



Our Portfolio 2024

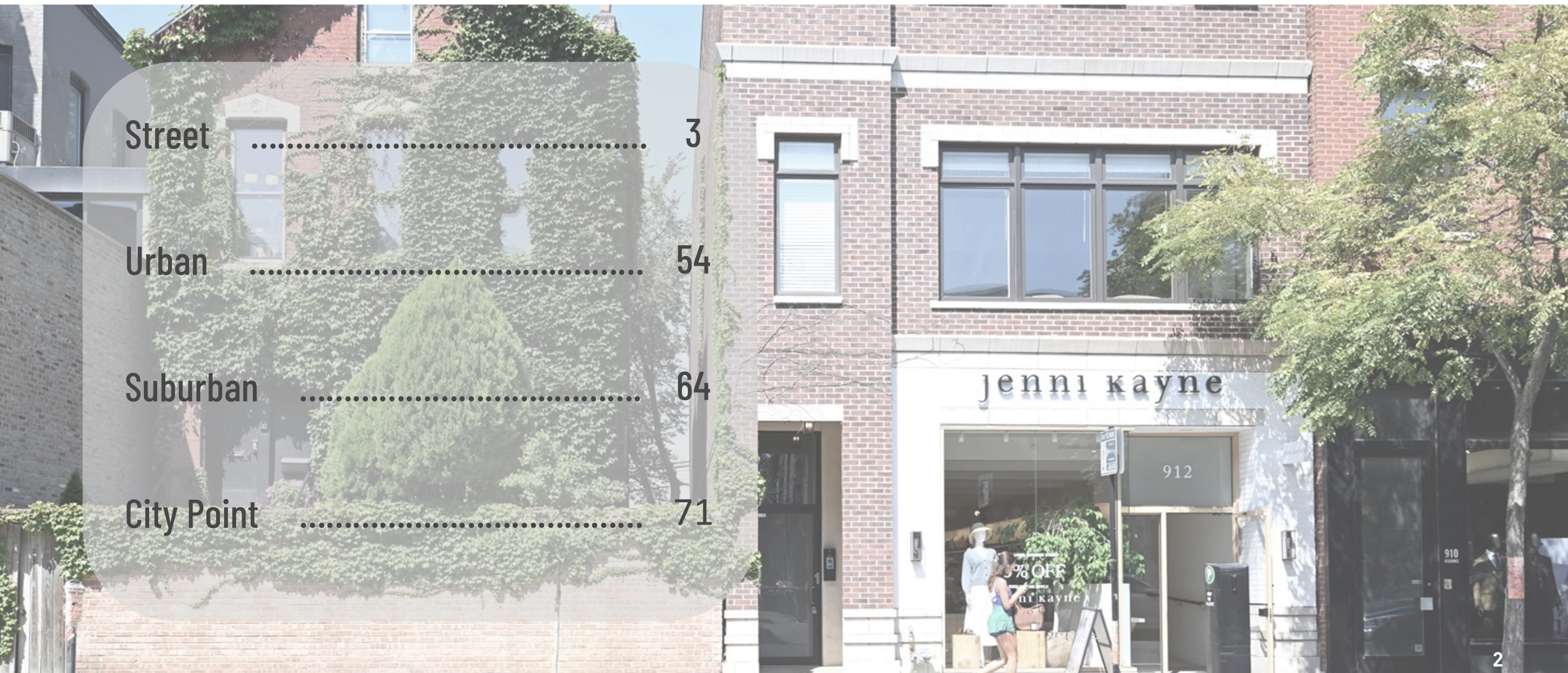


ACADIA
REALTY TRUST



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STREET PORTFOLIO





SOHO

NEW YORK CITY, NY





CLUB MONACO

83



PULL

CLUB MONACO

Now
opened

83 Spring Street
SoHo, NY

SOHO NEW YORK CITY, NY



Acadia-owned assets

- Leased
- Available



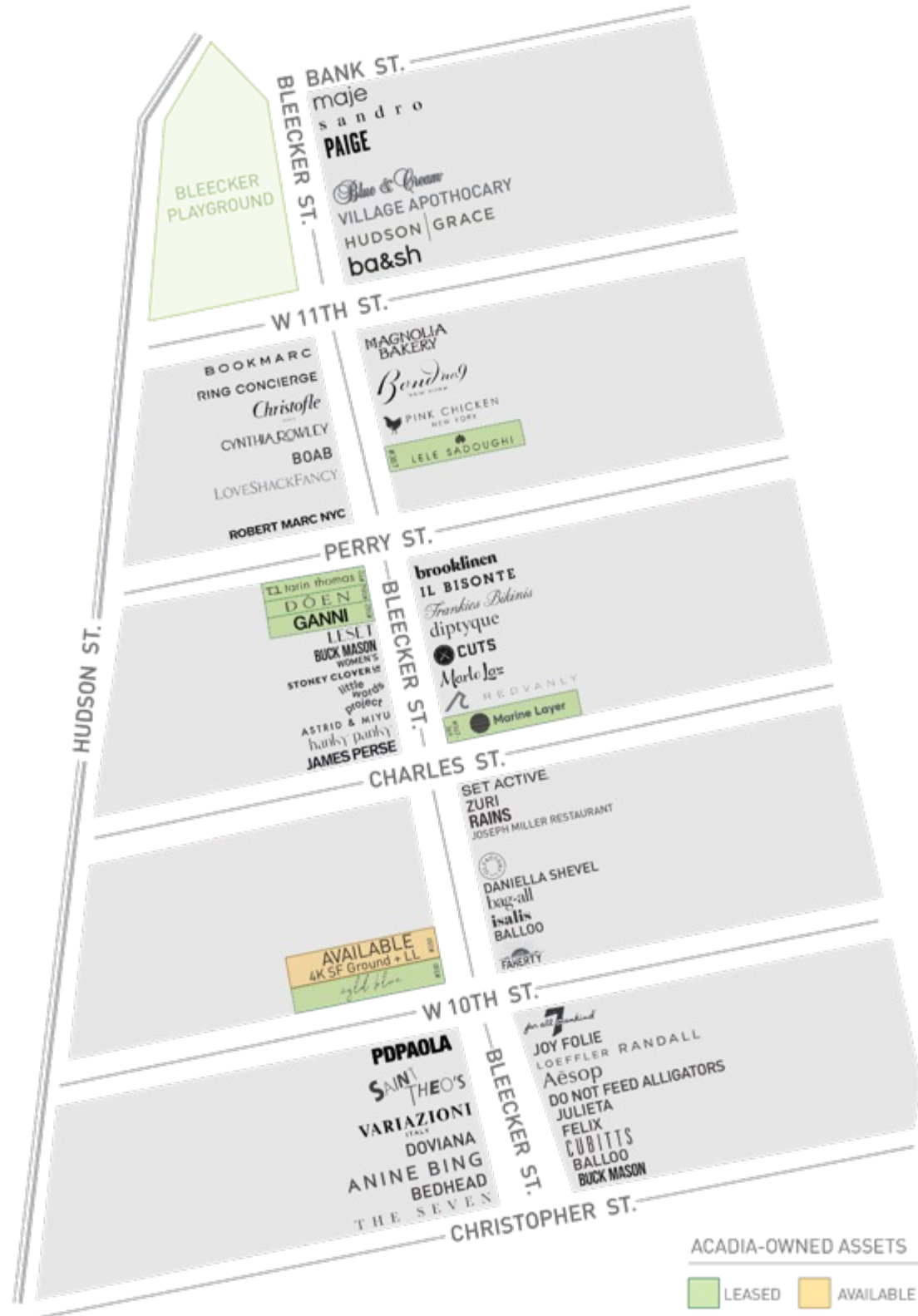
