

CORPORATE SNAPSHOT

WINTER
2017/18

ACADIA
REALTY TRUST



DUAL PLATFORMS



CORE PORTFOLIO

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.

BALANCE SHEET

Safeguarding our company's growth trajectory by maintaining appropriate leverage levels and interest rate protection.

FUND PLATFORM

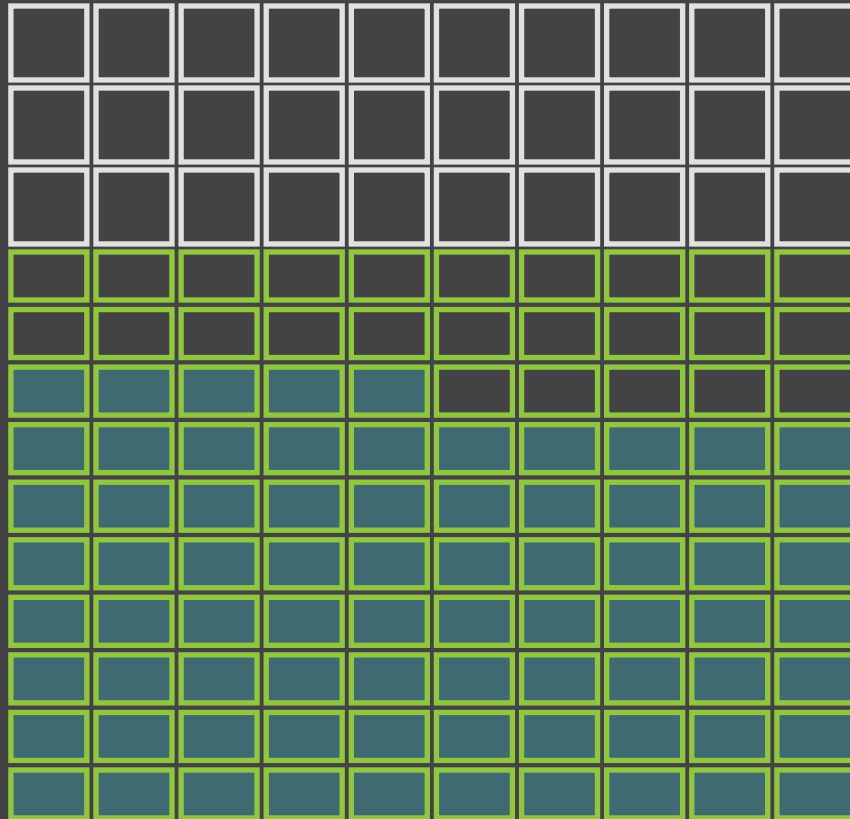
Making profitable opportunistic and value-add investments through our series of discretionary institutional funds.



CORE PORTFOLIO

PORTFOLIO COMPOSITION

CORE PORTFOLIO



10 investments represent approximately 75% of our urban/street retail GAV

Approximately 70% of our core portfolio pro rata GAV is urban/street retail

THE TEN

Chicago



CHICAGO
N Michigan Ave



CHICAGO
Rush-Walton St
Value-add in progress

San Francisco



SAN FRANCISCO
City Center
Value-add in progress

New York



NEW YORK
Soho
Key lease-up in progress



NEW YORK
Madison Ave
Key lease-up in progress



CHICAGO
State St



CHICAGO
Clark-Diversey
Value-add in progress



SAN FRANCISCO
555 9th St



NEW YORK
Lower Manhattan



WASHINGTON, DC
Georgetown

Washington, DC



CHICAGO

840 N MICHIGAN AVE

CHICAGO

664 N MICHIGAN AVE



CHICAGO

SULLIVAN CENTER, 1 S STATE ST





CHICAGO

STATE ST

CHICAGO

RUSH-WALTON ST

Completed expansion – 930 N Rush St:

- Proactively negotiated with Brioni for the early recapture of their space and immediately re-leased it to lululemon at an 18% lease spread
- In connection with the expansion, lululemon – who entered into a new 7-year term for the combined space – completed a full store remodel

In-process redevelopment – 56 E Walton St:

- Acadia is redeveloping this property, including modernizing the façade and repositioning the store entrance at grade level





- acadia owned
- acadia owned – in process redevelopment
- third-party owned – new entrant to Rush-Walton St market



RENDERING: 56 E WALTON ST

CLARK & DIVERSEY

URBAN OUTFITTER



RENDERING: SE CORNER OF
CLARK & DIVERSEY





- acadia owned
- acadia owned – in process redevelopment

CHICAGO

CLARK & DIVERSEY, LINCOLN PARK

- Acadia is redeveloping and densifying the southeast corner of Clark-Diversey, increasing the leasable area from 19k sf to 30k sf
- The project is approximately 75% pre-leased – executed new leases with TJ Maxx (for 5k sf at grade, plus all of the upper-level space) and bluemercury; only 7k sf of at-grade, small-shop space remains to be leased
- Construction is well underway

AERIAL VIEW: CITY CENTER, SAN FRANCISCO, CA



City Center



TARGET



SAN FRANCISCO

CITY CENTER

- **Three densification projects in process (30k sf):** (i) a two-story pad building in the Lyon St parking lot (due to a grade change, both levels will be at grade), (ii) an expanded, two-story building on the fourth level, and (iii) additional retail in the Masonic Ave parking lot
- **Best Buy re-anchoring:** Recaptured 55k sf and are currently in discussions with several exciting retailers; expected rent commencement in second half of 2019



4th-level expansion

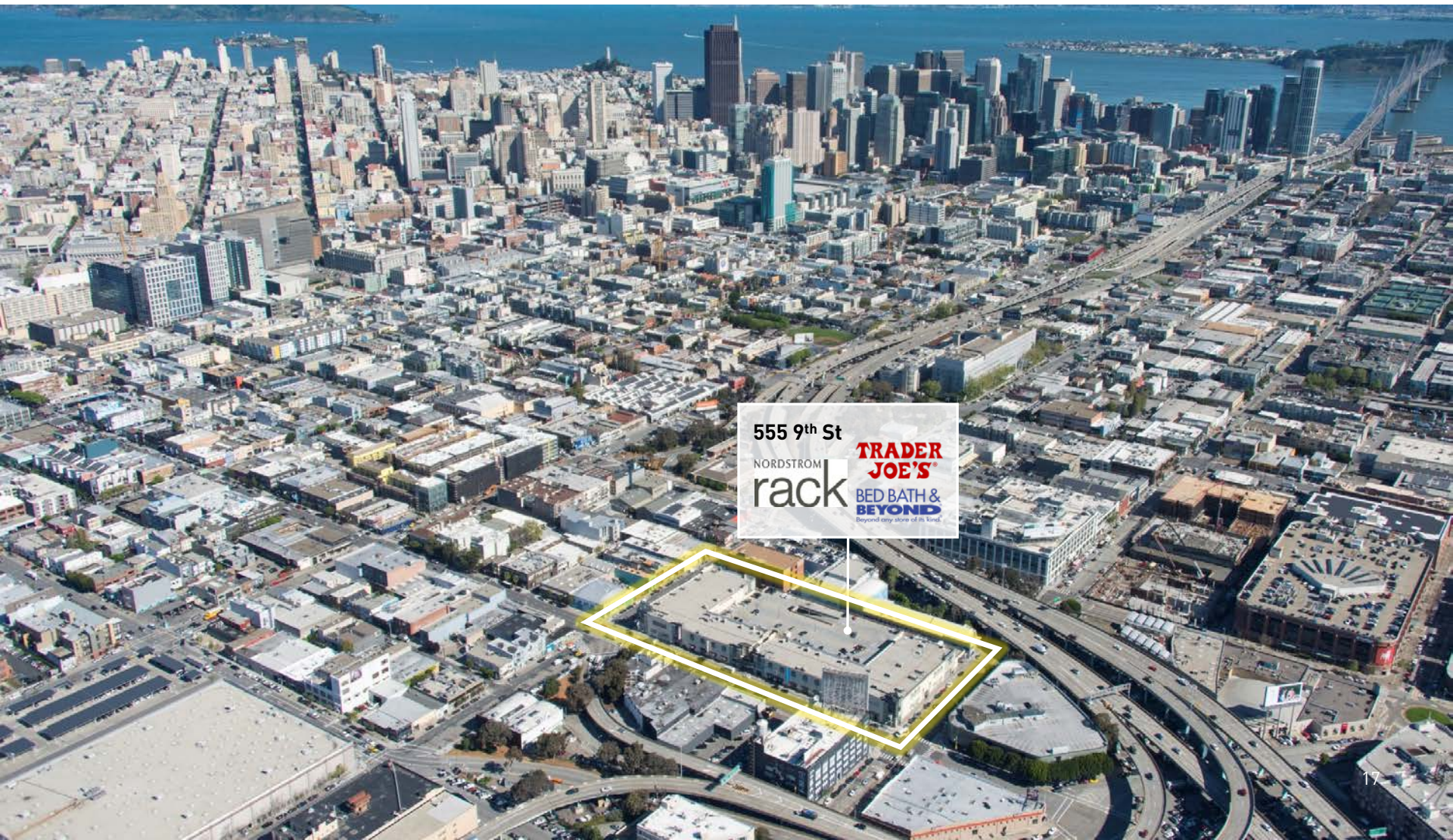
new Masonic Ave retail

SAN FRANCISCO

CITY CENTER

SAN FRANCISCO

555 9TH ST



555 9th St
NORDSTROM
rack
TRADER
JOE'S
BED BATH &
BEYOND
Beyond any store of its kind.



131-135 Prince St is a 3k-sf street-retail property. Acadia recaptured Uno de 50 (800 sf) at the end of October 2017.

