

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): February 7, 2012

ACADIA REALTY TRUST

(Exact name of registrant as specified in its charter)

Maryland
(State or other
jurisdiction of incorporation)

1-12002
(Commission
File Number)

23-2715194
(I.R.S. Employer
Identification No.)

1311 Mamaroneck Avenue
Suite 260
White Plains, New York 10605
(Address of principal executive offices) (Zip Code)

(914) 288-8100
(Registrant's telephone number, including area code)

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
-

Item 2.02 Results of Operations and Financial Condition.

On February 7, 2012, Acadia Realty Trust (the “Company”) issued a press release announcing its consolidated financial results for the quarter and year ended December 31, 2011. A copy of this press release is attached to this report on Form 8-K as Exhibit 99.1 and incorporated herein by reference. In addition, on February 7, 2012, the Company made available supplemental information concerning the ownership, operations and portfolio of the Company as of and for the quarter and year ended December 31, 2011. A copy of this supplemental information is attached to this report on Form 8-K as Exhibit 99.2 and incorporated herein by reference. The information included in this Item 2.02, including the information included in Exhibits 99.1 and 99.2 attached hereto, is intended to be furnished solely pursuant to this Item 2.02, and is not deemed to be “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or incorporated by reference into any filing under the Securities Act of 1933, as amended (“Securities Act”) or the Exchange Act, or otherwise subject to the liabilities of Sections 11 and 12 (a) (2) of the Securities Act.

Item 8.01 Other Events

The following information sets forth the Company’s consolidated financial results for the year ended December 31, 2011 as well as additional recent developments. All per share amounts set forth below are on a fully diluted basis.

Recent Development Highlights

Core Portfolio – Acquisition Pipeline and Re-anchoring Progress

- During fourth quarter, the Company entered into contracts to acquire two properties aggregating approximately \$22.7 million
- During 2011, the Company closed on \$73.8 million of approximately \$181.1 million of acquisitions under contract
- Re-anchoring progress continues on three core portfolio re-anchoring projects which are 77% leased on an aggregate basis at year-end 2011
- December 31, 2011 physical occupancy of 89.8%; leased occupancy of 92.7% including executed re-anchoring leases

Opportunity Funds – Fund III Acquisition Pipeline; Fund I Continues Monetization

- Acadia Strategic Opportunity Fund III, LLC (“Fund III”) acquired three properties during the fourth quarter for an aggregate purchase price of \$46.5 million
- During 2011, Fund III closed on \$139.8 million of approximately \$171.3 million of acquisitions under contract
- During the fourth quarter of 2011, Acadia Strategic Opportunity Fund, LP (“Fund I”) sold 16 properties for an aggregate gross sales price of \$19.8 million which generated a net gain of \$4.0 million, net of noncontrolling interests’ share

Balance Sheet – Securing Capital to Fund Acquisition Pipelines

- During the fourth quarter of 2011, the Company raised approximately \$45.0 million of net proceeds from a public equity offering
 - During the fourth quarter of 2011, the Company repurchased \$24.0 million of its outstanding convertible debt
-

2011 Operating Results

Funds from Operations (“FFO”) (see financial information below for FFO definition and reconciliation to Net Income) and Net Income from Continuing Operations for the year ended December 31, 2011, were \$40.3 million and \$20.1 million, respectively, compared to \$50.5 million and \$28.3 million, respectively, for the year ended December 31, 2010.

Earnings for the years ended December 31, 2011 and 2010, on a per share basis, were as follows:

	Years ended December 31,		
	2011	2010	Variance
FFO per share	\$ 0.97	\$ 1.23	\$ (0.26)
EPS from continuing operations	\$ 0.49	\$ 0.70	\$ (0.21)
EPS	\$ 1.26	\$ 0.74	\$ 0.52

Core Portfolio

The Company’s core portfolio is comprised of properties that are owned in whole or in part by the Company outside of its three opportunity funds (the “Funds”).

Asset Recycling and Acquisition Activity – Investments in Urban/Street Retail

During the fourth quarter of 2011, the Company entered into contracts to acquire two properties for an aggregate purchase price of \$22.7 million. During 2011, the Company has entered into contracts or closed on 31 street and urban retail properties located primarily in Chicago, Washington, DC (Georgetown), Cambridge, Massachusetts and New York City for an aggregate purchase price of \$181.1 million. Acadia has closed on 15 of these properties for an aggregate purchase price of \$73.8 million through year-end 2011.

The Company is currently awaiting lender’s approval for the assumption of \$51.7 million of first mortgage debt collateralized by 15 of the remaining 16 locations under contract prior to closing on these properties.

The closings of these transactions currently under contract, which are anticipated to be completed during the first quarter of 2012, are subject to customary closing conditions and in certain instances, lender approval. As such, no assurance can be given that the Company will successfully complete these transactions.

Core Portfolio Anchor Recycling

As previously announced during 2011, the Company commenced the re-anchoring of the Bloomfield Town Square, located in Bloomfield Hills, Michigan, and two former A&P supermarket locations located in the New York City metropolitan area (collectively, the “Re-anchoring Activities”). As of December 31, 2011, 77% of this aggregate space has been leased with tenants at the Bloomfield Town Square expected to open during the second half of 2012.

Occupancy

At December 31, 2011, the Company’s core portfolio occupancy was 89.8% which was consistent with the third quarter 2011. Including the square footage leased, but not yet occupied, in connection with the Re-Anchoring Activities, the core portfolio is 92.7% leased as of December 31, 2011. The remaining space anticipated to be leased in connection with the Re-Anchoring Activities represents an additional 90 basis points of portfolio occupancy.