WEST VILLAGE

NEW YORK CITY, NY



WEST VILLAGE

NEW YORK CITY, NY



ACADIA-OWNED ASSETS

LEASED AVAILABLE

SEPHORA
STUDIO

SEPHORA STUDIO

WILLIAMSBURG

Brooklyn, NY

CORCORAN





Partners
COFFEE ROASTERS
BROOKLYN — NEW YORK



K.O.R.N.
BARBER

Adore

WILLIAMSBURG
Brooklyn, NY

WILLIAMSBURG

BROOKLYN, NY



Bedford Avenue

- BondVet
- Just Food for Dogs
- THE BUTCHER'S DAUGHTER



North 6th Street Corridor

LAND PARCEL

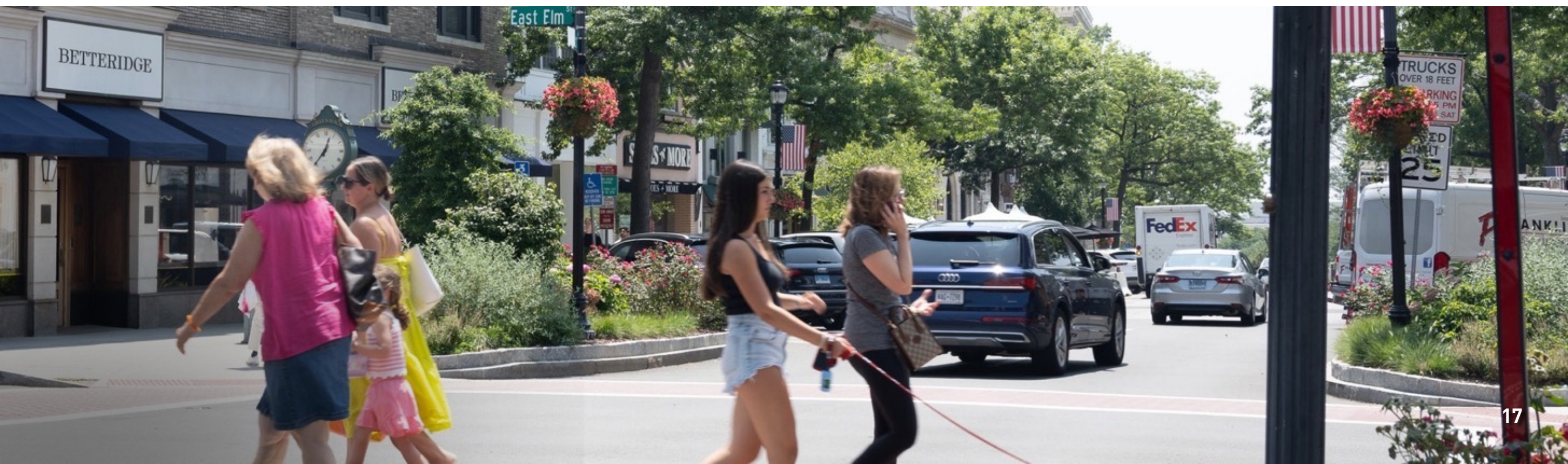
Acadia-owned assets

- Leased
- Available



GREENWICH,

Connecticut



GREENWICH CONNECTICUT



Acadia-owned assets



Leased



Available

WESTPORT

Connecticut





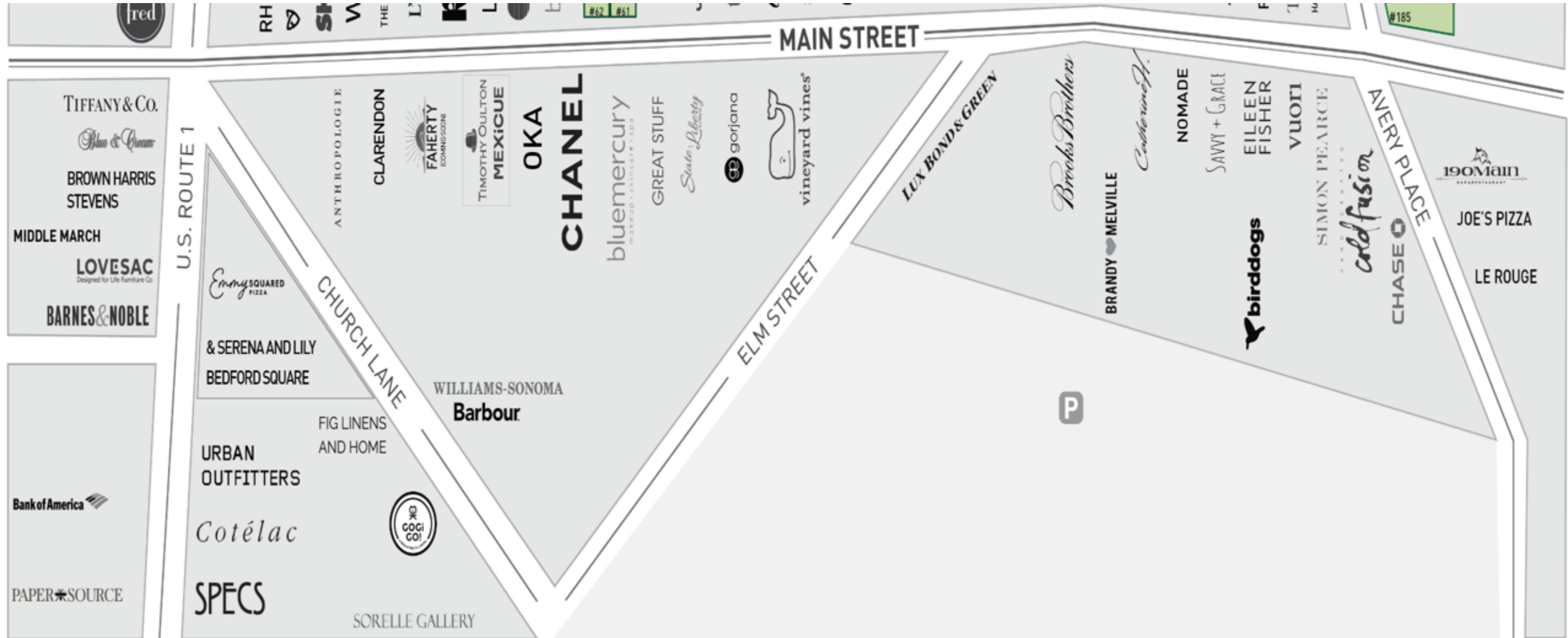
WILLIAMS
SONOMA
BALTIMORE

SUMMER
JOBS
AND SPRING
DAYS

ASK US AT
FRANK

WE ARE OPEN
WALK-IN CALL 855...