NEW YORK

SOHO

<p>KEITO GALLERY CENTER AXELLE GALLERIE ROTELLA GALLERY SERAPHINE PORTOFINO SUN CENTER</p> <p>THE PET BAR LEICA SADELLE'S GALLERIES</p> <p>KUSH FINE ART AVEDA</p> <p>ROUCE</p> <p>MSO MARKET & DELI JOB & THE JUICE RAPHIA A SECOND CHANCE SPORTI MAX</p>	<p>IBS CAMINO'S ANTH TRICO HEID</p> <p>ligne roset</p> <p>POPI CASSINA STEPEVI ARI PORSCHE DESIGN POLTRONA FRAU CUTLER SOHO WINES & SPIRITS MARTIN LAWRENCE GALLERIES giggle THINK PINK NAIL & SPA THOMPSON NAIL TECHNIQUES</p> <p>COACH AVAILABLE</p>	<p>BULTHAUP POMEGRANATE Dior CAPELLINI KELLEY & PING FLOR KISAN WARBY PARKER adidas PROENZA SCHOULER</p>	<p>FLOS MOROSO R BY 45 RPM</p> <p>PAUL SMITH MARNI D&G ZADIG & VOLTAIRE</p> <p>B&B ZADIG & VOLTAIRE</p> <p>BRUNELLO CUCINELLI BALENCIAGA HUGO BOSS ALESSI NAUTICA J-CREW PRADA</p>	<p>AMERICAN EAGLE OUTFITTERS</p> <p>Kenneth Cole</p> <p>JUNE KELLY GALLERY VICTOR'S SECRET</p> <p>VERSACE VERA WANG UNDER ARMOUR VERSANI HAVEN BALENCIAGA ALDO & other stories Euro PRADA</p>	<p>HOLLISTER sunglasses hut FITNESS</p> <p>DESIGUAL</p> <p>EXPRESS LAHORE DELI ZARA FOREVER 21 REVOLVER SALON</p> <p>A X</p>	<p>ARTFACTS 20TH CENTURY PUCK FAIR BROOKLYN INDUSTRIES wesc LIEBEKIND Supreme JILL PLATNER LA COLOMBE MAISON JADIS GHURKA G STAR RAW</p>
PRINCE ST.						
<p>BANKTLORE LAUDER PRESS</p> <p>PETER HERMANN LEATHER GOODS HAPPY SOCKS TRADE MARK MOLESKINE COCOTTE LUNESSA ARCHERIE LA PERLA ERNEST ALEXANDER MISSONI DKNY SILVER LINING OPTIKGLASS LE PESCADEUX SAN CARLO VIVIENNE HU BEAN'S PIZZA ABC THERX BOQUERIA</p>	<p>MACNULAN Woolrich BIRCHBOX Barbour FRANKLIN BOWES GALLERIES SCAVOLINI ATHLETA ALEX AND ANI SEE ELIE TAHARI HERVE LEGER</p>	<p>PLAIS PLAIS NARS tibi TSE JIMMY CIOO FENDI Dior SONOS Chloé</p>	<p>LOUIS VUITTON MIU MIU IN TERMINI PANTELIS CAFE</p> <p>STELLA MCCARTNEY APC JOURNELLE</p> <p>FENDI tag & bone MCM alicia+olivia SER MINKOFF GEORGETOWN CUPCAKES PRESSED JUICE</p>	<p>NESPRESSO MONCLER MANGO SEPHORA BOSS CAFE DUKE LACOSTE GUESS</p> <p>CLARKE'S STENOZO LOLE CUTLER & GROSS</p> <p>Free People Nike</p>	<p>DEAN & DELUCA CONVERSE H&M BANANA REPUBLIC UNI QLO SUPERGA CLUB MONACO</p>	<p>BACK-FORTY WEST HAMPTONS CHRISTINITY SOHO PARK RACHEL COMEY MZ WALLACE BICYCLE HABITAT MUD AUSTRALIA CROSBY STREET HOTEL BICYCLE HABITAT</p>
SPRING ST.						
<p>BISTRO LES AMIS FELDSPAR BROOK REPETTO LADUREE BONPOINT Kee's CHOCOLATE ERNO LASZLO BOGNER</p>	<p>GROUND SUPPORT CAFE DWELL STUDIO EILEEN FISHER MOSCHINO BOUTIQUE SIMONE ROCHIA REISS CÉLINE</p>	<p>MULBERRY LONGCHAMP YVES ROSSER CHOCOLATES MOLTEN BROWN JILINDBERG nicola hillier THE RUG COMPANY ONASSIS CLOTHING THAKOON ETIENNE BREDDO HALSTON</p>	<p>john varvatos ITALIA INDEPENDENT SAINT LAURENT PARIS GARVEN SEIZE SUR VINGT UGG JOSEPH SWEATY BETTY patagonia JOE'S JOE'S TECHNOGYM PAIGE TRISPA ARPA MOLteni & C DADA CREMIEUX 3R kate spade</p>	<p>CHASE Lady Foot Locker</p> <p>asics H&M ZARA BRANDY MELVILLE IRO levi's</p>	<p>Chritia BALTHAZAR MICHAEL KORS DUNE STANCE TOTOKAELLO DOM DUNE Marciano All Saints WHITE IS BLACK MAC bloomingdales drybar sunglasses hut PANDORA</p>	<p>RADEN LUGGAGE SKINSUPREME ERWALE YOGA SPINNS ST NATURAL RESTAURANT SNOW PEAK JACKS WIFE FRED A ED'S LOBSTER BAR COSABELLA OSTERIA MORINI CAFE SELECT Mitchell Gold + Bob Williams SOULCYCLE GOTHAM BOXING SOHO SYNAGOGUE INDOCHINO PIRCH</p>

