight quarter

Internal Growth

Sector leading contractual and market rent growth



SoHo, NYC

Our High-Growth Prime Corridors

135 storefronts across 14 prime street retail corridors, in markets where brands HAVE to be

NEW YORK



SoHo
Williamsburg
West Village

Flatiron/Union Sq.
Madison Ave.

CHICAGO



Gold Coast
Armitage Ave.

WASHINGTON DC



Georgetown

LOS ANGELES



West Hollywood

DALLAS



Henderson Ave.

BOSTON



Newbury St.

PALM BEACH



Worth Ave.

FAIRFIELD COUNTY, CT



Greenwich Ave.
Westport

Why Street Fundamentals Are Driving Our Growth

Brands shift from department stores to direct to consumer locations have deepened the tenant pool



NEW YORK, MADISON AVE.

4.9%

Vacancy, lowest in nearly 20 years, from 16% in 2020

"There's no let up to Madison Avenue's retail rebound."

WWD, July 2026



CHICAGO, ARMITAGE AVE.

0%

Vacancy reached in 2025, from 4.2%

"Landlords get to be increasingly selective, and they get to drive rent."

Stone Real Estate, Crain's, June 2026



TENANT DEMAND, DTC AND LUXURY

More tenants

Direct-to-consumer: DTC causing shift from department stores deepening tenant pool.

"Brands are prioritizing physical stores to build that connection."

BoF Insights x McKinsey, 2026

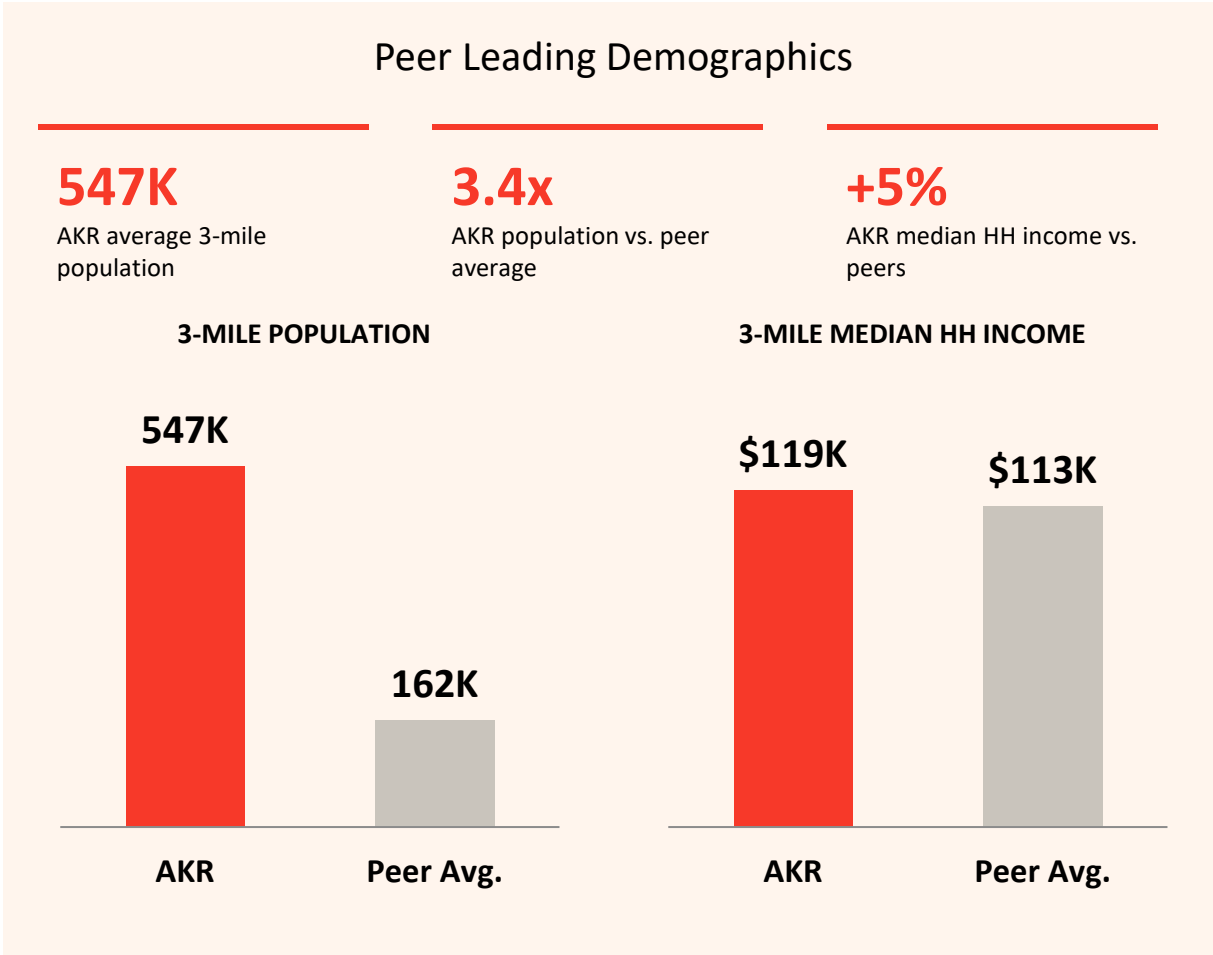
The Brands Choosing Our Streets

Brands you know and (emerging brands you will know) are choosing key streets to launch, build identity and grow

D Ô E N	alo	KITH	g n
 lululemon	ARITZIA	GUCCI	 CHANEL
 YVES SAINT LAURENT	VERONICA BEARD	Cartier	 VUOR1
JACQUEMUS	NN.07	KUJTEN	LE LABO

A representative sample of brands on our key corridors

Located Where The Consumer Lives



Note: Data from Green Street Strip Center Sector Demographics Update August 2026.

Street Retail: Structured for Growth

01

CONTRACTUAL RENT ESCALATORS

- **Higher contractual annual rent steps** (typically 3% annually)

02

MARK TO MARKET OPPORTUNITIES

- **Fair value resets** on renewal

03

LOWER COST TO GROW RENT

- **Lower leasing capex as a % of rent** drives higher net effective rent growth



West Village, NYC

THE RESULT

Net effective rent growth that outpaces other retail formats.