WESTPORT, CONNECTICUT



ACADIA-OWNED ASSETS





GEORGETOWN

Washington, D.C.





ATHLETA

M STREET
Georgetown, Washington, D.C.



RECENT TENANT UPGRADES

Before



M Street, Washington, D.C.
Georgetown



After

GEORGETOWN

WASHINGTON, D.C.



ACADIA-OWNED ASSETS

LEASED AVAILABLE

ARMITAGE

Chicago, IL







907 W ARMTIAGE AVE
Chicago, IL



ARMITAGE

CHICAGO, IL



7 Eleven
Chicago Bagel Authority
Mugsy
Dry Cleaner
Clare V.

ART OF PURE
The Second Child
Kincades Bar
TACO BELL
M
Sheffield
El Station
Art Effect

N. BISSELL ST

Peruvian Connection
Chicago Bar Shop
PAPER+SOURCE
#917 THE BLK TUX
Old Town School of Folk Music
#907 Kiehl's
gorjana
MAISON MARTIN MARGIELA
FRENCH CAPE

UpWest
Nail Salon
TIE BAR
JENNI KAYNE #912
Indochino
Village Cobbler
Dreamdry
Jeni's Ice Cream
Foxtrot

N. FREMONT ST

Aesop
SERENA & LILY #853
WARBY PARKER #851
Levain #849
BONOBOS #845
albirds #843
Rails #841
PARACHUTE #839
Interior Define

W ARMITAGE AVE

La COLOMBE
BUCK MASON
benefit
Meyer
ROTHY'S
State & Liberty
TRUE CLASSIC
redgreens

N. DAYTON ST

All She Wrote
#823 Wacoal
#819 FAHERTY
拉麵さん (RAMEN-SAM)
Pasta Palazzo
TODD SNYDER NEW YORK
OLD NATIONAL BANK

resolve
Summer Thornton Design
Lori's Shoes
Charlie Trotters
Topdrawer
SEE
Helen Ficalora
Beaumont Bar
CAFE BB BB BECCHI
azil boutique
ROCK N RAGS
womica + andy
LEFT ON THREAD
@pure barre

W. DICKENS AVE

Jarean Krung
Specialized Bike Shop
BLUEBERRY MOON
AVEDA
Aroma Workshop
John's Food & Wine
CENTRE
SECRET
CALVIN KLEIN
Nail Spa
Pilates ProWorks
The Sinless Tan
PYAR & CO.
Dynamic Liquors
Oasis Facets
Medi
APOTHECO PHARMACY
The Kismet Table
Heartbreak
Beautiful Rugs
Liquor Expo
Glascots Tavern

W. WEBSTER AVE

STARBUCKS
Halsted Street Dental
Illinois Skin Center
CLUB MONACO #2206 #2208
bluemercury

N HALSTED ST

Shiloah
out Prime
aring NYC
Schlitz Bar

citibank
Residences

eDrop-off Luxury
Consignment
Elementary School

Midi North
Animal Hospital
Studios Fuse:
-Spring Fitness
-Yoga Sparc
-Rock @ 55 Fitness
-Hang 5 Fitness
-Orange Theory Fitness