● acadia owned
 ● acadia owned - re-anchoring in progress



NEW YORK

LOWER MANHATTAN



Number in circle indicates property count

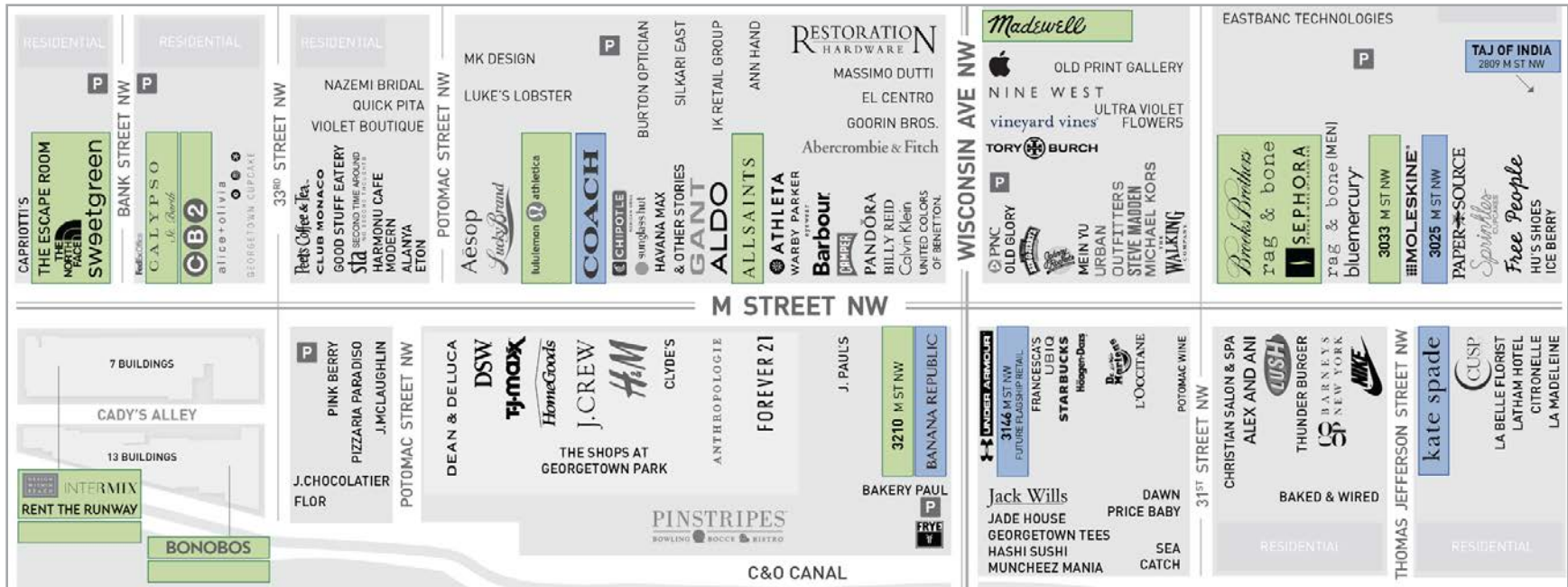


NEW YORK

RETAIL AT THE CARLYLE, MADISON AVE

GEORGETOWN, WASHINGTON, DC





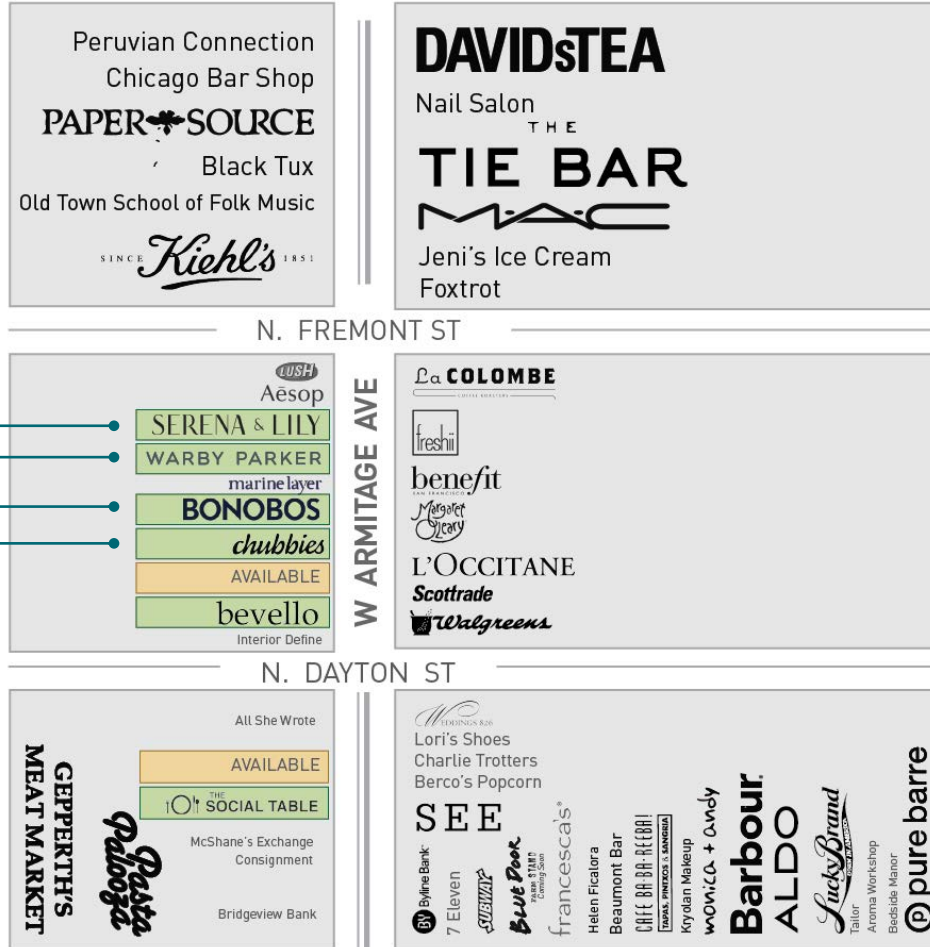
- acadia owned - 2016 acquisition
- acadia owned - pre-2016 acquisition