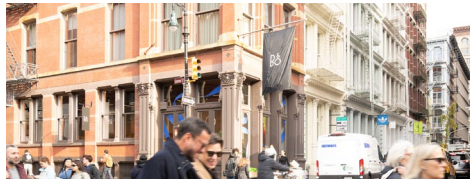
Our Street Retail Portfolio - Embedded Rent Growth Opportunity

APPROX. **25%** BELOW MARKET PORTFOLIO-WIDE | **\$20M to \$25M** OF EMBEDDED ABR UPSIDE



Spring Street, NYC

% BELOW MARKET TODAY *representative sample of our street corridors*



SOHO, MANHATTAN

APPROX. **35%**



ARMITAGE AVE., CHICAGO

APPROX. **50%**



HENDERSON AVE., DALLAS

APPROX. **60%**



N. 6TH ST., WILLIAMSBURG

APPROX. **25%**

Control of a Street Creates Pricing Power

1 Own enough of a corridor

2 Curate the tenancy

3 Drive Tenant Sales



M ST.
Georgetown, DC



NORTH 6TH ST.
Williamsburg, Brooklyn



ARMITAGE AVE.
Chicago

~25%

1 *Street Control*

2-3X

2 *Leasing Velocity*

10%

3 *Excess Rent Growth*

Controlling ~25% of a street unlocks the potential for 2-3X relative leasing volume and 10% 'excess' rent growth

AKR Portfolio - Representative Sample of Scale in Respective Locations

Redevelopment and Development

ADDITIONAL GROWTH DRIVERS

10%

OR MORE

of projected 2026 FFO from the current pipeline

Incremental internal growth as redevelopment and development projects reach stabilization, above the 2026 guidance midpoint.

FULLY FUNDED



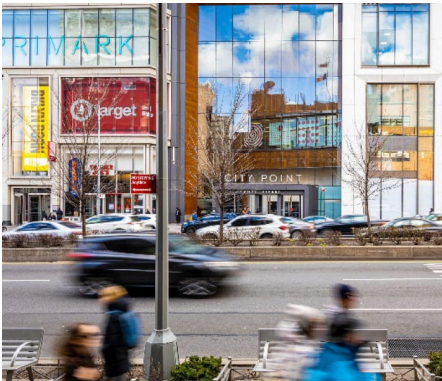
WEST COAST REDEVELOPMENT

\$0.03 to \$0.05



SUN BELT DEVELOPMENT

\$0.03 to \$0.05



URBAN MIXED-USE STABILIZATION AND STREET REPOSITIONING

\$0.05 to \$0.07



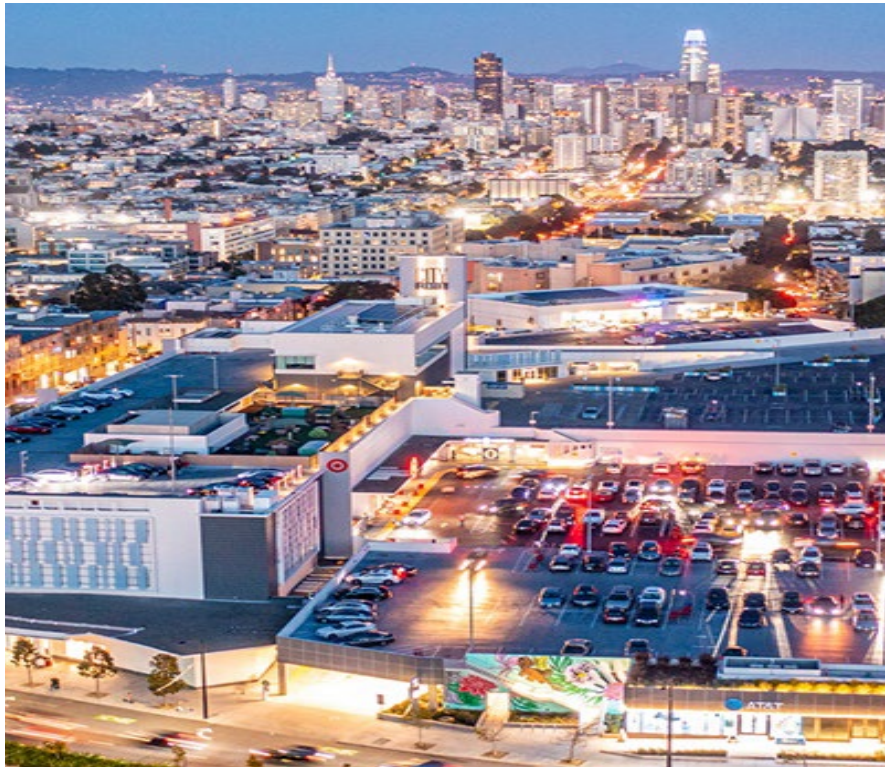
Based on estimated stabilized contributions from the projects that follow, measured against the midpoint of 2026 guidance. Timing of stabilization varies by project.

Building Earnings Momentum into 2027 and 2028

\$0.06 to \$0.10

OF INCREMENTAL FFO

Over 6% earnings growth from these two projects:
\$0.08 on \$1.25 of 2026 guidance, each at midpoint



REDEVELOPMENT

SAN FRANCISCO



DEVELOPMENT

KNOX HENDERSON, DALLAS

Incremental FFO reflects estimated stabilized contribution from the two projects.

San Francisco

MOMENTUM DRIVING GROWTH

INCREMENTAL FFO PER SHARE

\$0.03 to \$0.05

FROM LEASE UP AND PRY LOOSE

4 KEY ANCHORS SIGNED

2 CENTERS LEASING UP



SIGNED KEY ANCHORS

Club Studio · T&T Supermarket · Sprouts · Expanded Trader Joe's



555 9TH STREET

T&T Supermarket, Sprouts



CITY CENTER

Club Studio, expanded Trader Joe's

MARKET TAILWIND

Formula retail restrictions eliminated, helping retailers and future tenants open faster

Both centers leasing into a tightening market

Knox Henderson, Dallas

BUILDING SCALE WITH CONVICTION

STABILIZED FFO PER SHARE

\$0.03 to \$0.05

FULL YEAR RUN RATE

8% to 10%

TARGET YIELD ON COST

31 buildings owned



SCALED SINCE 2022

15 buildings acquired in 2022 · 10 developed · 6 acquired since 2024, most off-market

EXPANSION 2024 TO 2026

Breaking ground on 10 buildings, ~170K sf

OCCUPANCY 2027 TO 2028

Lease commencements begin

STABILIZATION 2027 TO 2028

\$0.03 to \$0.05 full year FFO run rate

Note: Recent parcel acquisitions have increased reported capex per square foot because the incremental square footage is not yet included.