ACADIA-OWNED ASSETS

LEASED AVAILABLE

2633

RUSH-WALTON

Chicago, IL





RUSH-WALTON
Chicago, IL



RECENT TENANT UPGRADES

Before



21 E Chestnut, Chicago, IL



After

RUSH- WALTON

CHICAGO, IL





CLARK & DIVERSEY

Chicago, IL



W DIVERSEY PKWY APPROX. 20K PEDS / DAY



ACADIA-OWNED ASSETS

- AVAILABLE
- LEASED



BAR ⚡ CADIA

HENDERSON AVENUE

DALLAS, TX

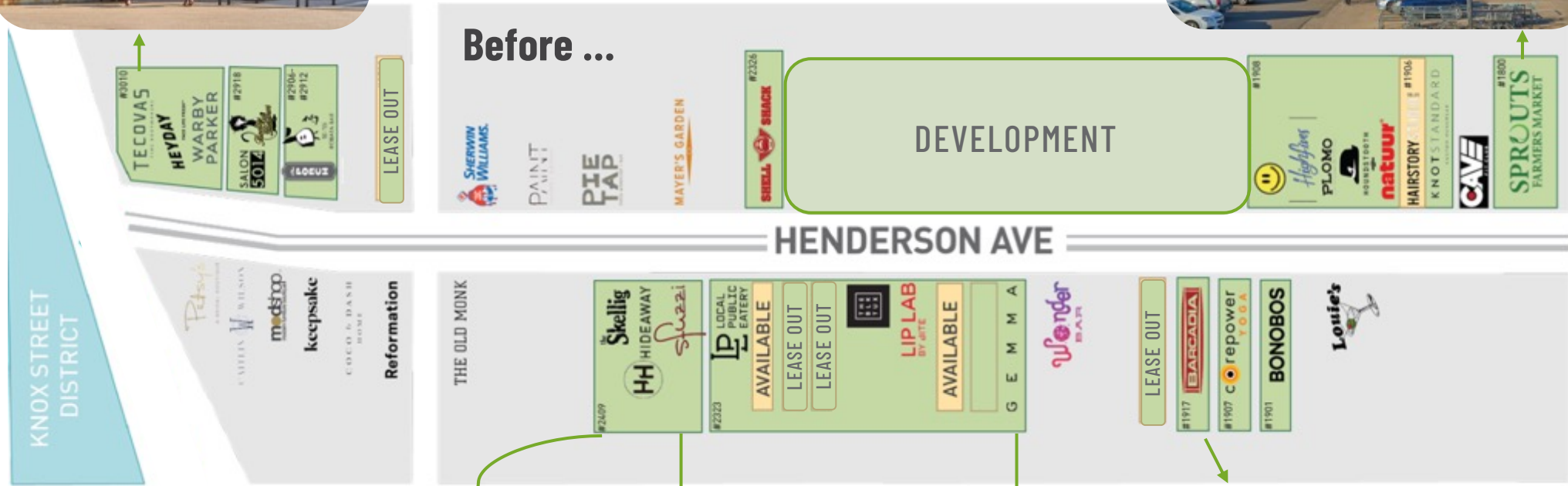
HENDERSON AVENUE

DALLAS, TX



HENDERSON AVENUE

EXPANSION



HENDERSON AVENUE

EXPANSION

After ...



HENDERSON AVENUE

EXPANSION

Inception:
2022 -
Acquired Assets,
15 retail buildings
(~120k square feet)

Expansion Phase:
2024 -2025 Breaking Ground,
Design, & Development
Up to 10 incremental buildings
(~ 161k square feet)

Occupancy Phase:
2027 -
Lease Commencements

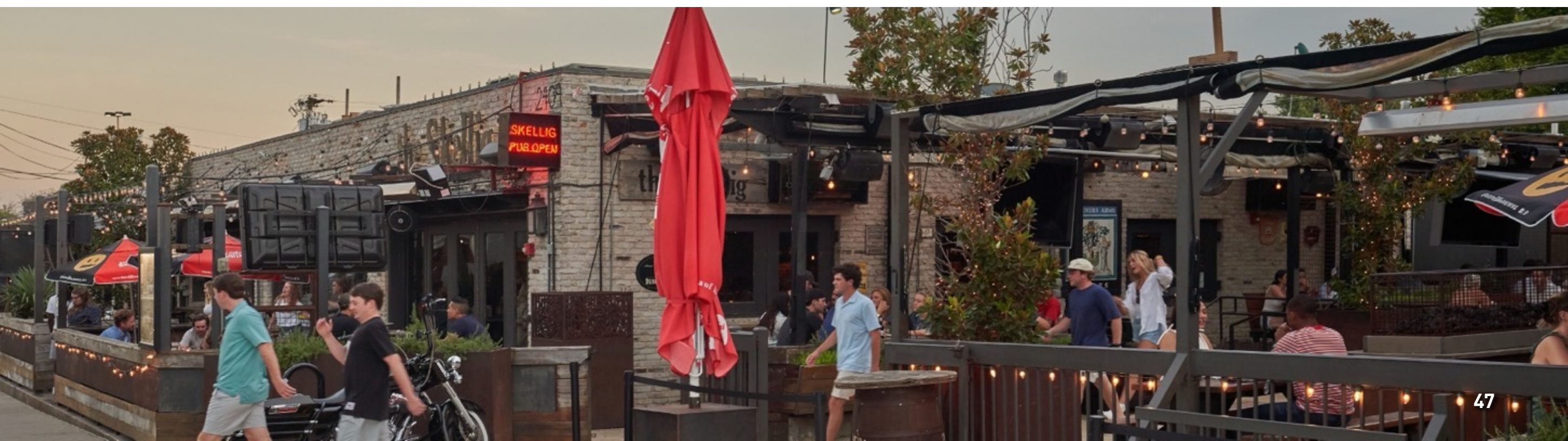
Final Phase:
2027 - 2028
Stabilization



Projecting yield on cost in excess of 8%

- Expansion in stages with an aggregate incremental cost of approximately \$100 million
- Projected to contribute in excess of 2% incremental long-term earnings upon stabilization