WASHINGTON, DC

GEORGETOWN

CLICKS TO BRICKS

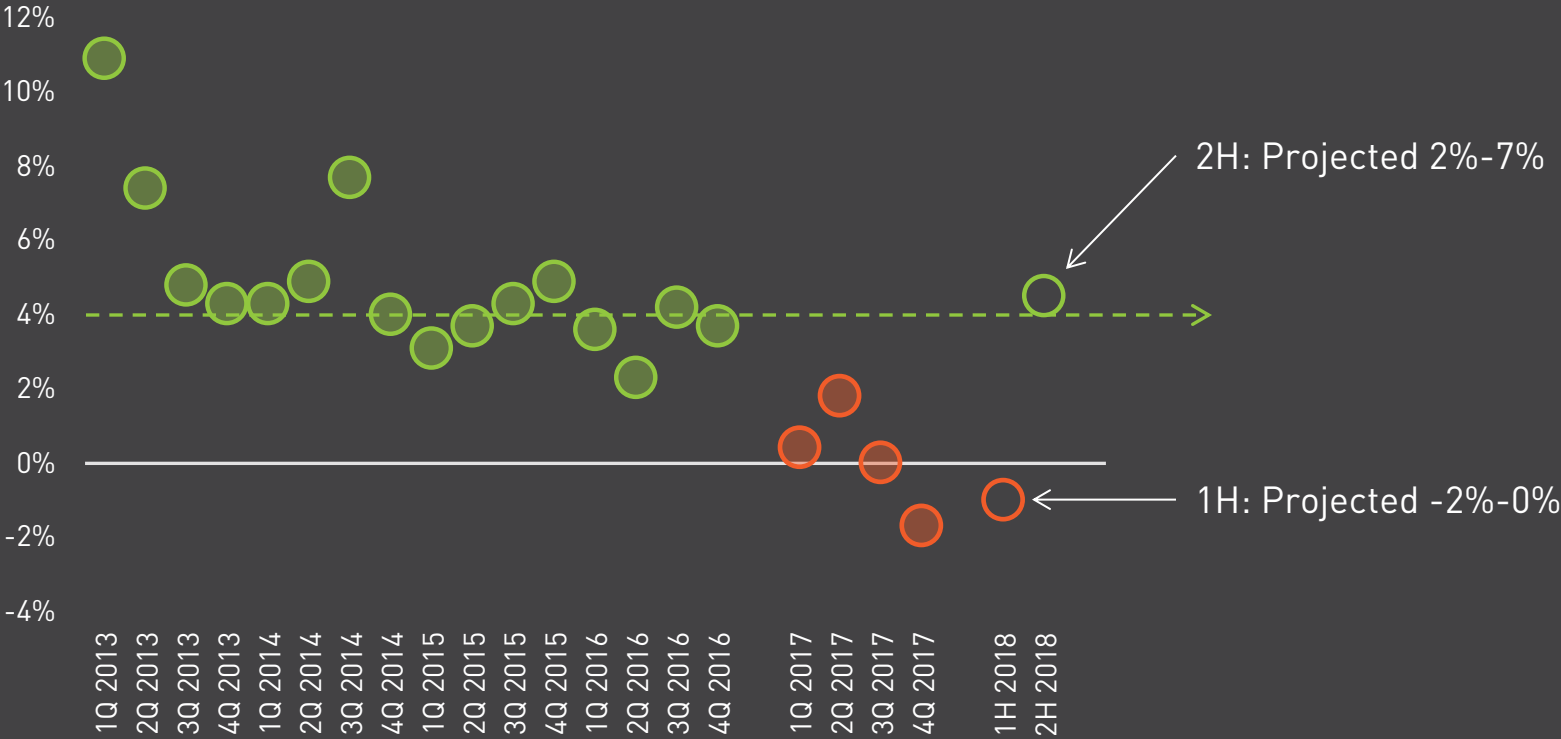
W ARMITAGE AVE, LINCOLN PARK, CHICAGO



*Number of stores retailer has in its brick-and-mortar fleet

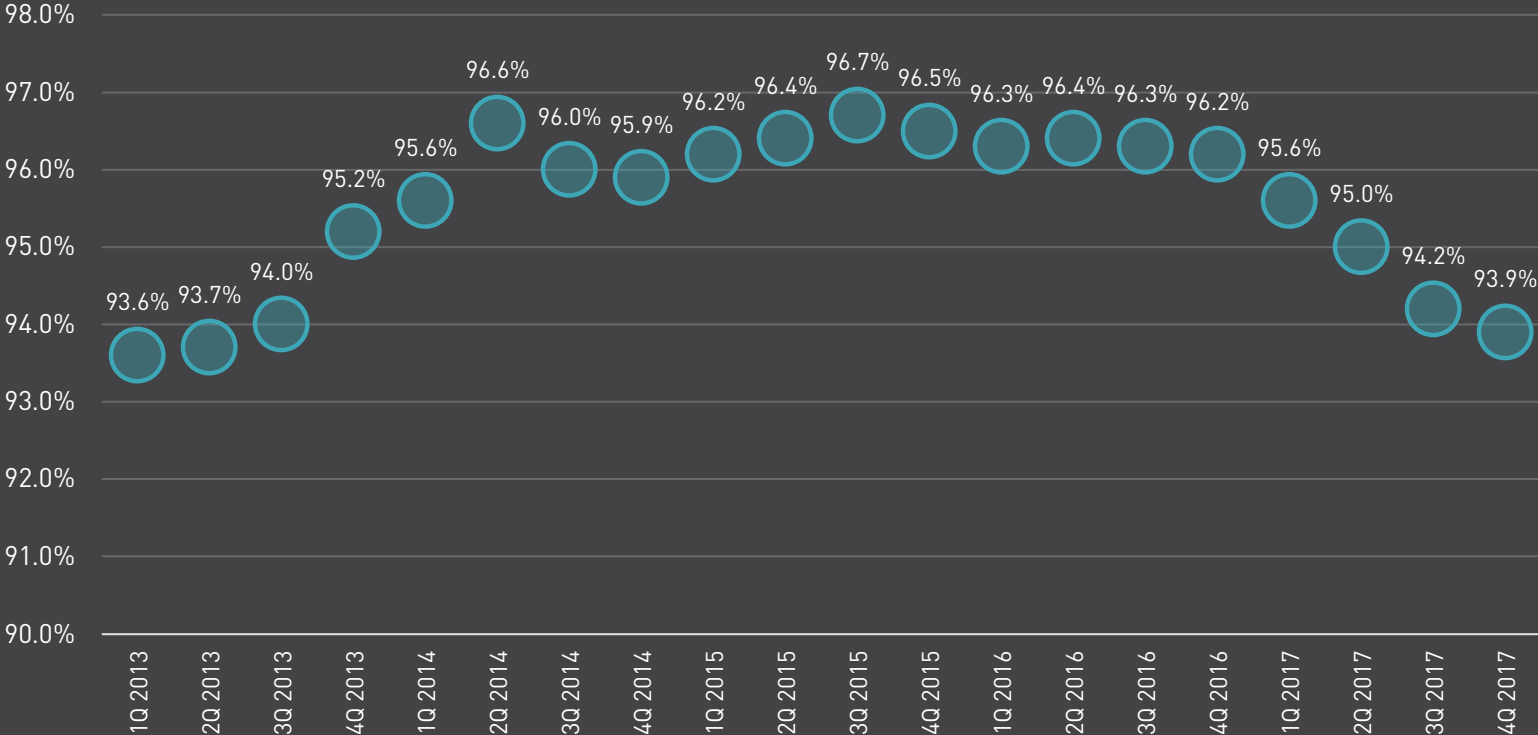
SS NOI

HISTORIC & PROJECTED



OCCUPANCY

HISTORIC & PROJECTED



MATH BEHIND THE MADNESS

NAV IMPACT OF RE-LEASING RE-FORECAST

\$3-5M

estimated impact to Acadia's projected NOI

\$80M

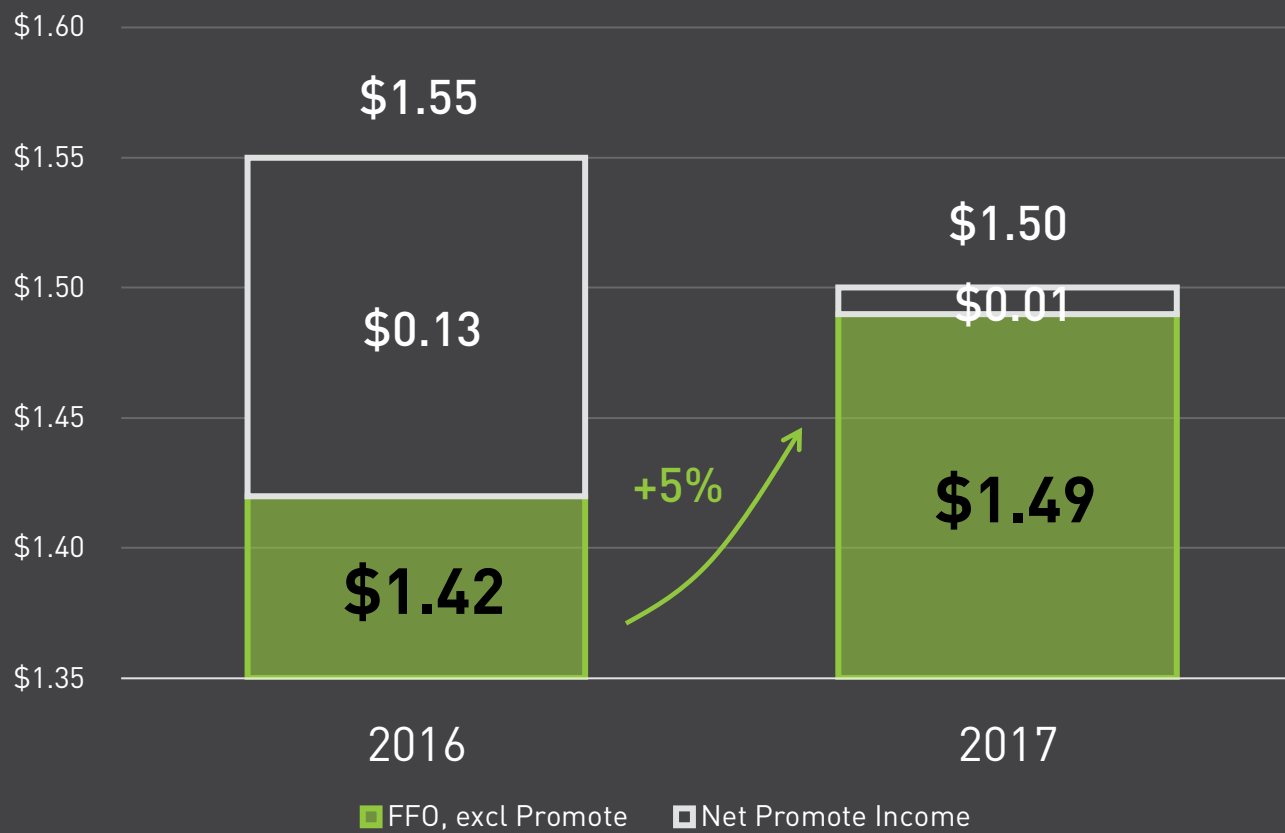
lost gross asset value

\$1/SH

lost net asset value

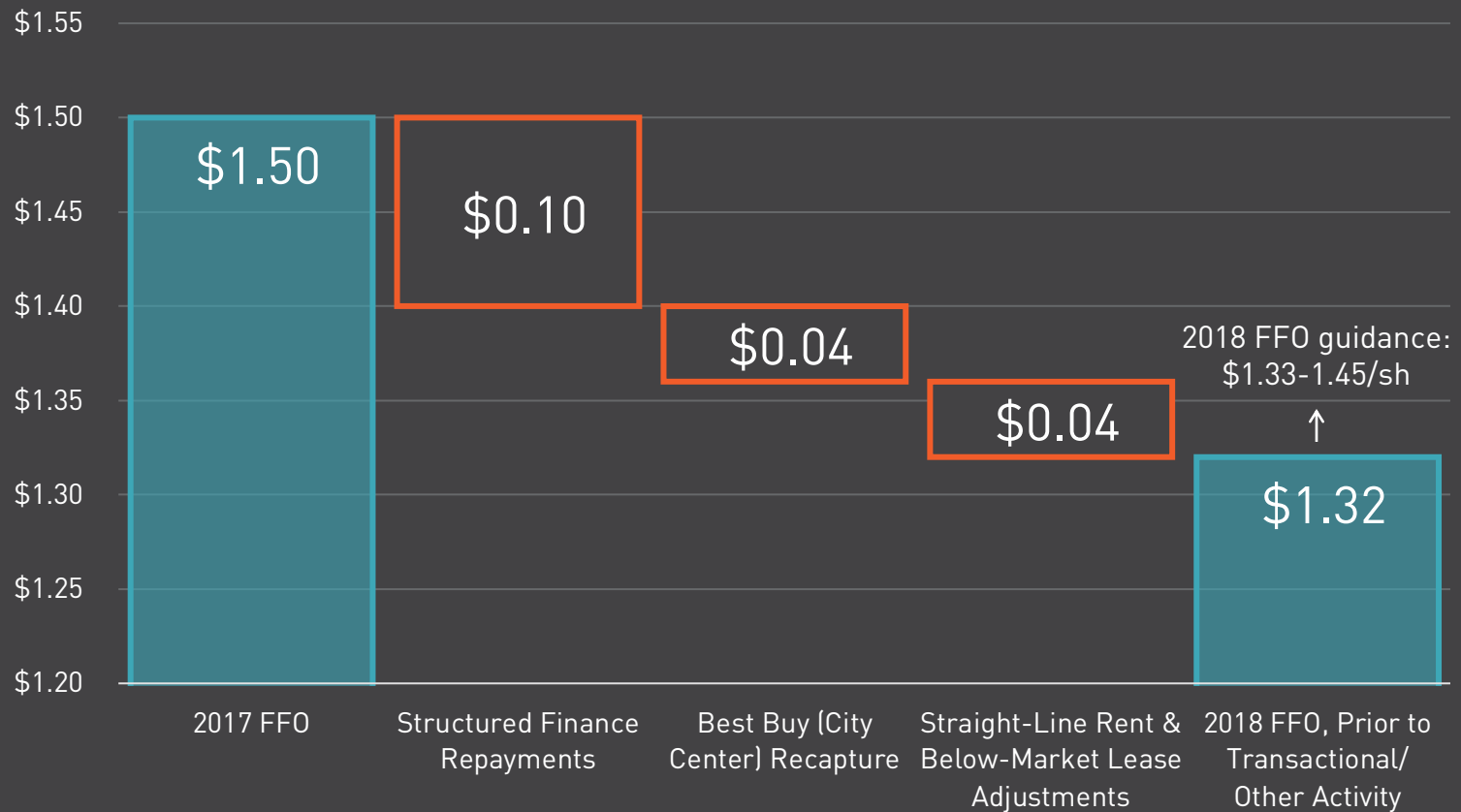
FFO PER SHARE

2016-2017



FFO PER SHARE

TIMING IMPACTS, 2017-2018

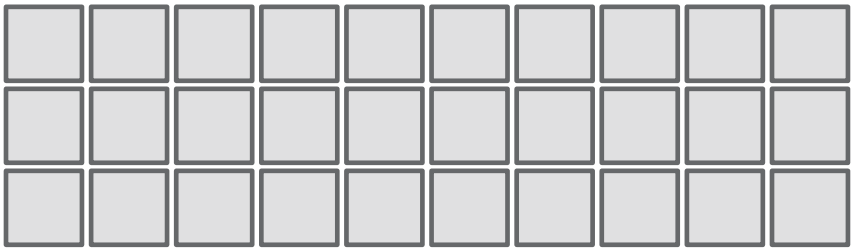
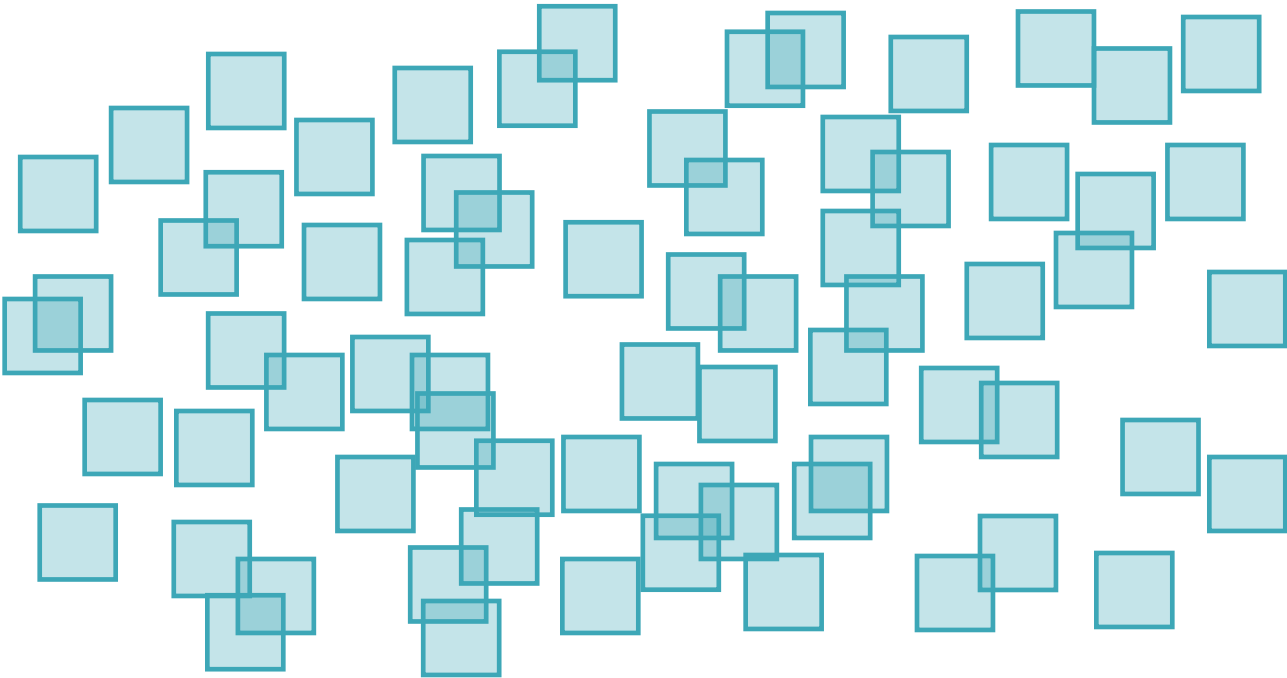