Additional Earnings Upside

\$0.05 to \$0.07

OF POTENTIAL FFO PER SHARE,
FROM BOTH ASSETS COMBINED

Incremental upside from these two assets,
measured against projected 2026 earnings



STABILIZATION

CITY POINT, NYC



REDEVELOPMENT / LEASE-UP

840 N. MICHIGAN, CHICAGO

Accretive Acquisitions

Earnings, NAV and growth accretive



West Village, NYC

Building Scale With Conviction: Opportunistically and Accretively



TOTAL ACQUISITIONS SINCE 2024

~\$1.6 Billion

\$800M

REIT Street Retail Acquisitions

\$800M

Investment Management Acquisitions¹

+\$0.08 to \$0.09

of incremental annual FFO from these acquisitions

Ahead of our \$0.01 per \$200M invested target

OVER 50% growth in street retail GAV since 2024

1. Based on Investment Management's ownership, not the Company's pro rata share

Q3 2026

Building Scale in Our Existing Corridors

~\$119M

closed QTD, street retail

7 store fronts

high-growth corridors

\$400-500M

FY26 street retail target



West Village, NY

385 & 371-373 Bleecker Street



SoHo, NY

69-73 Greene Street



Greenwich, CT

171-173 Greenwich Avenue



West Hollywood, CA

8800-8804 Melrose Avenue

ON TRACK

Street retail acquisitions tracking to the FY26 target

\$742M

Total acquisitions YTD

\$318M

Street retail, REIT Portfolio

\$424M

Investment Mgmt

Building Scale, Market by Market

WHERE WE OWN THE STREET TODAY, AND WHERE WE ARE BUILDING NEXT

44 storefronts added across 12 markets since 2024

AT SCALE AND GROWING · 184	SCALE IN PROCESS · 50	NEW MARKETS · 6
HENDERSON, TX ▲ 79 storefronts GEORGETOWN, DC ▲ 52 storefronts WILLIAMSBURG, NYC ▲ 22 storefronts ARMITAGE, CHICAGO ▲ 13 storefronts WEST VILLAGE, BLEECKER ▲ 10 storefronts RUSH & WALTON, CHICAGO 8 storefronts	SOHO, NYC ▲ 21 storefronts UPPER MADISON, NYC ▲ 8 storefronts WEST HOLLYWOOD, CA ▲ 6 storefronts WESTPORT, CT 5 storefronts GREENWICH AVE, CT ▲ 5 storefronts FLATIRON / UNION SQ, NYC ▲ 5 storefronts	PALM BEACH, WORTH AVE ▲ 3 storefronts NEWBURY, BOSTON ▲ 3 storefronts



▲ Corridors where we have added storefronts since 2024.