Opportunity Funds – Fund III Acquisition Pipeline; Fund I Continues Monetization

Fund III Acquisitions

During the fourth quarter, Fund III acquired three properties for an aggregate purchase price of \$46.5 million and was under contract to purchase one for property \$31.5 million as follows:

- New Hyde Park Shopping Center - a 31,500 square foot planned redevelopment located in New Hyde Park, New York,
- Parkway Crossing - a 260,000 square foot project located in Baltimore, Maryland which includes the re-anchoring of a former A&P store with a Shop Rite supermarket,
- 654 Broadway - an 18,700 square foot urban/street retail property located in the Noho district of New York City with redevelopment potential, and
- Lincoln Park Centre (currently under contract) – a 62,700 square foot re-anchoring project (former Border Books store) located in Lincoln Park’s Clybourn Corridor in Chicago, Illinois adjacent to the newly developed Apple store.

During 2011, Fund III has closed on, or is under contract for, seven acquisitions aggregating \$171.3 million. The closing of the transaction currently under contract is subject to customary closing conditions and in certain instances, lender approval. As such, no assurance can be given that the Company will successfully complete this transaction.

Fund I – Dispositions

During the fourth quarter 2011, Fund I sold 15 of its remaining 18 Kroger/Safeway locations for approximately \$17.5 million and the Granville Centre for \$2.3 million. These sales generated a net gain of \$4.0 million, net of noncontrolling interests’ share.

ACADIA REALTY TRUST AND SUBSIDIARIES

Financial Highlights

For the Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

	For the Years ended December 31,	
	2011 (unaudited)	2010
Revenues		
Minimum rents	\$ 111,862	\$ 97,002
Percentage rents	361	473
Mortgage interest income	11,429	19,161
Expense reimbursements	22,388	20,499
Other property income	2,444	2,486
Management fee income	1,677	1,424
Total revenues	150,161	141,045
Operating expenses		
Property operating	29,371	29,223
Real estate taxes	18,686	17,255
General and administrative	23,086	20,220
Depreciation and amortization	32,986	28,808
Total operating expenses	104,129	95,506
Operating income	46,032	45,539
Equity in earnings of unconsolidated affiliates	1,555	10,971
Other interest income	276	408
Gain from bargain purchase	—	33,805
Interest expense and other finance costs	(37,109)	(40,498)
Gain on extinguishment of debt	1,268	—
Income from continuing operations before Income taxes	12,022	50,225
Income tax provision	474	2,890
Income from continuing operations	11,548	47,335

ACADIA REALTY TRUST AND SUBSIDIARIES

Financial Highlights

For the Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

	For the Years ended December 31,	
	2011 (unaudited)	2010
Discontinued operations:		
Operating income from discontinued operations	2,262	3,332
Impairment of asset	(6,925)	—
Gain on sale of property	46,830	—
Income from discontinued operations	42,167	3,332
Net income	53,715	50,667
(Income) loss attributable to noncontrolling interests:		
Continuing operations	8,514	(19,075)
Discontinued operations	(10,674)	(1,535)
Net (income) loss attributable to noncontrolling interests	(2,160)	(20,610)
Net income attributable to Common Shareholders	\$ 51,555	\$ 30,057
Supplemental Information		
Income from continuing operations attributable to Common Shareholders	\$ 20,062	\$ 28,260
Income from discontinued operations attributable to Common Shareholders	31,493	1,797
Net income attributable to Common Shareholders	\$ 51,555	\$ 30,057
<i>Net income attributable to Common Shareholders per Common Share – Basic</i>		
Net income per Common Share – Continuing operations	\$ 0.50	\$ 0.70
Net income per Common Share – Discontinued operations	0.77	0.05
Net income per Common Share	\$ 1.27	\$ 0.75
Weighted average Common Shares	40,697	40,136
<i>Net income attributable to Common Shareholders per Common Share – Diluted¹</i>		
Net income per Common Share – Continuing operations	\$ 0.49	\$ 0.70
Net income per Common Share – Discontinued operations	0.77	0.04
Net income per Common Share	\$ 1.26	\$ 0.74
Weighted average Common Shares	40,986	40,406

ACADIA REALTY TRUST AND SUBSIDIARIES

Financial Highlights

For the Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS ²

	For the Years ended December 31,	
	2011 (unaudited)	2010
Net income attributable to Common Shareholders	\$ 51,555	\$ 30,057
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share):		
Consolidated affiliates	18,274	18,445
Unconsolidated affiliates	1,549	1,561
Gain on sale (net of noncontrolling interests' share):		
Consolidated affiliates	(31,716)	—
Unconsolidated affiliates	—	—
Income attributable to noncontrolling interests' in Operating Partnership	635	377
Distributions – Preferred OP Units	18	18
Funds from operations	<u>\$ 40,315</u>	<u>\$ 50,458</u>
	<i>Funds from operations per share – Diluted</i>	
Weighted average Common Shares and OP Units ³	<u>41,467</u>	<u>40,876</u>
Funds from operations, per share	<u>\$ 0.97</u>	<u>\$ 1.23</u>

ACADIA REALTY TRUST AND SUBSIDIARIES

Financial Highlights

For the Years ended December 31, 2011 and 2010

(dollars in thousands)

RECONCILIATION OF OPERATING INCOME TO NET PROPERTY
OPERATING INCOME ("NOI")²

	For the Years ended December 31,	
	2011 (unaudited)	2010
Operating income	\$ 46,032	\$ 45,539
Add back:		
General and administrative	23,086	20,220
Depreciation and amortization	32,986	28,808
Less:		
Management fee income	(1,677)	(1,424)
Mortgage interest income	(11,429)	(19,161)
Straight line rent and other adjustments	(8,712)	(3,627)
Consolidated NOI	80,286	70,355
Noncontrolling interest in NOI	(25,195)	(18,308)
Pro-rata share of NOI	\$ 55,091	\$ 52,047