BALANCE SHEET

BALANCE SHEET

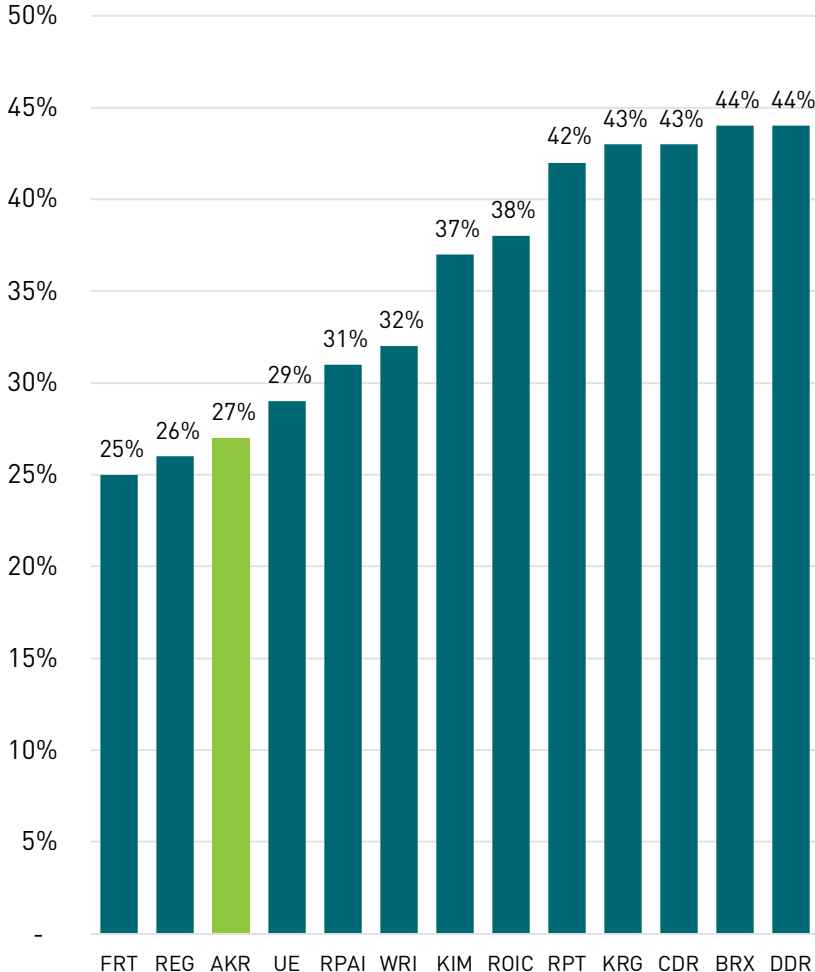
STRONG LIQUIDITY



only 30% of our current NOI is encumbered

BALANCE SHEET

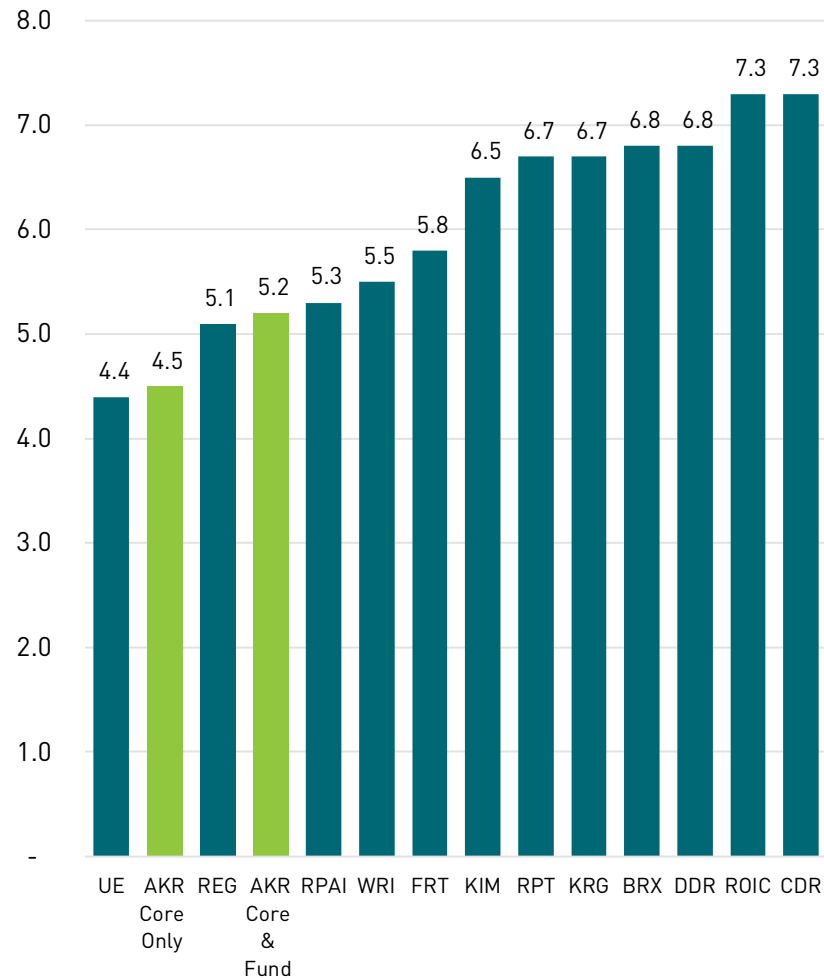
DEBT TO GAV



Source: theHunter Express, Citi Research, 26 January 2018

BALANCE SHEET

NET DEBT TO FWD CASH EBITDA





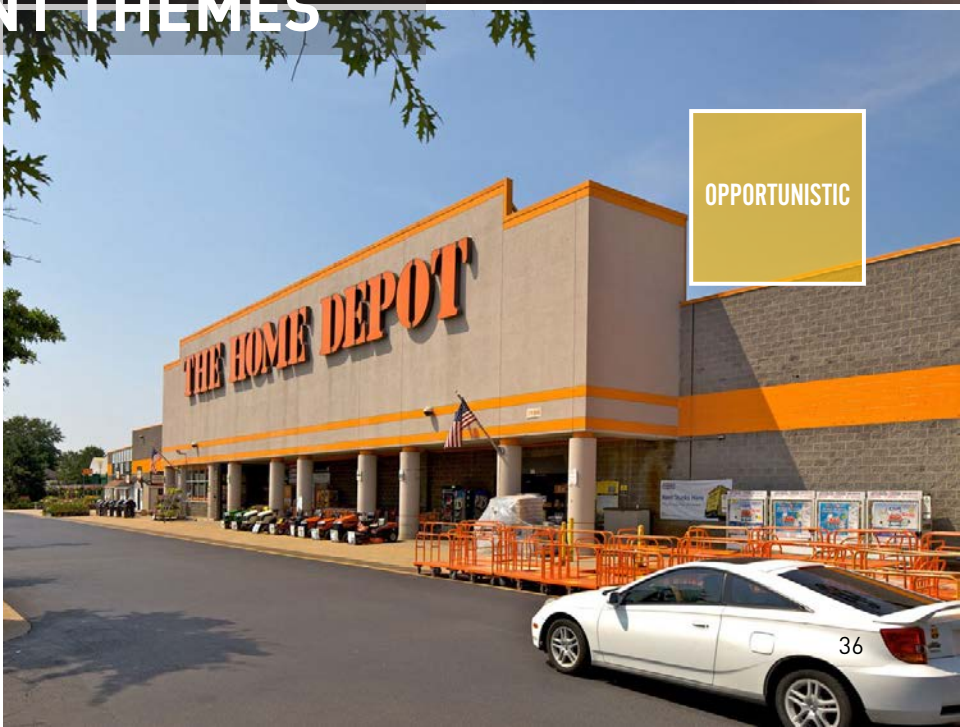
FUND PLATFORM

We have a complementary fund platform, with **\$400m+** of “dry powder,” equating to **\$1.2b** of buying power on a leveraged basis

Fund	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Vintage	2001	2004	2007	2012	2016
Fund Size	\$90M	\$300M	\$503M	\$541M	\$520M
Acadia’s Pro Rata Share	22.2%	28.3%	24.5%	23.1%	20.1%
Preferred Return	9%	8%	6%	6%	6%
Investment Period Closes	<i>Closed</i>	<i>Closed</i>	<i>Closed</i>	<i>Closed</i>	Aug-2019
Acquisition Dry Powder	--	--	--	--	\$419M



INVESTMENT THEMES





CRUNCH FITNESS

BUY
SELL

PROFITABLE & AGGRESSIVE SELLERS

\$591m sold (or under contract) in the last 2 years

Investment Name	City	State	Sold Date	Price (\$k)	Multiple
<u>Sold</u>					
Cortlandt Town Center (Fund III)	Mohegan Lake	NY	2016	\$ 165,000	3.5x
Heritage Shops (Fund III)	Chicago	IL	Apr- 16	46,500	3.0x
2819 Kennedy Blvd (Fund IV)	North Bergen	NJ	Jan- 17	19,000	2.5x
Arundel Plaza (Fund III)	Gen Burnie	MD	Feb- 17	28,750	1.7x
1701 Belmont Ave (Fund IV)	Baltimore	MD	Jun- 17	5,550	2.2x
New Hyde Park S.C. (Fund III)	New Hyde Park	NY	Jul- 17	22,075	1.6x
216th St (Fund II)	New York	NY	Sep- 17	30,600	3.3x
City Point Tower 1 (Fund II)*	Brooklyn	NY	Oct- 17	96,000	
1151 3rd Ave (Fund IV)	New York	NY	Nov- 17	27,000	1.7x
260 E 161st St (Fund II)	Bronx	NY	Dec- 17	105,685	1.6x
Broughton St Collection (7 properties, Fund IV)*	Savannah	GA	2017- 18	18,990	
Subtotal - Sold				<u>\$ 565,152</u>	
Under Contract				26,000	
Total Dispositions				<u>\$ 591,152</u>	

*Acadia does not report return metrics for partial sales of its investments.