Georgetown

WASHINGTON DC
M STREET

MARKET RENT GROWTH

+10%

CAGR '23 TO '26E

AT SCALE AND GROWING

\$117M

INVESTED SINCE 2024

1 Acquisitions

52

STOREFRONTS OWNED

26



SEE FOLLOWING PAGE FOR FULL STREET MAP

Georgetown

WASHINGTON DC
M STREET

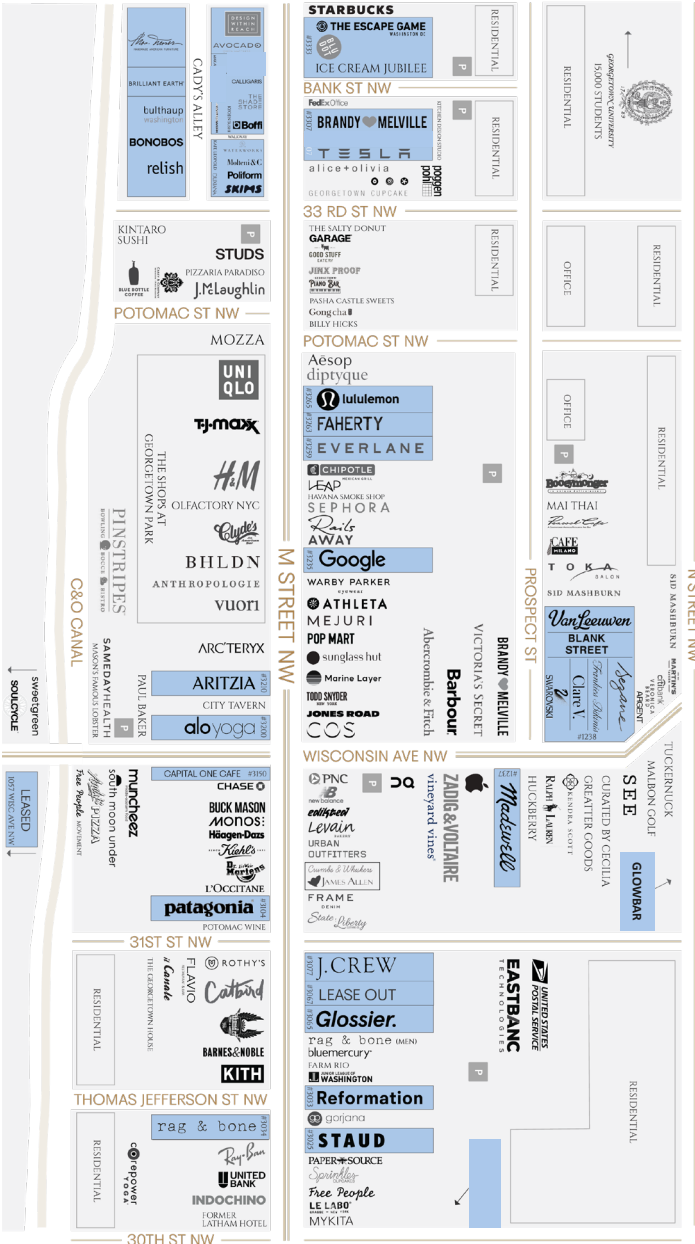
\$117M

INVESTED SINCE 2024

52

STOREFRONTS OWNED

Acadia owned storefronts



Williamsburg

BROOKLYN – NYC

MARKET RENT GROWTH

+15%

CAGR '23 TO '26E

AT SCALE AND GROWING

\$164M

INVESTED SINCE 2024

4 acquisitions

22

STOREFRONTS OWNED

28

Abercrombie & Fitch



lululemon

SEE FOLLOWING PAGE FOR FULL STREET MAP

\$164M

INVESTED SINCE 2024

4 acquisitions

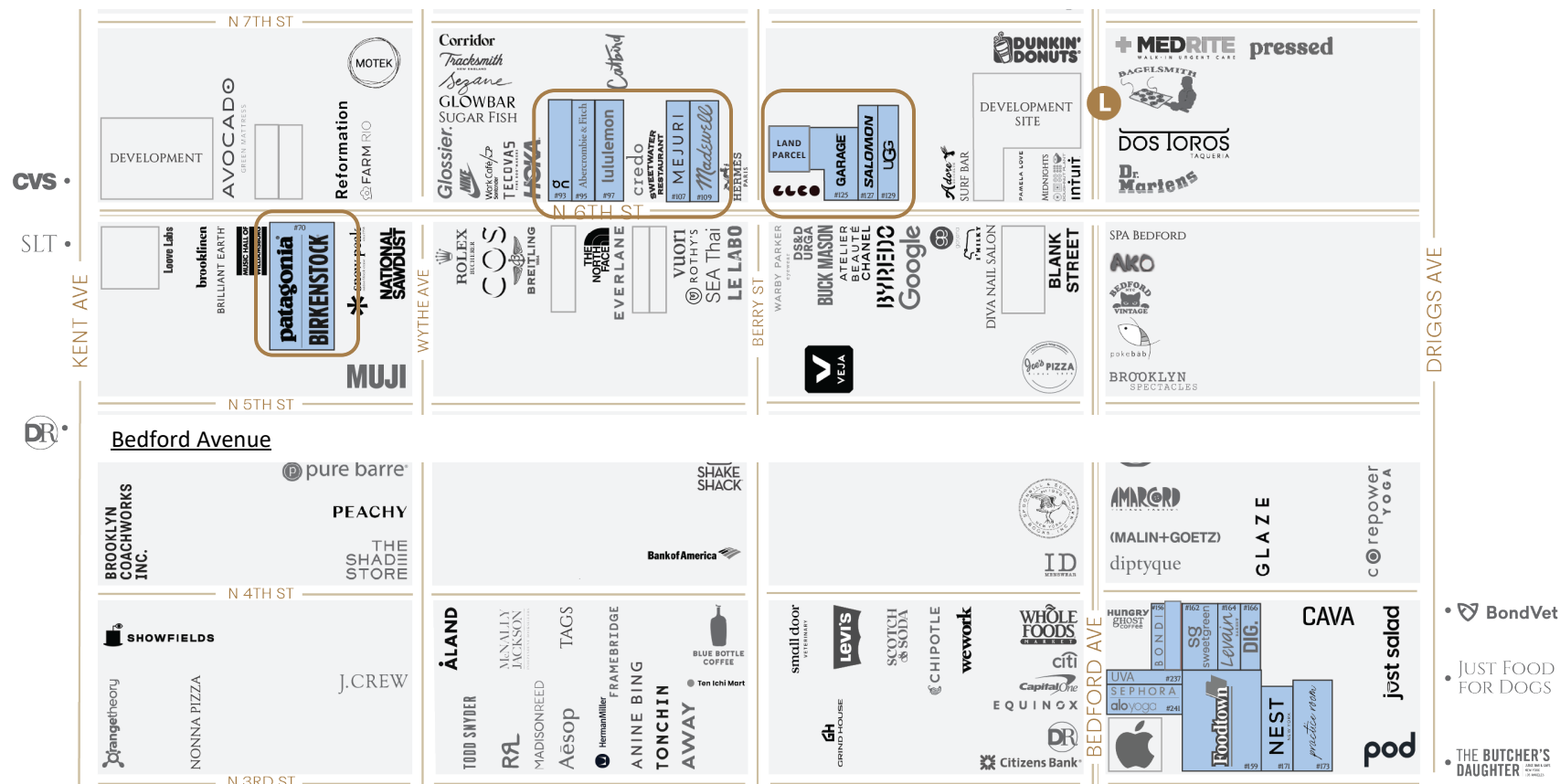
22

STOREFRONTS OWNED

■ Acadia owned storefronts

Acquired 2024–26

North 6th Street Corridor



Post Acquisition Leasing Converts Below-Market Rents into Cash



BOTH DEALS
Acquired 2024

6.0%
CURRENT YIELD ON COST

Sub-5.0%
MARKET CAP RATE TODAY

100+ bps
SPREAD CREATED

Curated leasing after acquisition converted below-market rents into cash flow, creating meaningful net asset value.

SoHo: high-6s yield expected on the next fair market value reset.