SELECTED BALANCE SHEET INFORMATION

	As of	
	December 31, 2011 (unaudited)	December 31, 2010
	(dollars in thousands)	
Cash and cash equivalents	\$ 89,812	\$ 120,592
Rental property, at cost	1,252,100	1,061,669
Total assets	1,653,319	1,524,806
Notes payable	788,840	854,924
Total liabilities	883,221	937,284

ACADIA REALTY TRUST AND SUBSIDIARIES

Financial Highlights

For the Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

Notes:

¹ Reflects the potential dilution that could occur if securities or other contracts to issue Common Shares were exercised or converted into Common Shares. The effect of the conversion of Common OP Units is not reflected in the above table as they are exchangeable for Common Shares on a one-for-one basis. The income allocable to such units is allocated on this same basis and reflected as noncontrolling interests in the consolidated financial statements. As such, the assumed conversion of these units would have no net impact on the determination of diluted earnings per share.

² The Company considers funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") and net property operating income ("NOI") to be appropriate supplemental disclosures of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. FFO and NOI are presented to assist investors in analyzing the performance of the Company. They are helpful as they exclude various items included in net income that are not indicative of the operating performance, such as gains (losses) from sales of depreciated property and depreciation and amortization. In addition, NOI excludes interest expense. The Company's method of calculating FFO and NOI may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by generally accepted accounting principles ("GAAP") and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, the Company defines FFO as net income (computed in accordance with GAAP), excluding gains (losses) from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

³ In addition to the weighted average Common Shares outstanding, basic and diluted FFO also assumes full conversion of a weighted average 480 and 469 OP Units into Common Shares for the years ended December 31, 2011 and 2010, respectively. Diluted FFO also includes the assumed conversion of Preferred OP Units into 25 Common Shares for each of the years ended December 31, 2011 and 2010. In addition, diluted FFO also includes the effect of employee share options of 264 and 245 Common Shares for the years ended December 31, 2011 and 2010, respectively.

Item 9.01 Financial Statements and Exhibits.

- (a) Financial Statements.
- (b) Pro Forma Financial Information

During February 2012, the Company, through Fund III, and together with an unaffiliated joint venture partner, acquired 640 Broadway (“640 Broadway”) for \$32.5 million, funded with cash. Fund III’s share of cash required for the acquisition was \$16.7 million. The following financial information with respect to 640 Broadway together with the financial information filed with the Securities and Exchange Commission by the Company on Form 8-Ks on November 3, 2011 and December 9, 2011, constitutes the required audited financial information and unaudited pro forma information with respect to a portion of the Company’s acquisition activity since January 1, 2011.

Index to Financial Information

640 Broadway:	
Independent Auditors’ Report	Page 2
Statement of Revenues and Certain Expenses for the Year Ended December 31, 2011	3
Notes to Statement of Revenues and Certain Expenses	4

Unaudited Pro Forma Condensed Consolidated Financial Statements

As of, and For, the Nine Months Ended September 30, 2011
For the Year Ended December 31, 2010
Notes to Financial Statements

Independent Auditors' Report

To the Board of Directors and Management of
Acadia Realty Trust
White Plains, New York

We have audited the accompanying statement of revenues and certain expenses of 640 Broadway (the "640 Broadway") for the year ended December 31, 2011. The statement of revenues and certain expenses is the responsibility of Acadia Realty Trust's management. Our responsibility is to express an opinion on the statement of revenues and certain expenses based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 640 Broadway's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying statement of revenues and certain expenses was prepared for the purpose of complying with the rules and regulations of the Securities and Exchange Commission for inclusion in a Form 8-K of Acadia Realty Trust. As described in Note 2, material amounts that would not be comparable to those resulting from the proposed future operations of 640 Broadway are excluded from the statement of revenues and certain expenses and the statement of revenues and certain expenses is not intended to be a complete presentation of 640 Broadway's revenues and expenses.

In our opinion, the financial statement referred to above presents fairly, in all material respects, the revenues and certain expenses of 640 Broadway for the year ended December 31, 2011, on the basis of accounting described in Note 2.

/s/ BDO USA, LLP

February 9, 2012

640 Broadway
Statement of Revenues and Certain Expenses

(in thousands)	Year ended December 31, 2011
Revenues:	
Rental revenue	\$ 837
Reimbursement revenue	34
Other income	6
Total Revenues	<u>877</u>
Certain Expenses:	
Operating expenses	160
Real estate taxes	251
Insurance expense	14
Total Certain Expenses	<u>425</u>
Revenues in Excess of Certain Expenses	<u>\$ 452</u>

See accompanying notes to the statement of revenues and certain expenses.

Notes to Statement of Revenues and Certain Expenses

1. Organization

640 Broadway ("640 Broadway") is a mixed-use, nine-story building located in the "Noho" section of New York City.

Acadia Realty Trust (the "Trust") and subsidiaries (collectively, the "Company") is a fully integrated equity real estate investment trust focused on the acquisition, ownership, management and redevelopment of high-quality retail properties and urban/infill mixed-use properties with a strong retail component located primarily in high-barrier-to-entry, densely-populated metropolitan areas along the East Coast and in Chicago, Illinois.

On February 7, 2012, the Company acquired, through Acadia Strategic Opportunity III LLC, and together with an unaffiliated joint venture partner, 640 Broadway for \$32.5 million.