MELROSE PLACE

Los Angeles, CA



GUCCI

GUCCI

DO NOT ENTER

CASABLANCA

2nd St

APC

VIOLET GREY

THE INDUSTRY'S BEAUTY EDIT

8452
MELROSE PLACE

MELROSE PLACE
Los Angeles, CA





AWAY

Acadia-owned assets

NORDSTROM LOCAL

@ ROTHY'S

LUNYA

STAUD



EDITIONS DE PARFUMS
FREDERIC MALLE

GOLDEN GOOSE / ★

BALMAIN
PARIS

N CROFT AVE

WATERWORKS



MARIA TASH

BOTTEGA VENETA

Maison Margiela
PARIS

FACILE

IR O

N ALFRED ST

COTTON CITIZEN

BIOLOGIQUE
RECHERCHE
PARIS



FRAME

VERONICA
BEARD

LOVESHACKFANCY



RASPIA

WARRAN LOTAS

GLOBE TROTTER

AWAY

MEJURI

INDOCHINO

SERENA s LILY



Leased

GUCCI

BY FAR

A.P.C.

forte_forte

SPRWMMN

ALFRED

COFFEE & KITCHEN

RACHEL COMEX

L'AGENCE

MELANIE GRANT

THE ROW

Chloé

VIOLET GREY

ISABEL MARRANT

Irene Neuwirth

M A R N I

Paul Ferrante

ZIMMERMANN

VRAI

SET ACTIVE

SOMETHING NAVY

STUDS



CATCHSTEAK

Outdoor
Voices

La Maison
Francaise

Wanna Buy
a Watch?

@pvolve

CARACHÉLE
SALON

JEAN DOUSSET

Luxbae

ROSALINE

MADISON
LOS ANGELES

awe

housc'd

CHURCH

Reebok
LAB
LOS ANGELES 2017

MELROSE PLACE

MELROSE PLACE

LOS ANGELES, CA

URBAN PORTFOLIO





CITY CENTER

San Francisco, CA

San Francisco 555 Ninth Street & City Center:



DENSIFICATION / VALUE ENHANCEMENT



CITY CENTER
San Francisco, CA



555 NINTH STREET

San Francisco, CA



TRADER JOE'S

TRADER JOE'S


PARKING ONLY
MINIMUM FINE .S250


PARKING ONLY
MINIMUM FINE .S250







555 Ninth Street, San Francisco, CA



- AKR development team successfully removed a significant zoning hurdle - eliminating significant time / cost typically required for national retailers to open and operate in San Francisco
- BBY Space Recaptured
- Ready for Repositioning
- Jr Anchor / Container Store lease signed for part of 2nd level

SULLIVAN CENTER

Chicago, IL



SUBURBAN PORTFOLIO

~50%

OF SUBURBAN PORTFOLIO IS GROCERY-ANCHORED



New York
Village Commons Branch Plaza
New Loudon Center Crossroads
Amboy Center
28 Jericho Turnpike
Bedford Green

Pennsylvania
Abington Towne Center Plaza 422
Route 6 Mall
Chestnut Hill

New Jersey
Elmwood Park
Marketplace of Absecon

Michigan
Bloomfield Town Square

Massachusetts
201 Needham Street
163 Highland Avenue Methuen
Crescent Plaza

Delaware
Brandywine Town Center
Market Square
Naamans Road

Connecticut
Town Line Plaza

Indiana
Merrillville Plaza

Illinois
Hobson West Plaza

Vermont
Gateway

WILMINGTON, DE

BRANDYWINE TOWN CENTER



Recent Tenant Upgrades

Bed Bath & Beyond + Dick's Sporting = New Dick's House of Sport



ROCKY HILL, CT

TOWN LINE PLAZA



LATHAM, NY

NEW LOUDON CENTER



HOBART, IN

MERRILLVILLE PLAZA



BROCKTON, MA

CRESCENT PLAZA



An aerial photograph of a city skyline at sunset. The sky is filled with orange and yellow clouds. In the foreground, a semi-transparent white grid is overlaid on the image. The word "CITYPOINT" is written in large, bold, black, sans-serif capital letters across the center of the grid. Below it, the text "Brooklyn, NY" is written in a smaller, black, sans-serif font. The background shows a dense urban landscape with various skyscrapers and buildings. A prominent dark, cylindrical tower is on the left. In the center, a white building with a grid pattern is visible. To the right, a tall, blue-tinted skyscraper stands out. The city extends to the water in the distance.