Armitage

CHICAGO

MARKET RENT GROWTH
+15%
CAGR '23 TO '26E

AT SCALE AND GROWING

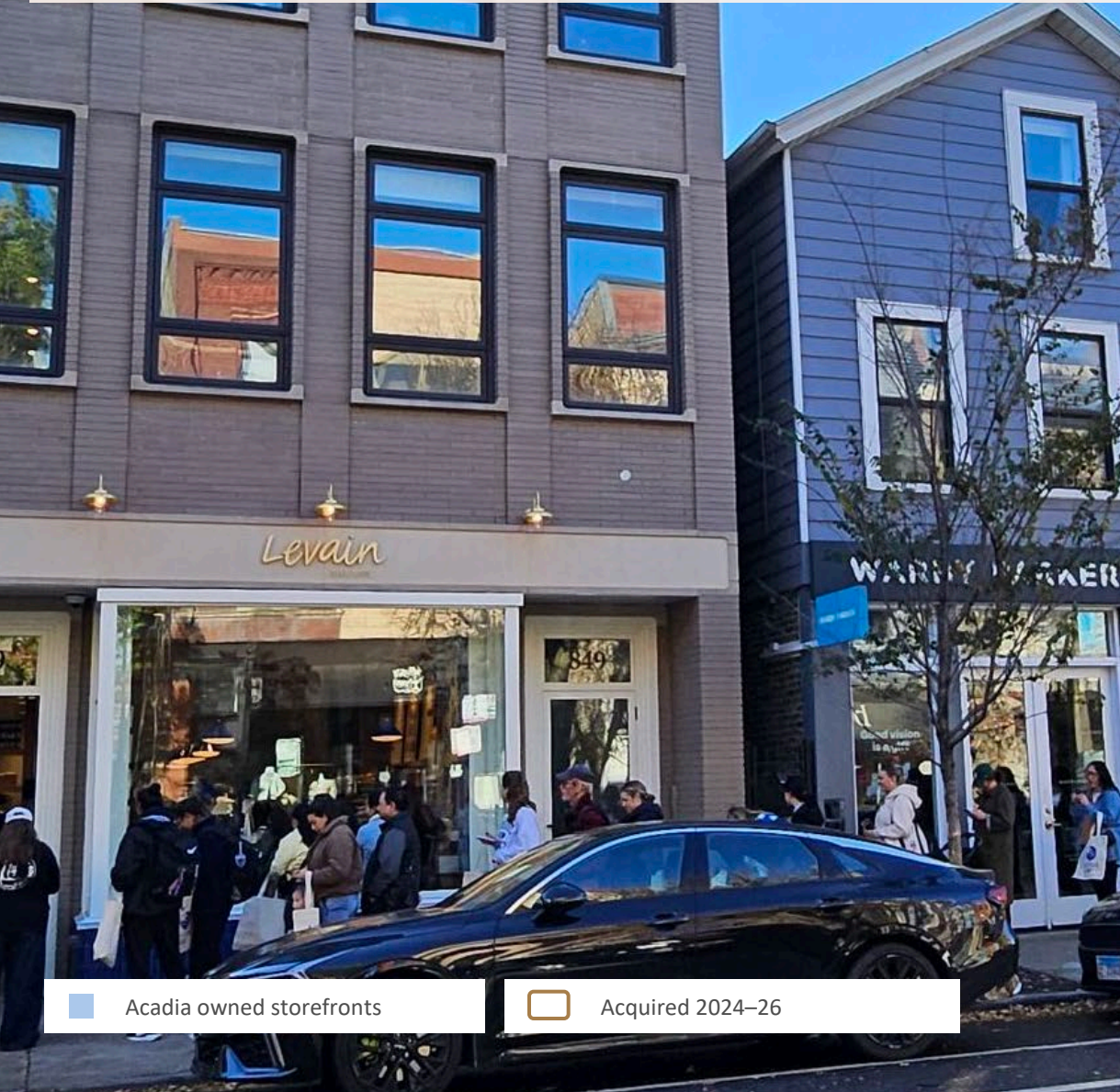
\$4.4M

INVESTED SINCE 2024
1 Acquisition

13

STOREFRONTS OWNED

31



7 ELEVEN
CHICAGO BAGEL AUTHORITY
Mugsy
DRY CLEANER
Clare V.
WINTRUST

ART OF PURE
The Second Child
KINCADES BAR
TACO BELL
SHEPHERD STATION
ART EFFECT

N BISSELL ST

PERUVIAN CONNECTION
CHICAGO BAR SHOP
PAPER+SOURCE
THE BLK TUX
OLD TOWN SCHOOL OF FOLK MUSIC
Kohl's
gorjana
MAISON MARTIN MARGIELA

Frankie's Bikinis
NAIL SALON
TIE BAR
JENNI KAYNE
INDOCHINO
VILLAGE COBBLER
DREAMDRY
HOTEL Chocolat.

N FREMONT ST

Aesop
SERENA & LILY
WARBY PARKER
Levain
LEASE OUT
NN. 07
Rais
Huckberry
INTERIOR DEFINE

La COLOMBE
BUCK MASON benefit
ROTHY'S
STATE & LIBERTY
HAGGAR
Waldgreens

N DAYTON ST

ALL SHE WROTE
MOSCOT
FAHERTY
TODD SNYDER
OLD NATIONAL BANK

resolvo
SUMMER THORNTON DESIGN
LORI'S SHOES
CHARLIE TROTTERS
TOPDRAWER
SEE
THE STONE
BANK OF AMERICA
BANK OF AMERICA
HELEN FICALORA
BEAUMONT BAR