2. Basis of Presentation and Significant Accounting Policies

Presented herein is the statement of revenues and certain expenses of 640 Broadway.

The accompanying statement of revenues and certain expenses (the "Statement") has been prepared for the purpose of complying with the applicable rules and regulations of the Securities and Exchange Commission, Regulation S-X, Rule 3-14 and for inclusion in a Current Report on Form 8-K of the Company. The Statement is not intended to be a complete presentation of the revenues and expenses of the property. Accordingly, the Statement excludes depreciation and amortization of fixed assets, amortization of intangible assets and liabilities, and asset management fees not directly related to the future operations.

Revenue Recognition

Minimum rental revenue is recognized on a straight-line basis over the term of the lease. Certain of the leases acquired provide for the reimbursement to the owner of 640 Broadway of real estate taxes, water, sewer, and insurance expenses. These reimbursements are recognized as revenue in the period the expenses are incurred.

Income Taxes

640 Broadway was organized as a limited liability company and is not directly subject to federal, state, or city income taxes.

Use of Estimates

The preparation of the Statement in conformity with U.S generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the Statement and accompanying notes. Actual results could differ from those estimates.

3. Rental Income

The Company is the lessor to tenants under operating leases with expiration dates ranging from 2013 to 2017. The minimum rental amounts due under the leases are generally either subject to scheduled fixed increases or adjustments. The leases generally also require that the tenants reimburse the Company for increases in real estate taxes, water, sewer, and insurance expenses above their base year costs. Future minimum rents to be received over the next five years and thereafter for noncancelable operating leases in effect at December 31, 2011 are as follows:

(in thousands)	
2012	\$ 648
2013	574
2014	435
2015	350
2016	341
Thereafter	474
Total	<u>\$ 2,822</u>

ACADIA REALTY TRUST AND SUBSIDIARIES
UNAUDITED PRO FORMA CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As of, and For, the Nine Months Ended September 30, 2011 and For the Year Ended December 31, 2010

During February 2012, the Company, through Fund III, and together with an unaffiliated joint venture partner, acquired 640 Broadway ("640 Broadway") for \$32.5 million, funded with cash. Fund III's share of cash required for the acquisition was \$16.7 million.

The accompanying unaudited pro forma condensed consolidated balance sheet as of September 30, 2011 has been prepared as if the acquisition of 640 Broadway occurred on September 30, 2011. The accompanying unaudited pro forma condensed consolidated statements of operations for the nine months ended September 30, 2011 and for the year ended December 31, 2010 have been prepared as if the acquisition of 640 Broadway occurred as of January 1, 2010.

Our pro forma condensed consolidated financial statements are presented for informational purposes only and should be read in conjunction with the historical financial statements and related notes thereto filed with the U.S. Securities and Exchange Commission. In the opinion of the Company's management, the pro forma condensed consolidated financial statements include all significant necessary adjustments that can be factually supported to reflect the effect of the acquisition. The unaudited pro forma condensed consolidated financial statements are based on assumptions and estimates considered appropriate by the Company's management; however, they are not necessarily, and should not be assumed to be, an indication of the Company's financial position or results of operations that would have been achieved had the acquisition of 640 Broadway been completed as of the date indicated or that may be achieved in the future.

ACADIA REALTY TRUST AND SUBSIDIARIES
UNAUDITED PRO FORMA CONDENSED CONSOLIDATED BALANCE SHEET
As of September 30, 2011

(Amount in thousands, except share and per share data)	Company Historical	Previous Acquisitions	Acquisition of 640 Broadway	Company Pro Forma
	(a)	(b)		
ASSETS				
Operating real estate				
Land	\$ 268,077	\$ 28,544	\$ 14,034	\$ 310,655
Building and improvements	958,549	66,603	18,466	1,043,618
Construction in progress	3,983			3,983
	<u>1,230,609</u>	<u>95,147</u>	<u>32,500</u>	<u>1,358,256</u>
Less: accumulated depreciation	200,840			200,840
Net operating real estate	1,029,769	95,147	32,500	1,157,416
Real estate under development	229,223			229,223
Notes receivable, net	41,304			41,304
Investments in and advances to unconsolidated affiliates	78,420	6,728		85,148
Cash and cash equivalents	98,027	(41,242)	(3,318)	53,467
Cash in escrow	27,553			27,553
Rents receivable, net	23,179			23,179
Deferred charges, net	25,696			25,696
Acquired lease intangibles, net	22,975			22,975
Prepaid expenses and other assets	27,637			27,637
Assets of discontinued operations	2,684			2,684
Total assets	<u>\$ 1,606,467</u>	<u>\$ 60,633</u>	<u>\$ 29,182</u>	<u>\$ 1,696,282</u>
LIABILITIES				
Mortgage notes payable	\$ 846,399	\$ 47,133	\$ -	\$ 893,532
Convertible notes payable, net	24,824			24,824
Distributions in excess of income from, and investments in, unconsolidated affiliates	21,401			21,401
Accounts payable and accrued expenses	31,992			31,992
Dividends and distributions payable	7,507			7,507
Acquired lease and other intangibles, net	5,592			5,592
Other liabilities	18,914			18,914
Liabilities of discontinued operations	289			289
Total liabilities	<u>956,918</u>	<u>47,133</u>	<u>-</u>	<u>1,004,051</u>
EQUITY				
Shareholders' equity				
Common shares, \$.001 par value, authorized 100,000,000 shares; issued and outstanding 40,331,366 and 40,254,525 shares, respectively	40			40
Additional paid-in capital	303,783			303,783
Accumulated other comprehensive loss	(4,231)			(4,231)
Retained earnings	39,098			39,098
Total shareholders' equity	<u>338,690</u>			<u>338,690</u>
Noncontrolling interests	310,859	13,500	29,182	353,541
Total equity	<u>649,549</u>	<u>13,500</u>	<u>29,182</u>	<u>692,231</u>
Total liabilities and equity	<u>\$ 1,606,467</u>	<u>\$ 60,633</u>	<u>\$ 29,182</u>	<u>\$ 1,696,282</u>

The accompanying notes are an integral part of these unaudited pro forma condensed consolidated financial statements.