CITYPOINT

Brooklyn, NY

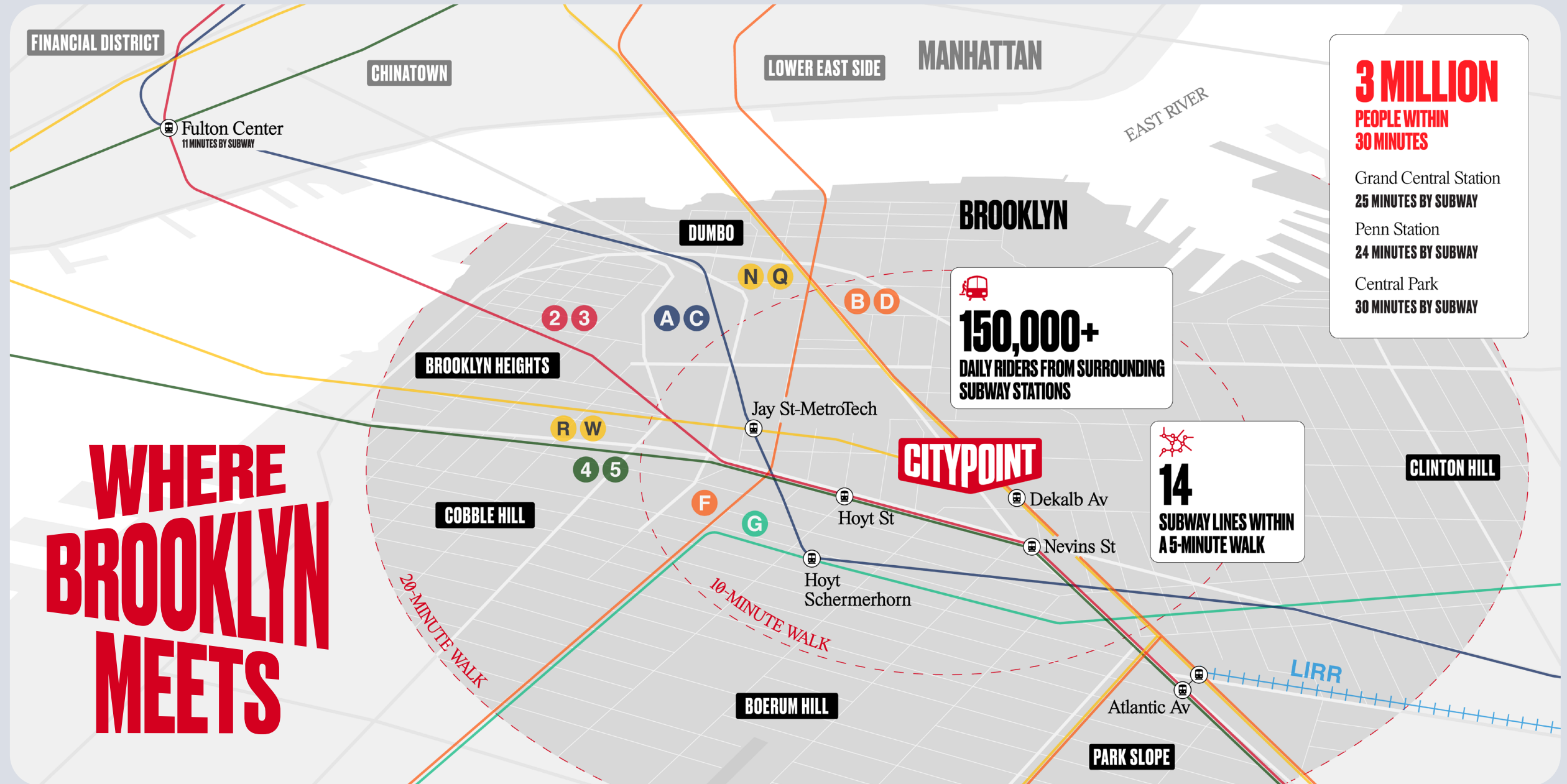


NYU DENTISTRY
Brooklyn Patient Care

PRIMARK



In The Heart of The City



**WHERE
BROOKLYN
MEETS**

3 MILLION
PEOPLE WITHIN
30 MINUTES

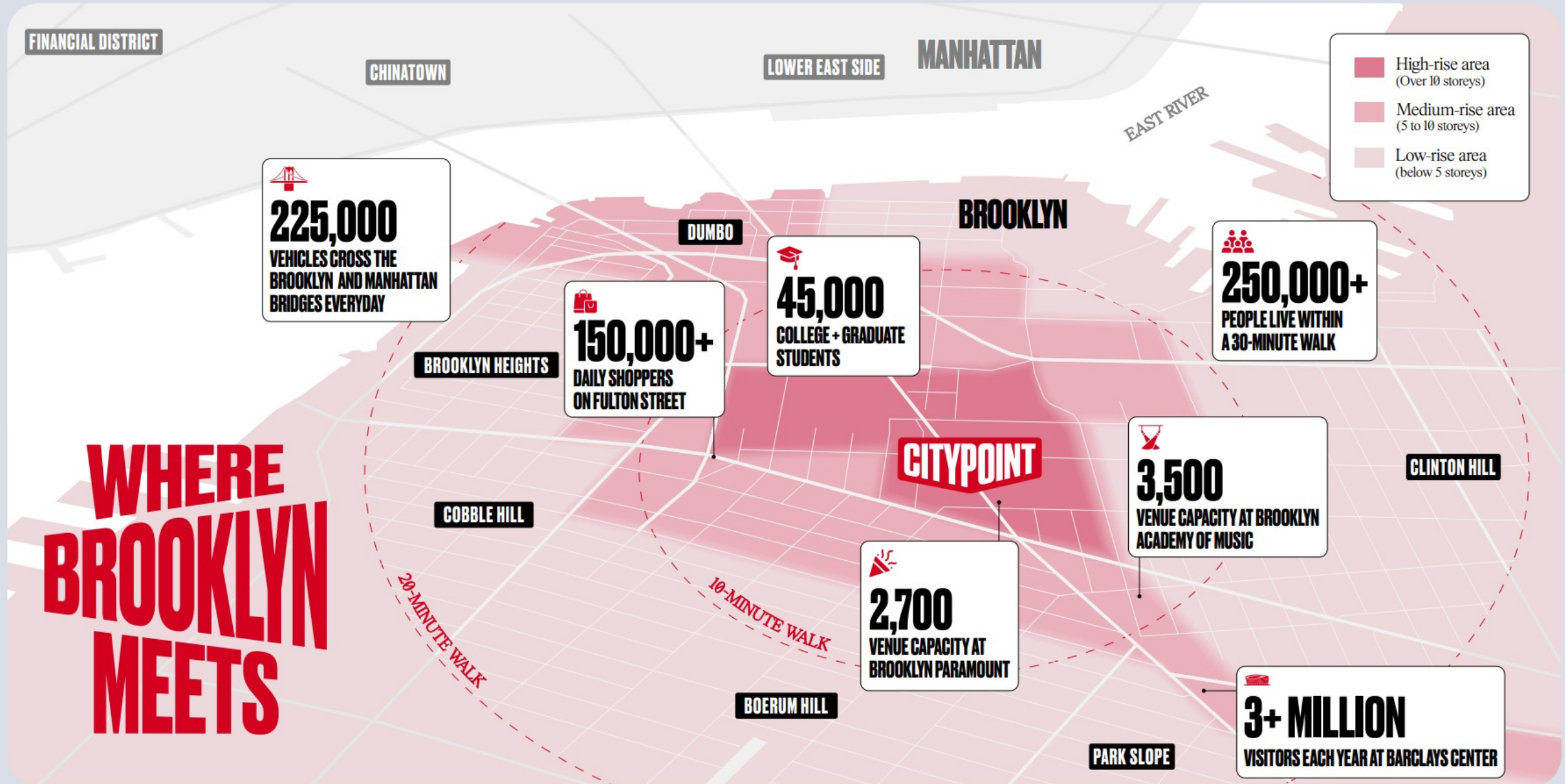
Grand Central Station
25 MINUTES BY SUBWAY
Penn Station
24 MINUTES BY SUBWAY
Central Park
30 MINUTES BY SUBWAY

150,000+
DAILY RIDERS FROM SURROUNDING
SUBWAY STATIONS

14
SUBWAY LINES WITHIN
A 5-MINUTE WALK

CITYPOINT

In The Heart of The City



CITYPOINT

We Are In Good Company



CITYPOINT

\$213,208

Average HHI

22K

New residential units in last 20 years
(38% of which in last 5 years)

13.6M

Square feet of
commercial office

2,900

Hotel rooms

Wave of Openings & Leasing Momentum

2023



2024



SEPHORA

FOGO DE CHÃO



New Anchors to Drive



Significant Traffic
& Retailer Demand

Ground Floor Anchors at Key Entrances Secured: Primark, Sephora, Fogo De Chao, Dig

Complements Other Anchors:
Target, Trader Joe's, Alamo



High Quality Space Strategically Held Back to Capture Increased Tenant Demand from Newly Completed Park and Key Anchors

QUALITY FROM TOP TO BOTTOM

04



03

PRIMARK®



02



01A



one medical

01

lululemon Casper SEPHORA spear FOGO DE CHÃO

JOYBIRD DIG McNALLY JACKSON WRIGHT GOEBEL GoodVets Gong cha BANGCOOKIES

C

TRADER JOE'S



HAN DYNASTY

SIXPOINT BREWERY



CITYPOINT



FOGO
DE
CHÃO

SEPHORA
PRIMARK®





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, and Section 21E of the Securities Exchange Act of 1934, as amended. 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 conditions and instability, 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; (iii) changes in general economic conditions or economic conditions in the markets in which the Company may, from time to time, compete, and their effect on the Company's 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, such as the COVID-19 Pandemic, which adversely affected the Company and its 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 security breaches, including increased cybersecurity risks relating to the use of remote technology; (xv) the loss of key executives; and (xvi) the accuracy of the Company's methodologies and estimates regarding environmental, social and governance ("ESG") metrics, goals and targets, tenant willingness and ability to collaborate towards reporting ESG metrics and meeting ESG goals and targets, and the impact of governmental regulation on its ESG 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.