Acadia owned storefronts



Acquired 2024-26

West Village

NYC
BLEECKER STREET

MARKET RENT GROWTH

+25%

CAGR '23 TO '26E

AT SCALE AND GROWING

\$40M

INVESTED SINCE 2024

3 acquisitions

10

STOREFRONTS OWNED

32



Acadia owned storefronts

Bleecker Street: Conviction, Then Scale



How We Assembled It

Ten storefronts assembled through a series of separate transactions since 2024

22 Months

ACQUISITION WINDOW

10 Storefronts

CONTROL OF THE STREET

+25%

MARKET RENT CAGR SINCE 2024

When we have conviction on a street, we scale quickly, and growth follows

Rush & Walton

CHICAGO
GOLD COAST

CORRIDOR FOOTPRINT

8

STOREFRONTS OWNED

AT SCALE AND GROWING

34



Acadia owned storefronts

SoHo

NYC

MARKET RENT GROWTH

+20%

CAGR '23 TO '26E

AT SCALE AND GROWING

\$184M

INVESTED SINCE 2024

4 acquisitions

21

STOREFRONTS OWNED

35



SEE FOLLOWING PAGE FOR FULL STREET MAP

INVESTED SINCE 2024

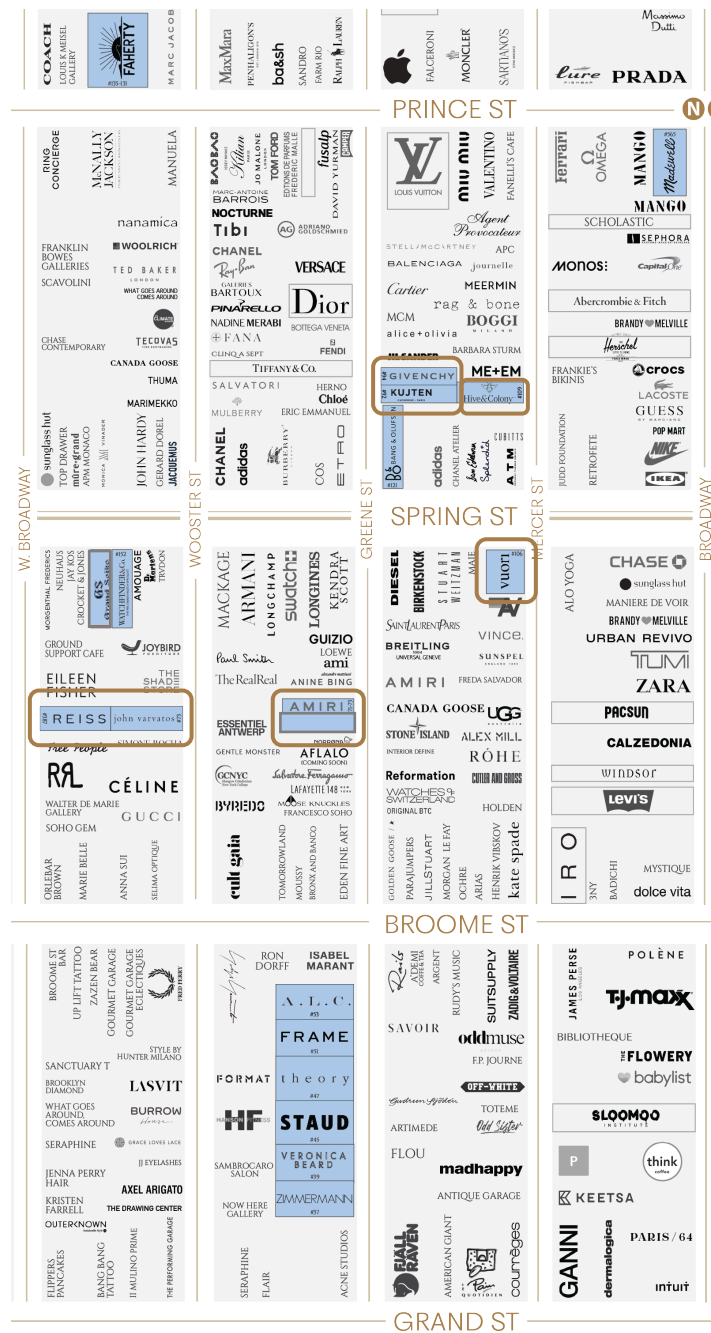
4 acquisitions

21

STOREFRONTS OWNED

■ Acadia owned storefronts

Acquired 2024–26



Upper Madison

MADISON AVENUE
NYC

MARKET RENT GROWTH

+25%

CAGR '23 TO '26E

SCALE IN PROCESS

INVESTED SINCE 2024

1 acquisition

STOREFRONTS OWNED

\$21M

8

37



SEE FOLLOWING PAGE FOR FULL STREET MAP

Upper Madison

NYC
MADISON AVENUE

\$21M

INVESTED SINCE 2024

8

STOREFRONTS OWNED

Acadia owned storefronts

Acquired 2024–26



West Hollywood

CALIFORNIA

MELROSE PLACE – MELROSE AVE – BEVERLY BLVD

MARKET RENT GROWTH

+15%

CAGR '23 TO '26E

SCALE IN PROCESS

\$29M

INVESTED SINCE 2024

1 acquisition

6

STOREFRONTS OWNED

39



Melbon AHLEM
SET ACTIVE
VRAI
ZIMMERMANN
Paul Ferrante
MARNI
Irene Neuwirth
ISABEL MARANT

VIOLET GREY
Chloé
THE ROW
MELANIE GRANT
SKIN HEALTH
2ND FLOOR
L'AGENCE
RACHEL COMEY
ALFRED
LASHIFY
forte_forte
A.P.C.
THOM BROWNE
NEW YORK
KHAITE

Melbon FRAME
SEV (GND FLD)
TEA COTTON CITIZEN kreation

Melrose Place
N. ALFRED STREET

TWP
FACILE
Maison Margiela
PARIS
BOTTEGA VENETA
MARIA TASH
WATERWORKS
N. CROFT AVENUE

BALMAIN
PARIS
GOLDEN GOOSE / ★
EDITIONS DE PARFUMS
FREDERIC MALLE
STAUD
AGOLDE
FOUNDRÉ
CATHERINE BLOOM
N. ORLANDO AVENUE

Acadia owned storefronts

Note: Map reflects Melrose Place only and the recent acquisition listed was on Melrose Avenue not pictured.

Westport

MAIN STREET
CONNECTICUT

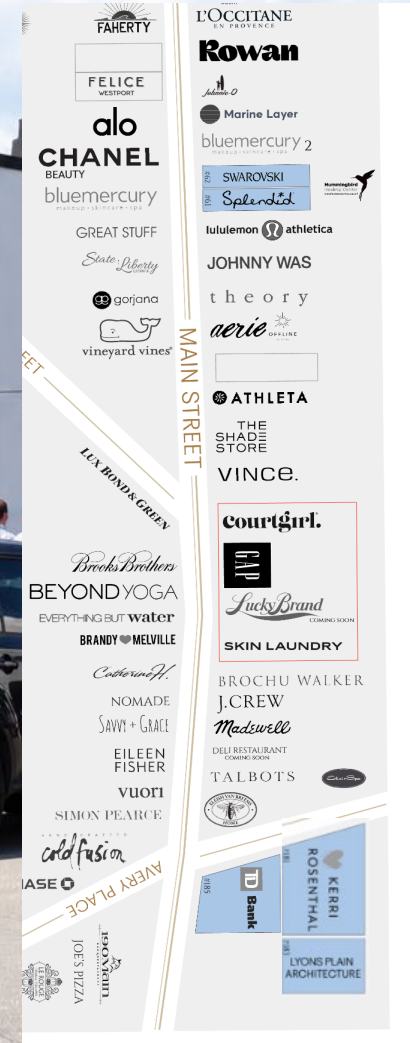
CORRIDOR FOOTPRINT

5

STOREFRONTS OWNED

SCALE IN PROCESS

40



Acadia owned storefronts

CONNECTICUT
GREENWICH AVENUE

41

INVESTED SINCE 2024

1 acquisition

5

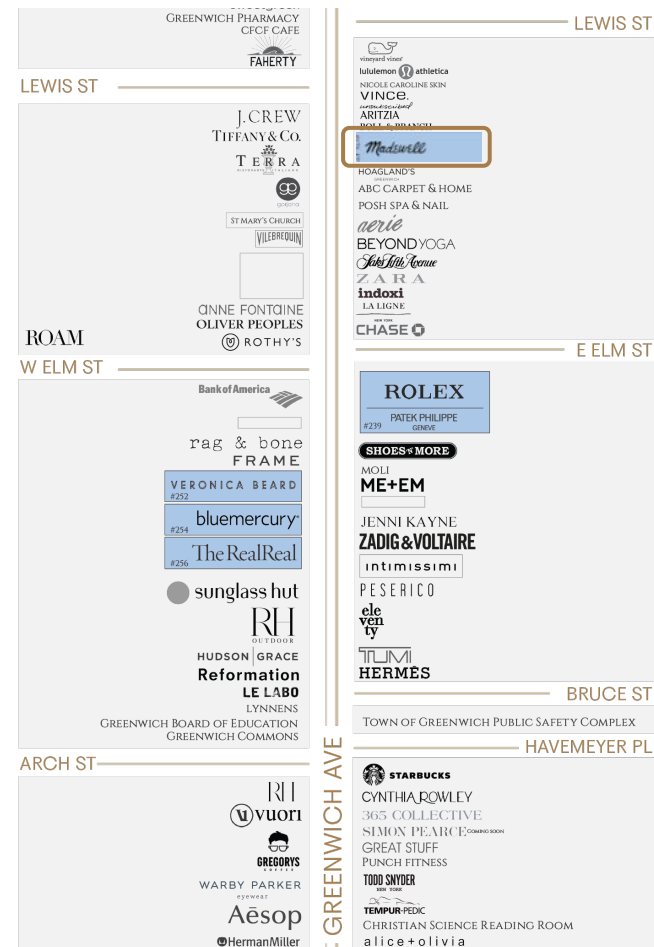
STOREFRONTS OWNED



Acadia owned storefronts



Acquired 2024–26



GREENWICH AVE

Flatiron / Union Square

NYC

MARKET RENT GROWTH

+20%

CAGR '23 TO '26E

SCALE IN PROCESS

\$57M

INVESTED SINCE 2024

2 acquisitions

5

STOREFRONTS OWNED



129 Fifth Avenue: Exceeding Underwriting

Flatiron District, Manhattan. Acquired vacant in Q2 2026 and re-leased at a premium.