ACADIA REALTY TRUST AND SUBSIDIARIES

UNAUDITED PRO FORMA CONDENSED CONSOLIDATED STATEMENTS OF INCOME
For the Nine Months Ended September 30, 2011

(dollars in thousands, except per share amounts)	Company Historical (aa)	Previous Acquisitions (bb)	Acquisition of 640 Broadway (cc)	Company Pro Forma
Revenues				
Rental income	\$ 85,564	\$ 5,522	\$ 717	\$ 91,803
Interest income	9,493			9,493
Expense reimbursements	16,213	1,633		17,846
Management fee income	1,169			1,169
Other	1,849			1,849
Total revenues	<u>114,288</u>	<u>7,155</u>	<u>717</u>	<u>122,160</u>
Operating Expenses				
Property operating	22,565	543	190	23,298
Real estate taxes	13,792	1,220	189	15,201
General and administrative	17,147			17,147
Depreciation and amortization	24,626	1,560	346	26,532
Total operating expenses	<u>78,130</u>	<u>3,323</u>	<u>725</u>	<u>82,178</u>
Operating income (loss)	36,158	3,832	(8)	39,982
Equity in earnings of unconsolidated affiliates	3,025	562		3,587
Other interest income	219			219
Gain on debt extinguishment	1,268			1,268
Interest and other finance expense	(27,598)	(2,105)		(29,703)
Income (loss) from continuing operations before income taxes	13,072	2,289	(8)	15,353
Income tax provision	(7)			(7)
Income (loss) from continuing operations	<u>13,065</u>	<u>2,289</u>	<u>(8)</u>	<u>15,346</u>
Discontinued Operations				
Operating income from discontinued operations	702			702
Impairment of asset	(6,925)			(6,925)
Gain on sale of property	32,498			32,498
Income from discontinued operations	<u>26,275</u>			<u>26,275</u>
Net income (loss)	<u>39,340</u>	<u>2,289</u>	<u>(8)</u>	<u>41,621</u>
Noncontrolling interests				
Continuing operations	3,597	(842)	7	2,762
Discontinued operations	731			731
Net loss (income) attributable to noncontrolling interests	<u>4,328</u>	<u>(842)</u>	<u>7</u>	<u>3,493</u>
Net income (loss) attributable to Common Shareholders	<u>\$ 43,668</u>	<u>\$ 1,447</u>	<u>\$ (1)</u>	<u>\$ 45,114</u>
Basic Earnings per Share				
Income from continuing operations	\$ 0.41	\$ 0.03	\$ 0.00	\$ 0.45
Income from discontinued operations	0.67	-	-	0.67
Basic earnings per share	<u>\$ 1.08</u>	<u>\$ 0.03</u>	<u>\$ 0.00</u>	<u>\$ 1.12</u>
Diluted Earnings per Share				
Income from continuing operations	\$ 0.41	\$ 0.03	\$ 0.00	\$ 0.45
Income from discontinued operations	0.67	-	-	0.67
Diluted earnings per share	<u>\$ 1.08</u>	<u>\$ 0.03</u>	<u>\$ 0.00</u>	<u>\$ 1.12</u>

The accompanying notes are an integral part of these unaudited pro forma condensed consolidated financial statements.

ACADIA REALTY TRUST AND SUBSIDIARIES
UNAUDITED PRO FORMA CONDENSED CONSOLIDATED STATEMENTS OF INCOME
For the Year Ended December 31, 2010

(dollars in thousands, except per share amounts)	Company Historical (aa)	Previous Acquisitions (bb)	Acquisition of 640 Broadway (cc)	Company Pro Forma
Revenues				
Rental income	\$ 106,913	\$ 9,276	\$ 885	\$ 117,074
Mortgage interest income	19,161			19,161
Expense reimbursements	22,030	2,848		24,878
Lease termination income	290			290
Management fee income	1,424			1,424
Other	2,140			2,140
Total revenues	151,958	12,124	885	164,967
Operating Expenses				
Property operating	30,914	831	246	31,991
Real estate taxes	18,245	2,171	244	20,660
General and administrative	20,220			20,220
Depreciation and amortization	40,115	2,486	462	43,063
Total operating expenses	109,494	5,488	952	115,934
Operating income (loss)	42,464	6,636	(67)	49,033
Equity in earnings of unconsolidated affiliates	10,971	749		11,720
Other interest income	408			408
Gain from bargain purchase	33,805			33,805
Interest and other finance expense	(34,471)	(2,993)		(37,464)
Income (loss) from continuing operations before income taxes	53,177	4,392	(67)	57,502
Income tax provision	(2,890)			(2,890)
Income (loss) from continuing operations	50,287	4,392	(67)	54,612
Discontinued Operations				
Operating income from discontinued operations	380			380
Income from discontinued operations	380			380
Net income (loss)	50,667	4,392	(67)	54,992
Noncontrolling interests				
Continuing operations	(20,307)	(2,528)	61	(22,774)
Discontinued operations	(303)			(303)
Net (income) loss attributable to noncontrolling interests	(20,610)	(2,528)	61	(23,077)
Net income (loss) attributable to Common Shareholders	\$ 30,057	\$ 1,864	\$ (6)	\$ 31,915
Basic Earnings per Share				
Income from continuing operations	\$ 0.75	\$ 0.04	\$ 0.00	\$ 0.80
Income from discontinued operations	-	-	-	-
Basic earnings per share	\$ 0.75	\$ 0.04	\$ 0.00	\$ 0.80
Diluted Earnings per Share				
Income from continuing operations	\$ 0.74	\$ 0.04	\$ 0.00	\$ 0.80
Income from discontinued operations	-	-	-	-
Diluted earnings per share	\$ 0.74	\$ 0.04	\$ 0.00	\$ 0.80