SUCCESSFUL DISPOSITION PROGRAM

FUND III – COMPLETED



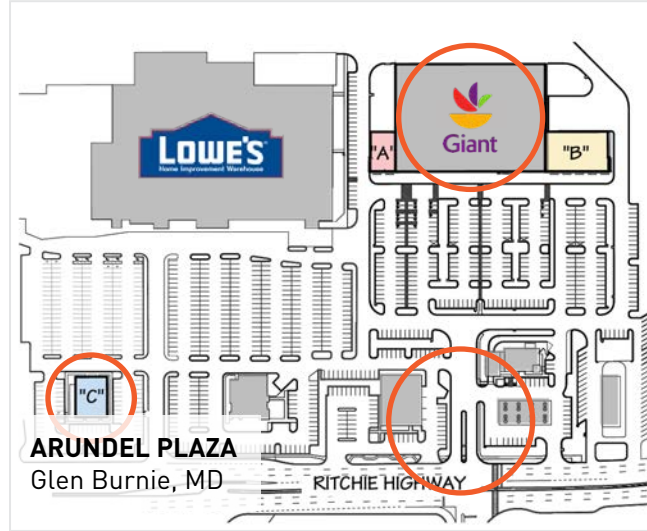
Overview:

- 641k-sf power center anchored by Walmart, Marshalls, DSW, Acme
- Fund III also owns a development parcel directly across the street

Leasing & Development Execution:

- Fund III acquired in Jan-09
- Increased occupancy from 84% to 97%
- Sold a 65% interest in Jan-16 and sold the balance in Dec-16 (same buyer/pricing)

Fund Leveraged IRR: 43%
 Fund Leveraged Multiple: 3.5x
 Gross Sale Price: \$165M
 Hold Period: 7.9 yrs



Overview:

- 265k-sf, grocery-anchored shopping center

Leasing & Development Execution:

- Fund III increased grocer visibility by demolishing an AMF bowling alley and improved site access by completing a land swap with a third-party-owned gas station
- Executed a 20-yr lease with Giant for an expanded, 66k-sf supermarket
- Negotiated Lowe's approval for a new 5k-sf pad site
- Sold in Feb-17

Fund Leveraged IRR: 16%
 Fund Leveraged Multiple: 1.7x
 Gross Sale Price: \$29M
 Hold Period: 4.5 yrs



Overview:

- 32k-sf retail strip center anchored by PetSmart

Leasing & Development Execution:

- In Dec-2011, Fund III recognized the opportunity to add value through the recapture and re-tenanting of a 16k-sf, below-market Annie Sez with PetSmart and Chop't
- Completed a façade renovation
- Executed new small-shop leases with Smashburger, European Wax Center, and Club Pilates
- Sold in Jul-2017

Fund Leveraged IRR: 14%
 Fund Leveraged Multiple: 1.6x
 Gross Sale Price: \$22M
 Hold Period: 5.5 yrs

SUCCESSFUL DISPOSITION PROGRAM

FUND IV COMPLETED



2819 KENNEDY BLVD
North Bergen, NJ

Overview:

- 41k-sf property occupied by Aldi and Crunch Fitness
- Located on Route 495, less than a mile from the Lincoln Tunnel

Leasing & Development Execution:

- Fund IV acquired this owner-occupied property from Toys R Us, who, as planned, immediately vacated the site
- Re-anchored the property with Aldi and Crunch Fitness, who have 15- and 10-yr leases, respectively
- Completed a façade renovation
- Sold in Jan-17

Fund Leveraged IRR:	21%
Fund Leveraged Multiple:	2.5x
Gross Sale Price:	\$19M
Hold Period:	3.8 yrs



1701 BELMONT AVE
Baltimore, MD

Overview:

- 59k-sf, free-standing Best Buy

Leasing & Development Execution:

- Fund IV acquired at an opportunistic cap rate in Dec-12
- Received return of roughly 80% of the purchase price (on an unleveraged basis) from Best Buy's rent payments prior to their lease expiration
- Sold in Jun-2017

Fund Leveraged IRR:	29%
Fund Leveraged Multiple:	2.2x
Gross Sale Price:	\$6M
Hold Period:	4.6 yrs



1151 3RD AVE, UPPER EAST SIDE, NEW YORK, NY (Fund IV)

Property Type / Strategy: Street retail

Description: • 13k-sf, five-story building located at the corner of 67th St and 3rd Ave on the Upper East Side of Manhattan

Business Plan Execution: • In October 2013, the Fund acquired this 53%-leased building that had below-market leases and near-term lease expirations
 • During its 4.1-year hold period, the Fund recaptured the street-level retail space from Lucky Brand Jeans and re-leased it to apparel retailer Vineyard Vines at more than double the rent
 • Acadia also executed all new leases for the upper levels with indoor cycling club Flywheel and two other boutique fitness operators

Sale Price: \$27 million

Cost Basis: \$22 million

Realized Returns: 1.7x equity multiple (4.1-year hold)



BUY

717 N MICHIGAN AVE, GOLD COAST, CHICAGO, IL (FUND IV)

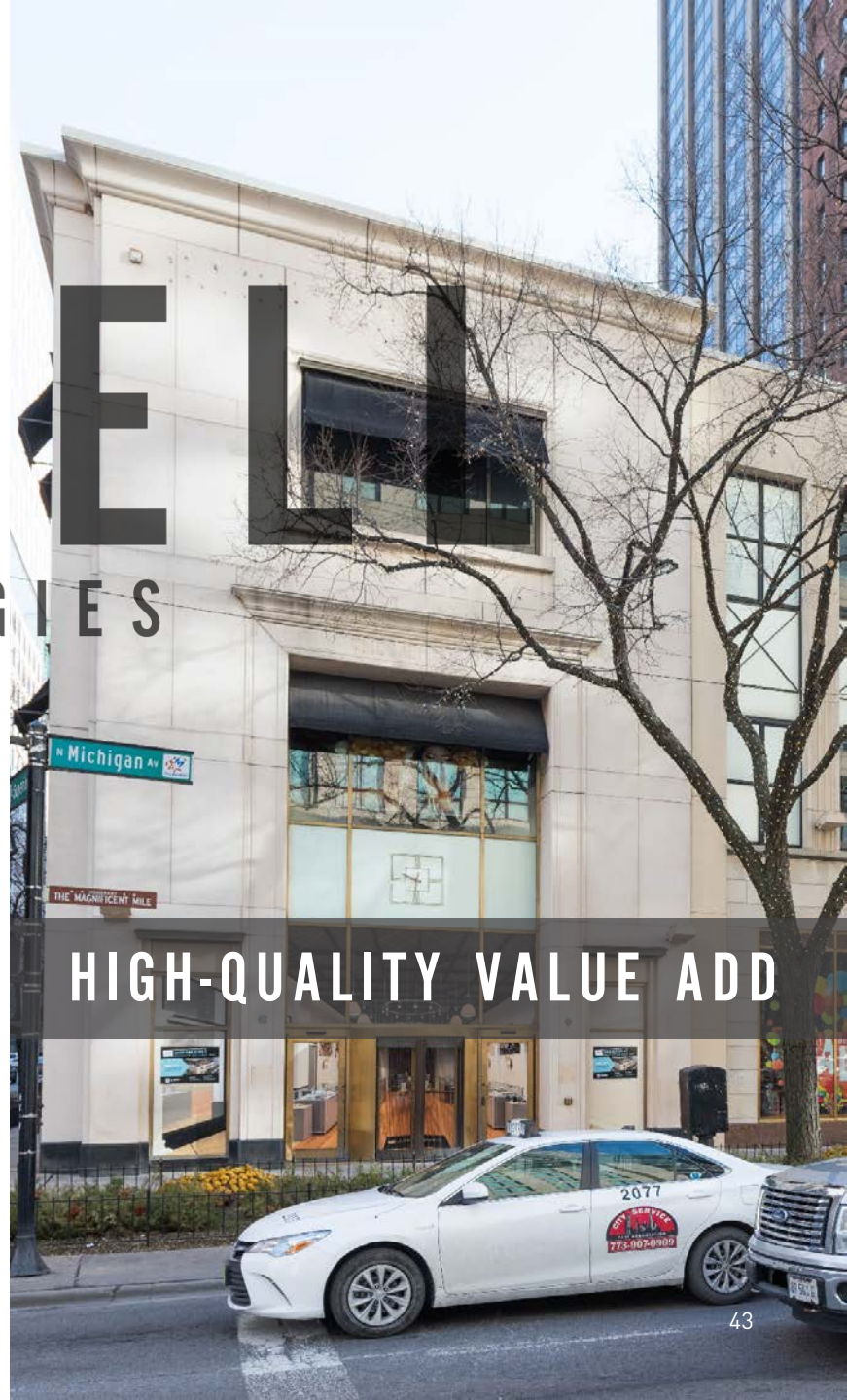
BARBELL

STRATEGIES

A photograph of a TJ Maxx retail store. The building has a white facade with a prominent red horizontal stripe near the roofline. The "TJ Maxx" logo is displayed in large, illuminated orange letters. The store is shown at night, with interior lights visible through the glass storefront. Several cars are parked in the lot in front of the store.