1 STOREFRONT

SPECIALTY RETAILER

30 DAYS

TO SIGNED LEASE

9%+

YIELD ON COST

- Underwritten vacancy to re-lease at a premium
- Tenant relationships drew competing bids
- Signed rent well above underwriting

Buying vacancy in supply-constrained corridors converts leasing execution into yield.

Palm Beach

FLORIDA

MARKET RENT GROWTH

+20%

CAGR '23 TO '26E

NEW MARKET

INVESTED SINCE 2024

1 acquisition

\$43M

3

STOREFRONTS OWNED

44



MAUS&HOFFMAN

RALPH LAUREN

ST. JOHN

PETER MILLAR

Peggy Daven

CALLIE ME

Yvel

FRANK AUBERT

KASSATLY'S

Bonpoint

BEN BROWN FINE ARTS

Gilly Rubitz

ARCATURE FINE ART

GREENLEAF & CROSBY

Yafa

PERESICO

GRAFF

PROVIDENT

GALLERY

RIGHTERS

BRUNELLO

CUCINELLI

JENNIFER TATTANELLI

ZEGNA

THE

MaxMara

VALENTINO

Van Cleef & Arpels

FERRAGAMO

Saks Fifth Avenue

CH

CHRISTINA HERRERA

PUCCI

TRILLION

PATRICIA ROBAL

EST. 1992

MORGENTHAU FRED

vineyard vines

ERES

CHANEL

HIB

TIFFANY & CO.

TORY BURCH

DAVID YURMAN

Le Bijoux

VERSACE

MAISON MARTIN MARGIELA

BOTTEGA VENETA

Poupette St Barth

CANALIER GALLERIES

JEWELERS

GUCCI

J.M. Laughlin

G.FORE

JACQUES TOULOU

PANERAI

IWC

SCHAFFHAUSEN

HAMILTON

GIORGIO ARMANI

LAMUSE

MARCO CIMMINO

RUSSECK

LINDA G. GARY REAL ESTATE

S. CO

BUCHERER

1888

FINDLAY

GALLERIES



Acadia owned storefronts



Acquired 2024-26

Newbury Street

BOSTON

MARKET RENT GROWTH

+10%

CAGR '23 TO '26E

NEW MARKET

INVESTED SINCE 2024

1 acquisition

STOREFRONTS OWNED

\$110M

3

45



SEE FOLLOWING PAGE FOR FULL STREET MAP

Newbury Street

BOSTON

\$110M

INVESTED SINCE 2024

1 acquisition

3

STOREFRONTS OWNED

Acadia owned storefronts

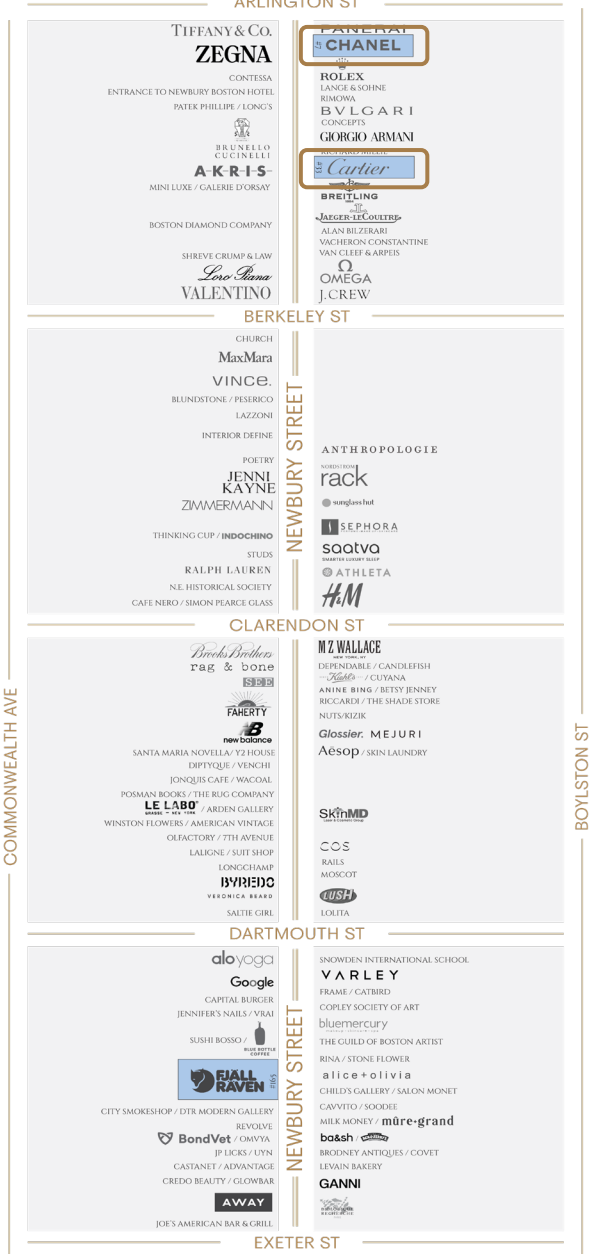
Acquired 2024–26

A BLOCK

B BLOCK

C BLOCK

D BLOCK



Investment Management Platform

Institutional capital, a profitable complement



The LINQ Promenade, Las Vegas

Our Complementary Investment Management Platform

Buy, fix, sell: institutional capital funds high return opportunities alongside our own balance sheet



Family Center at Riverdale, UT

Value-Add Development

Ground-up and redevelopment projects in supply constrained corridors.

Distressed Retailer Real Estate

Real estate acquired out of retailer restructurings and store closures.

High Yield

Current-return assets bought at a discount to replacement cost.

Value-Add / Lease Up

Under-occupied assets where lease-up drives the NOI growth.