The accompanying notes are an integral part of these unaudited pro forma condensed consolidated financial statements.

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Note 1 — Basis of Pro Forma Presentation

Acadia Realty Trust and subsidiaries (collectively, the “Company”), is a fully-integrated equity real estate investment trust focused on the ownership, management and redevelopment of retail properties and urban/infill mixed-use properties with a retail component concentration located primarily in high-barrier-to-entry, densely-populated metropolitan areas in the United States along the East Coast and in Chicago.

The consolidated financial statements include the consolidated accounts of the Company and its investments in partnerships and limited liability companies in which the Company is presumed to have control in accordance with the consolidation guidance of the Financial Accounting Standards Board Accounting Standards Codification (“ASC”). Investments in entities for which the Company has the ability to exercise significant influence but does not have financial or operating control, are accounted for under the equity method of accounting. Accordingly, the Company’s share of the net earnings (or losses) of entities accounted for under the equity method are included in consolidated net income under the caption, Equity in Earnings (Losses) of Unconsolidated Affiliates. Investments in entities for which the Company does not have the ability to exercise any influence are accounted for under the cost method of accounting.

During February 2012, the Company, through Acadia Strategic Opportunity III LLC (“Fund III”), and together with an unaffiliated joint venture partner, acquired 640 Broadway (“640 Broadway”) for \$32.5 million, funded with cash. Fund III’s share of cash required for the acquisition was \$16.7 million.

Note 2 — Adjustments to Unaudited Pro Forma Condensed Consolidated Balance Sheet

- (a) Represents the historical consolidated balance sheet of the Company as of September 30, 2011.
- (b) Reflects those acquisitions as previously disclosed in the Company’s Form 8-Ks as filed with the Securities and Exchange Commission on November 3, 2011 and December 9, 2011.

Note 3 — Adjustments to Unaudited Pro Forma Condensed Consolidated Statements of Income

- (aa) Represents the unaudited historical consolidated statement of income for the Company for the nine months ended September 30, 2011 and the audited historical consolidated statement of income for the Company for the year ended December 31, 2010.
- (bb) Represents the unaudited historical combined statements of revenues and certain operating expenses for those acquisitions as previously disclosed in the Company’s Form 8-Ks as filed with the Securities and Exchange Commission on November 3, 2011 and December 9, 2011.
- (cc) Represents the unaudited historical statement of revenues and certain operating expenses for 640 Broadway for the nine months ended September 30, 2011 and the year ended December 31, 2010.

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Funds from Operations

Consistent with the National Association of Real Estate Investment Trusts (“NAREIT”) definition, we define funds from operations (“FFO”) as net income attributable to common shareholders (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

We consider FFO and pro forma FFO to be an appropriate supplemental disclosure of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. Pro forma FFO is presented to assist investors in analyzing our performance. It is helpful as it excludes various items included in net income that are not indicative of the operating performance, such as gains (or losses) from sales of operating property and depreciation and amortization. However, our method of calculating Pro forma FFO may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. Pro forma FFO does not represent cash generated from operations as defined by GAAP and is not indicative of cash available to fund all cash needs, including distributions. Pro forma FFO should not be considered as an alternative to net income for the purpose of evaluating our performance or to cash flows as a measure of liquidity.

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO UNAUDITED PRO FORMA CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Funds from Operations (continued)

The reconciliation of net income to Pro forma FFO for the year ended 2010 is as follows:

(amounts in thousands except per share amounts)	Company Historical	Previous Acquisitions (i)	Acquisition of 640 Broadway	Company Pro Forma
Funds From Operations				
Net income (loss) attributable to Common Shareholders	\$ 30,057	\$ 1,864	\$ (6)	\$ 31,915
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share)				
Consolidated affiliates	18,445	2,486	46	20,977
Unconsolidated affiliates	1,561	72		1,633
Income attributable to noncontrolling interests' in Operating Partnership	377	23	-	400
Funds from operations	<u>\$ 50,440</u>	<u>\$ 4,445</u>	<u>\$ 40</u>	<u>\$ 54,925</u>
Funds From Operations per Share - Diluted				
Weighted average number of Common Shares and OP Units	40,876	40,876	40,876	40,876
Diluted funds from operations, per share	<u>\$ 1.23</u>	<u>\$ 0.11</u>	<u>\$ 0.00</u>	<u>\$ 1.34</u>

(i) Represents those acquisitions as previously disclosed in the Company's Form 8-Ks as filed with the Securities and Exchange Commission on November 3, 2011 and December 9, 2011.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ACADIA REALTY TRUST
(Registrant)

Date: February 9, 2012

By: /s/ Jonathan Grisham

Name: Jonathan Grisham
Title: Sr. Vice President
and Chief Financial Officer

(d) Exhibits

EXHIBIT INDEX

Exhibit No.	Description
23.1	Consent of BDO
99.1	Press release of the Company dated February 7, 2012
99.2	Financial and Operating Reporting Supplement of the Company for the quarter and year ended December 31, 2011

Consent of Independent Registered Public Accounting Firm

Acadia Realty Trust
White Plains, New York

We hereby consent to the incorporation by reference in the Registration Statements on Form S-3 (Nos. 333-157886, 333-31630, 333-139950, 333-114785 and 333-126712) and Form S-8 (Nos. 33-95966, 333-87993 and 333-106758) of Acadia Realty Trust and in the related Prospectuses of our reports dated February 9, 2012 with respect to the statement of revenues and certain operating expenses of 640 Broadway, for the year ended December 31, 2011 included in this current report (Form 8-K) of Acadia Realty Trust.