TJ Maxx

HIGH-YIELD OPPORTUNISTIC



HIGH-QUALITY VALUE ADD

HIGH-YIELD
OPPORTUNISTIC

FAIRLANE GREEN

ALLEN PARK, MI (DETROIT MSA)

FUND V



Overview:

- 270k-sf power center

Opportunity:

- In Dec-2017, **Fund V** acquired this suburban power center for \$62 million
- 100% leased and anchored by TJ Maxx, Michaels, and Old Navy
- With leverage, this investment is projected to deliver a mid-teens cash-on-cash return annually

TRUSSVILLE PROMENADE

TRUSSVILLE, AL (BIRMINGHAM MSA)
FUND V



Overview:

- 464k-sf power center

Opportunity:

- In Feb-2018, **Fund V** acquired this suburban power center for \$45 million
- 95% leased and anchored by Walmart, Marshalls, and Ross Dress for Less
- With leverage, this investment is projected to deliver a mid-teens cash-on-cash return annually

H I G H - Q U A L I T Y
V A L U E A D D

717 N MICHIGAN AVE

GOLD COAST, CHICAGO, IL
FUND IV



Overview:

- 62k-sf, four-story street-retail property
- Anchors a prime corner of the Magnificent Mile, one of the nation's premier shopping districts

Opportunity:

- Acquired this value-add investment for \$104M in Dec-16
- The property is 25% leased to The Disney Store, who has operated at the property since 1999
- Acadia intends to redevelop the balance of the property, which was previously occupied by Saks Fifth Avenue Men's Store
- The building has unused air rights, so we are also exploring densification opportunities at this flagship location

RENDERING: 717 N MICHIGAN AVE, CHICAGO, IL

potential multi-tenant scenario:





VICTORIA'S SECRET

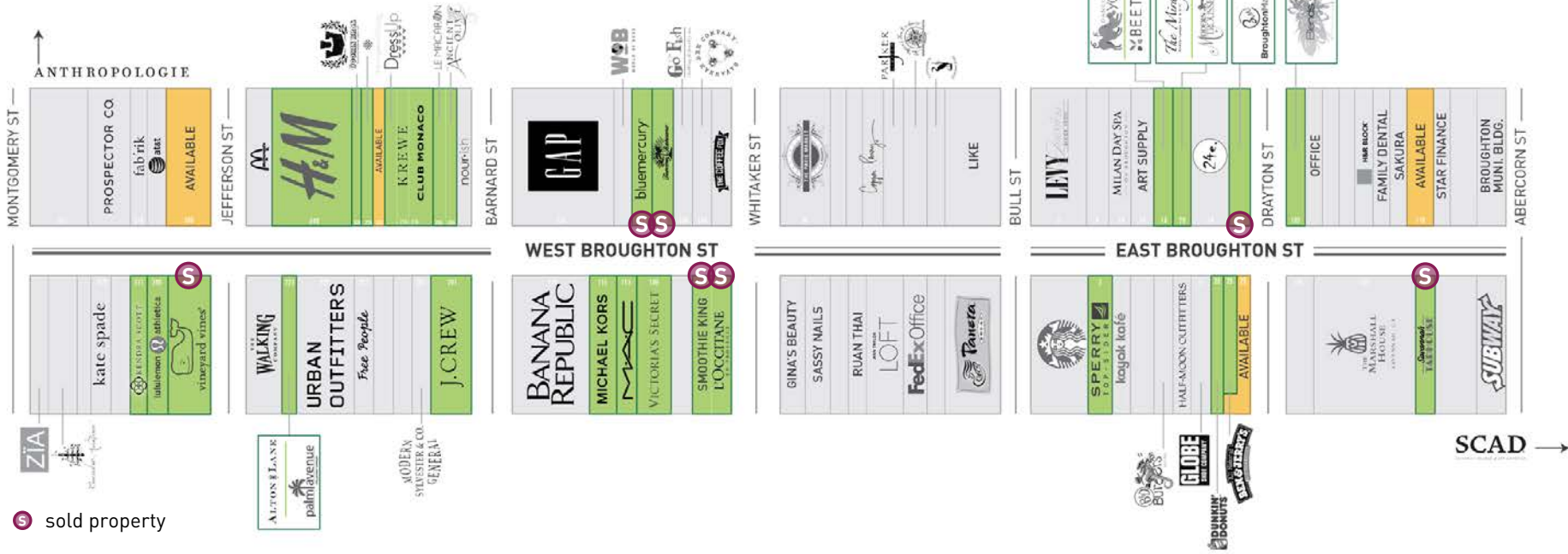
VICTORIA'S SECRET

DO

SELL

BROUGHTON ST COLLECTION

SAVANNAH, GA
FUND IV



Overview:

- 23-property street-retail portfolio totaling 196k sf
- Invested senior equity in a 50/50 joint venture, whereby the fund receives a 15% priority return on and of capital

Leasing & Development Execution:

- Redeveloped historic buildings, upgrading façades and interiors, and repurposed the upper levels of select buildings for residential use
- To date, sold 7 properties for \$19 million (31k sf and 100% occupied)
- 76% leased as of Dec-17; new retailers on Broughton St include H&M, lululemon, MAC, Victoria's Secret, and Kendra Scott





CITYPOINT



www.citypointbrooklyn.com

GREAT NEIGHBORHOODS SURROUND CITY POINT

Our neighborhood is an eclectic mix of locals, visitors, professionals and students, many of whom are within walking distance of City Point.

DUMBO

1 STOP TO CITY POINT

BROOKLYN HEIGHTS

1 STOP TO CITY POINT

DOWNTOWN BROOKLYN

8 SUBWAY LINES
13 BUS LINES

FORT GREENE

1 STOP TO CITY POINT

COBBLE HILL

1 STOP TO CITY POINT

CLINTON HILL

2 STOPS TO CITY POINT

BOERUM HILL

2 STOPS TO CITY POINT

CARROLL GARDENS

3 STOPS TO CITY POINT

GOWANUS

2 STOPS TO CITY POINT

PARK SLOPE

2 STOPS TO CITY POINT

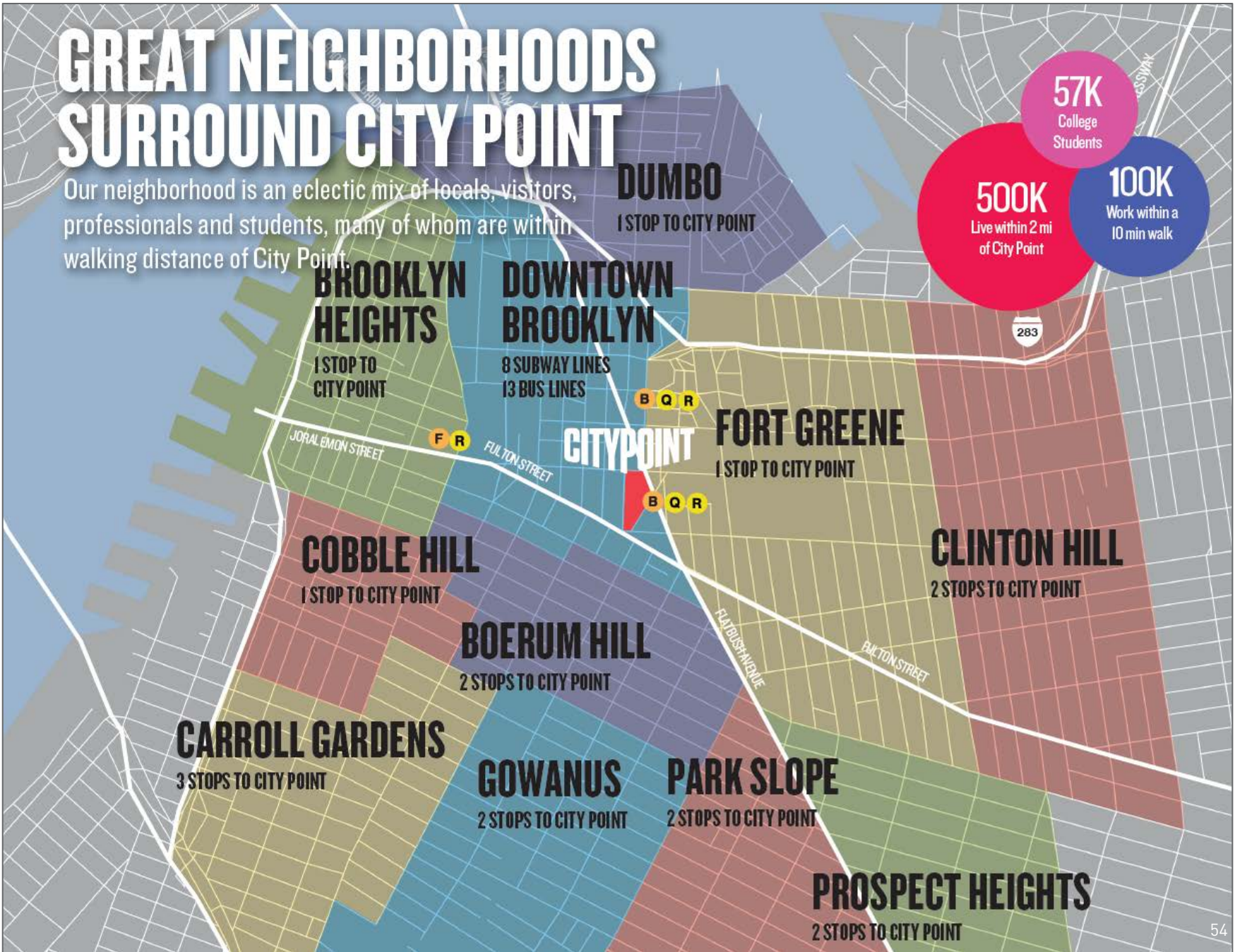
PROSPECT HEIGHTS

2 STOPS TO CITY POINT

57K College Students

500K Live within 2 mi of City Point

100K Work within a 10 min walk



CITY POINT

Leasing & Development Execution:

- Acadia maximized value by executing a top-down and bottom-up retail leasing strategy: the JV pre-leased the upper-level anchor space in Phases 1 and 2 to [Alamo Drafthouse Cinema](#), Century 21 and Target and leased the concourse level to Trader Joe's, DeKalb Market and two restaurants.