Investment Management Highlights

NEARLY \$1B IN TRANSACTIONS YTD, INCLUDING \$500M+ DISPOSED/RECAPITALIZED AT NEARLY 2X EQUITY MULTIPLE — WITH \$200M+ MORE TARGETED BY YEAR-END

\$425M

Shops at Skyview acquisition in partnership with TPG

\$435M

Fund V Recapitalization in partnership with TPG

*18% IRR
1.87x Equity Multiple*

\$68M

Recapitalization with Cohen & Steers



Shops at Skyview – NY



Elk Grove Commons – CA



Pinewood Square – FL

Balance Sheet

Liquidity, flexibility and dry powder



M Street, Georgetown DC

Strong Balance Sheet to Support Exponential Growth

POSITIONED TO PREFUND EXTERNAL GROWTH THAT RAPIDLY MOVES THE NEEDLE



Minimal near-term exposure to interest rates due to interest rate swap contracts

2030

No significant REIT debt maturities until 2030

5.1x

Pro-rata Net Debt/EBITDA¹

~\$1B

Total Liquidity¹



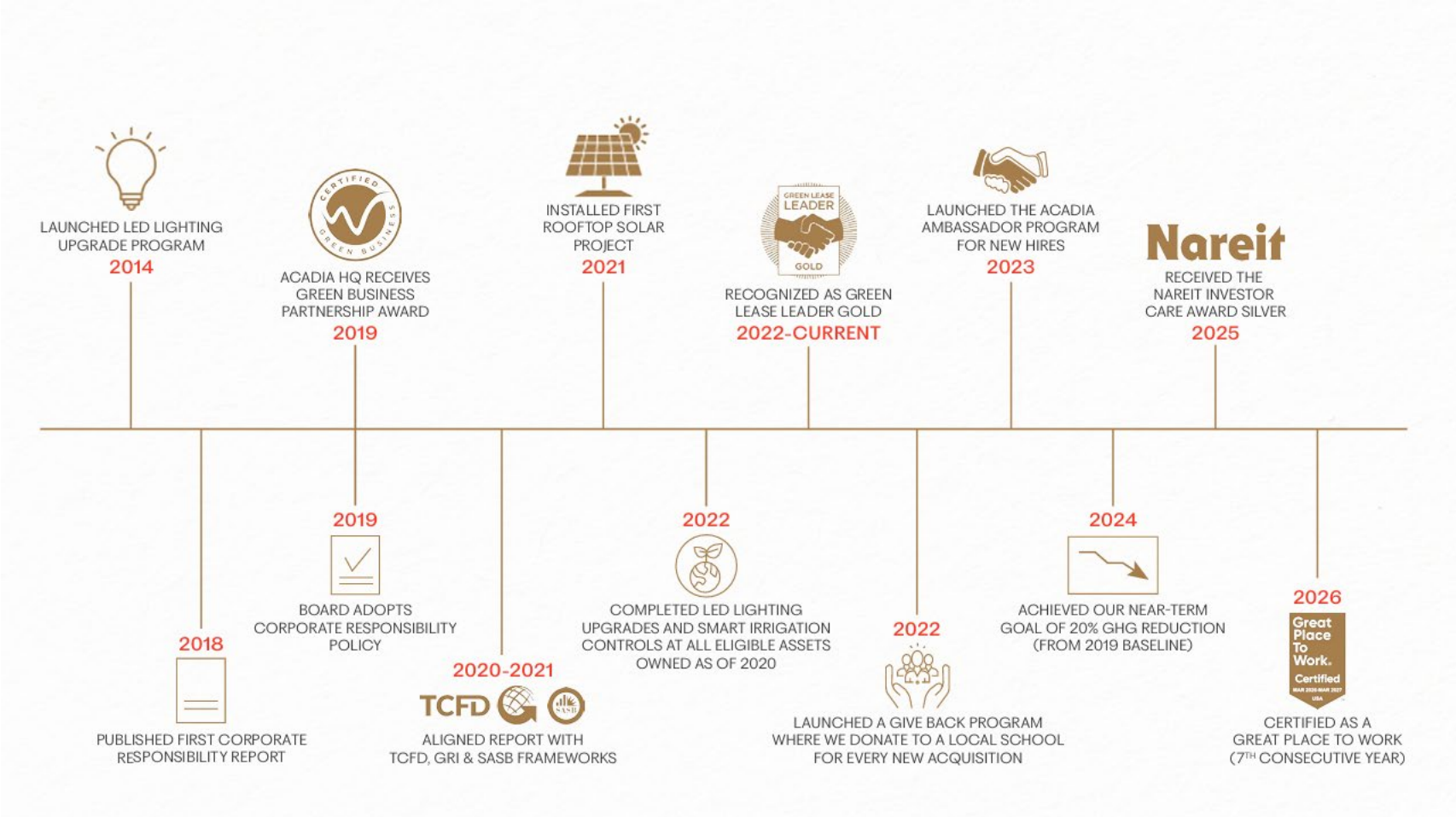
1. Amounts include assumed proceeds from unsettled forward equity contracts



Why Acadia Realty Trust

- ✓ **A highly differentiated business**
- ✓ **High visibility and conviction on internal growth**
- ✓ **An irreplaceable street retail portfolio**
- ✓ **A balance sheet with liquidity and flexibility**
- ✓ **A profitable investment management platform**

Corporate Responsibility Highlights



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”). We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995, and we are including this statement for the purposes of complying with those safe harbor provisions, in each case, to the extent applicable. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations (including with regards to its acquisition pipeline and development activities) 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 (such as ongoing armed conflicts and heightened regional tensions in the Middle East), contemplated tariff increases and other trade restrictions, which may lead to a disruption of or lack of access to the capital markets, disruptions and instability in the banking and financial services industries 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 and those of our tenants; (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 future public health crisis which may adversely affect us and our tenants' business, financial condition, results of operations and liquidity; (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) the Company's ability to pay dividends at current levels and the board's discretion in authorizing future dividends; (xvi) risks associated with our use of AI tools, which could result in reputational harm, and legal or regulatory liability; (xvii) the loss of key executives; and (xviii) 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.

The Company uses, and intends to use, the Investors page of its website, which can be found at <https://www.acadiarealty.com/investors>, as a means of disclosing material nonpublic information and of complying with its disclosure obligations under Regulation FD, including, without limitation, through the posting of investor presentations and certain portfolio updates. Additionally, the Company also uses its LinkedIn profile to communicate with its investors and the public. Accordingly, investors are encouraged to monitor the Investors page of the Company's website and its LinkedIn profile, in addition to following the Company's press releases, SEC filings, public conference calls, presentations and webcasts.

INVESTOR RELATIONS

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 Acadia Realty Trust

ACADIA