We also consent to the reference to us under the caption "Experts" in the Prospectus.

/s/ BDO USA, LLP
New York, New York

February 9, 2012

Acadia Realty Trust Reports Fourth Quarter and Full Year 2011 Operating Results

WHITE PLAINS, N.Y.--(BUSINESS WIRE)--February 7, 2012--Acadia Realty Trust (NYSE: AKR) today reported operating results for the quarter and year ended December 31, 2011. All per share amounts are on a fully diluted basis.

Fourth Quarter and Full Year 2011 Highlights

Earnings - Consistent With Guidance

- Funds from operations ("FFO") of \$0.25 per share for fourth quarter 2011 and \$0.97 for full year 2011
- Earnings per share ("EPS") from continuing operations of \$0.09 for fourth quarter 2011 and \$0.49 for full year 2011

Core Portfolio – Acquisition Pipeline and Re-anchoring Progress

- During fourth quarter, entered into contracts to acquire two properties aggregating approximately \$22.7 million
- Year-to-date closed on \$73.8 million of approximately \$181.1 million of acquisitions under contract
- Re-anchoring progress continues on three core portfolio re-anchoring projects which are 77% leased on an aggregate basis at year-end 2011
- December 31, 2011 physical occupancy of 89.8%; leased occupancy of 92.7% including executed re-anchoring leases
- Excluding the impact of re-anchoring activities, same store net operating income ("NOI") for the fourth quarter up 1.3% compared to 2010; including this impact, same store NOI decreased 4.7%

Opportunity Funds – Fund III Acquisition Pipeline; Fund I Continues Monetization

- Fund III acquired three properties during fourth quarter for an aggregate purchase price of \$46.5 million
- Year-to-date, Fund III closed on \$139.8 million of approximately \$171.3 million of acquisitions under contract
- During fourth quarter, Fund I sold 16 properties for an aggregate gross sales price of \$19.8 million which generated a net gain of \$4.0 million, net of noncontrolling interests' share

Balance Sheet – Securing Capital to Fund Acquisition Pipelines

- Raised approximately \$45.0 million of net proceeds during the fourth quarter from public equity offering
 - During the fourth quarter, repurchased \$24.0 million of the Company's outstanding convertible debt
 - Core portfolio debt net of cash on hand ("Net Debt") to EBITDA ratio of 4.0x at December 31, 2011
 - Combined Net Debt to Total Market Capitalization of 27% at December 31, 2011
 - Cash on hand and availability under current credit facilities of \$126 million at December 31, 2011
-

Fourth Quarter 2011 Operating Results

FFO and Net Income from Continuing Operations for the quarter ended December 31, 2011 were \$10.8 million and \$3.8 million, respectively, as compared to \$12.1 million and \$6.6 million, respectively, for the quarter ended December 31, 2010. For the year ended December 31, 2011, FFO and Net Income from Continuing Operations were \$40.3 million and \$20.1 million, respectively, compared to \$50.5 million and \$28.3 million, respectively, for the year ended December 31, 2010.

Earnings for the quarters and years ended December 31, 2011 and 2010, on a per share basis, were as follows:

	Quarters ended December 31,			Years ended December 31,		
	2011	2010	Variance	2011	2010	Variance
FFO per share	\$ 0.25	\$ 0.30	\$ (0.05)	\$ 0.97	\$ 1.23	\$ (0.26)
EPS from continuing operations	\$ 0.09	\$ 0.16	\$ (0.07)	\$ 0.49	\$ 0.70	\$ (0.21)
EPS	\$ 0.19	\$ 0.17	\$ 0.02	\$ 1.26	\$ 0.74	\$ 0.52

The following significant items contributed to the above variances in EPS from continuing operations:

	Variance 2011 v. 2010	
	Quarter	Year
2010 additional mortgage interest income	\$ (0.04)	\$ (0.19)
2011 gain on extinguishment of debt	--	0.03
2011 rents from new acquisitions and redevelopment projects placed in service	0.03	0.08
Income tax provision	(0.01)	0.04
2010 RCP Venture income, net of noncontrolling interests' share and income taxes	(0.04)	(0.03)
2010 non-cash gain on purchase of interest in City Point, net of noncontrolling interests	--	(0.16)
Other items, net	(0.01)	0.02
Total variance	\$ (0.07)	\$ (0.21)

EPS from discontinued operations of \$0.77 for the year ended December 31, 2011 was primarily attributable to (i) a \$4.0 million gain, net of noncontrolling interests' share, on the sale of 16 Fund I properties, (ii) a \$28.6 million gain from the sale of the Ledgewood Mall and (iii) a \$0.8 million gain, net of noncontrolling interests' share, on the sale of a Fund II leasehold interest at the Oakbrook Center.

Core Portfolio

Acadia's core portfolio is comprised of properties that are owned in whole or in part by Acadia outside of its three opportunity funds (the "Funds").