Phases 1 and 2, section view, commercial only

Fulton St

CITY POINT, ALAMO DRAFTHOUSE CINEMA



Alamo Drafthouse NYC @AlamoNYC · Aug 6

Honored to have hosted @HillaryClinton & @billclinton last night for a special screening of WONDER WOMAN!



126 889 4.4K

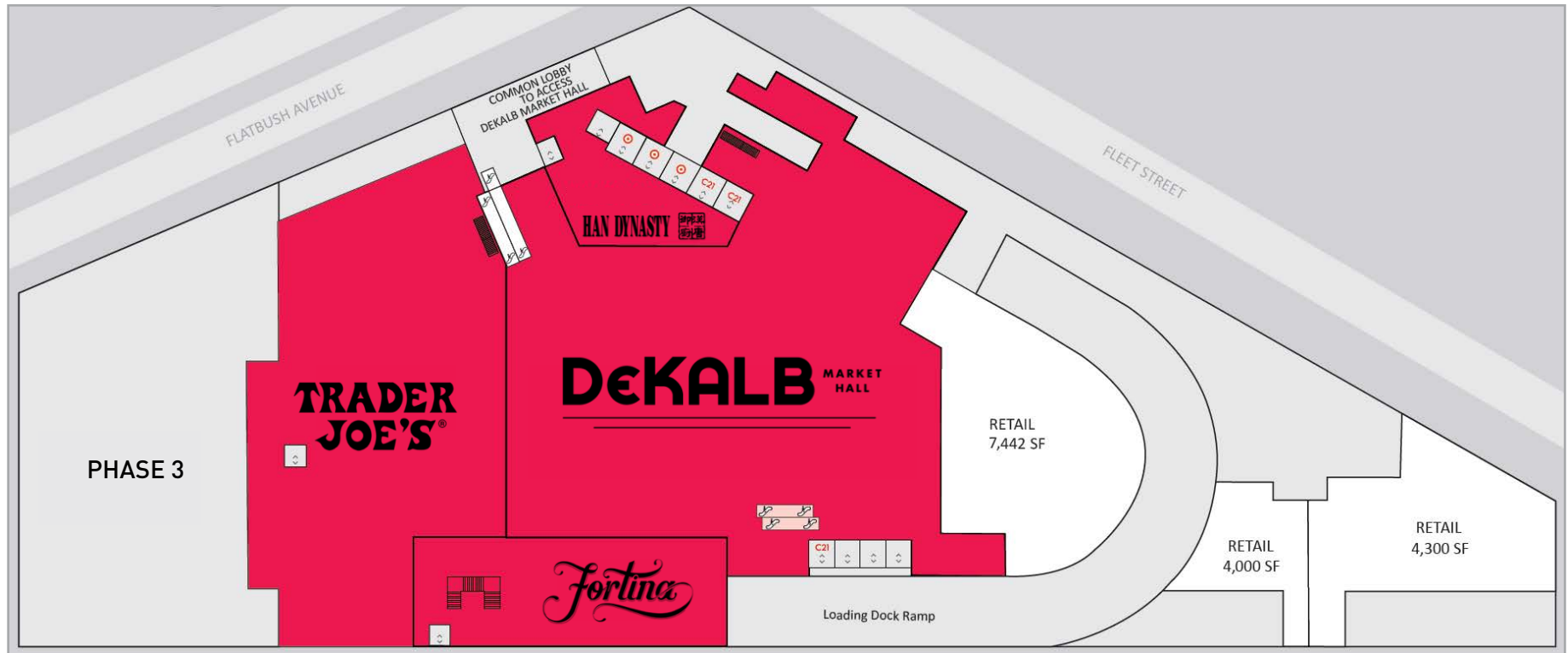
CITY POINT, TARGET



CITY POINT

Leasing & Development Execution, Concourse Level:

- City Point's food-centric concourse level caters to the experiential shopper.
- [DeKalb Market](#) is a 26k-sf dining hall boasting an authentically-curated group of 40 eateries serving the area's diverse student population, local residents, visitors and growing workforce.



Key: ● Leased ○ Available

DEKALB MARKET SITE PLAN







CITY POINT, CURRENT AERIAL VIEW OF GOLD ST

The Acadia JV believes that City Point's orientation toward Gold St – where there is significant new development – will be of critical importance. However, today, Gold St remains a construction zone:

- (1) **City Point Tower 3** is being developed by Extell Development, 67-story tower, 458 residences
- (2) **Willoughby Square Park** will be a one-acre (approx. 50k-sf) public space atop an underground parking garage
- (3) **One Willoughby Sq** (420 Albee Square W) is being developed by Forest City Ratner-JEMB Realty, 36-story, 500k-sf boutique office tower; represents the first speculative ground-up office development project in Downtown Brooklyn in decades
- (4) **436 Albee Square W** is being developed by Y. Schwimer, 28-story tower, 150 residences and 24k sf of retail
- (5) **141 Willoughby St** is being developed by Savanna, roughly 44-story tower, 203 residences and 124k sf of commercial space

GOLD ST: PLEASE PARDON OUR APPEARANCE



RENDERING: CITY POINT TOWER 3, GOLD ST & WILLOUGHBY SQ PARK



RENDERING: CITY POINT, GOLD ST & WILLOUGHBY SQ PARK



CITY POINT TOWER 3, RENDERING

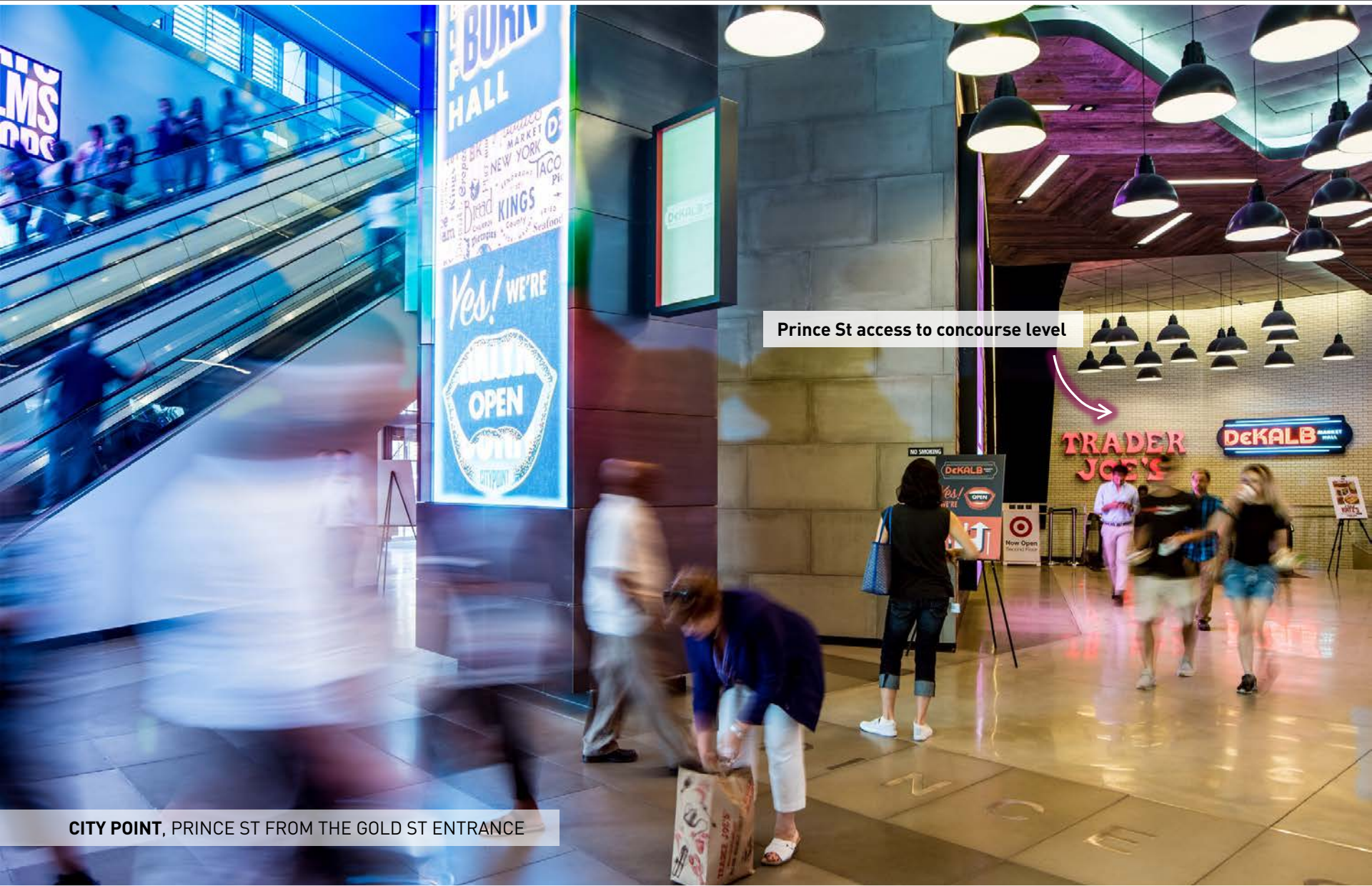


CITY POINT

Leasing & Development Execution, Street Level:

- Acadia refrained from leasing the street-level small shops – the most valuable retail space – until the end of construction.





Prince St access to concourse level

CITY POINT, PRINCE ST FROM THE GOLD ST ENTRANCE



CAUTIONARY STATEMENT

Certain information included herein 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, and as such may involve known and unknown risks, uncertainties and other factors which may cause Acadia Realty Trust's (the "Company's") actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by these forward-looking statements. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. In light of these risks, uncertainties and assumptions, the forward-looking events discussed or incorporated by reference herein may not occur and actual results could differ materially from those anticipated or implied in the forward-looking statements. Any pipeline acquisitions discussed herein are subject to customary closing conditions, including lender approval for the assumption of existing mortgage debt, and, as such, no assurance can be given that the Company will successfully complete these acquisitions.