Asset Recycling and Acquisition Activity – Investments in Urban/Street Retail

During the fourth quarter 2011, Acadia entered into contracts to acquire two properties for an aggregate purchase price of \$22.7 million. Year-to-date, the Company has entered into contracts or closed on 31 street and urban retail properties located primarily in Chicago, Washington, DC (Georgetown), Cambridge, Massachusetts and New York City for an aggregate purchase price of \$181.1 million. Acadia has closed on 15 of these properties for an aggregate purchase price of \$73.8 million through year-end.

The Company is currently awaiting lender's approval for the assumption of \$51.7 million of first mortgage debt collateralized by 15 of the remaining 16 locations under contract prior to closing on these properties.

The closings of these transactions currently under contract, which are anticipated to be completed during the first quarter of 2012, are subject to customary closing conditions and in certain instances, lender approval. As such, no assurance can be given that the Company will successfully complete these transactions.

Core Portfolio Anchor Recycling

As previously announced during 2011, Acadia commenced the re-anchoring of the Bloomfield Town Square, located in Bloomfield Hills, Michigan, and two former A&P supermarket locations located in the New York City metropolitan area (collectively, the "Re-anchoring Activities"). As of December 31, 2011, 77% of this aggregate space has been leased with tenants at the Bloomfield Town Square expected to open during the second half of 2012.

Occupancy and Same-Store NOI

At December 31, 2011, Acadia's core portfolio occupancy was 89.8% which was consistent with third quarter 2011. Including the square footage leased, but not yet occupied, in connection with the Re-Anchoring Activities, the core portfolio is 92.7% leased. The remaining space anticipated to be leased in connection with the Re-Anchoring Activities represents an additional 90 basis points of portfolio occupancy.

Excluding the impact of the Re-anchoring Activities, core portfolio same-store NOI increased 1.3% for the fourth quarter 2011 over fourth quarter 2010 and increased 0.1% for the year ended December 31, 2011, compared to 2010. Including the impact of the Re-anchoring Activities, core portfolio same-store NOI decreased 4.7% for the fourth quarter 2011 and decreased 4.1% for the year ended December 31, 2011, compared to 2010.

Rent Spreads on New and Renewal Leases

The Company realized an increase in average rents of 14.1% in its core portfolio on 100,000 square feet of new and renewal leases executed during the fourth quarter of 2011. Excluding the effect of the straight-lining of rents, the Company experienced an increase of 2.2% in average rents in its core portfolio.

Opportunity Funds – Fund III Acquisition Pipeline; Fund I Continues Monetization

Fund III Acquisitions

During the fourth quarter, Fund III acquired three properties for an aggregate purchase price of \$46.5 million and was under contract to purchase one property for \$31.5 million as follows:

- New Hyde Park Shopping Center - a 31,500 square foot planned redevelopment located in New Hyde Park, New York,
- Parkway Crossing - a 260,000 square foot project located in Baltimore, Maryland which includes the re-anchoring of a former A&P store with a Shop Rite supermarket ,
- 654 Broadway - an 18,700 square foot urban/street retail property located in the Noho district of New York City with redevelopment potential, and
- Lincoln Park Centre (currently under contract) – a 62,700 square foot re-anchoring project (former Border Books store) located in Lincoln Park's Clybourn Corridor in Chicago, Illinois adjacent to the newly developed Apple store.

Year-to-date, Fund III has closed on, or is under contract for, seven acquisitions aggregating \$171.3 million. The closing of the transaction currently under contract is subject to customary closing conditions and in certain instances, lender approval. As such, no assurance can be given that the Company will successfully complete this transaction.

Fund I – Dispositions

During the fourth quarter 2011, Fund I sold 15 of its remaining 18 Kroger/Safeway locations for approximately \$17.5 million and the Granville Centre for \$2.3 million. These sales generated a net gain of \$4.0 million, net of noncontrolling interests' share.

Balance Sheet – Securing Capital to Fund Acquisition Pipelines

During the fourth quarter, Acadia issued 2.25 million Common Shares, which generated net proceeds of approximately \$45.0 million. In addition, during January 2012, the Company established an at-the-market (“ATM”) equity program with an aggregate offering price up to \$75.0 million. Acadia intends to use the net proceeds of these offerings, in part, to fund the core and its share of the Fund acquisition activities as discussed above.

During December 2011, Acadia repurchased \$24.0 million of its outstanding convertible debt. Following this repurchase, the Company’s outstanding convertible notes payable balance was \$0.9 million as of December 31, 2011.

Acadia continues to maintain a secure balance sheet with available liquidity, low leverage and limited interest rate exposure as evidenced by the following:

- As of December 31, 2011, the Company had total liquidity of \$126 million, including \$63 million of cash on hand and \$63 million available under existing lines of credit, excluding the Funds’ cash and credit facilities
- Core portfolio Net Debt to EBITDA ratio of 4.0x
- Including the Company’s pro-rata share of the Fund debt (“Combined”), a Net Debt to EBITDA ratio of 4.9x
- Combined Net Debt to Total Market Capitalization of 27% and Combined Debt to Total Market Capitalization of 31%
- Core portfolio fixed-charge coverage ratio of 2.6 to 1
- Combined fixed-charge coverage ratio, including the core portfolio and the Company’s pro- rata share of the Funds, was 3.0 to 1
- 100% of the Company’s core portfolio debt is fixed at an average interest rate of 6.1%
- 82% of the Company’s Combined debt is fixed at an average interest rate of 5.5%

Outlook - Earnings Guidance for 2012

The Company forecasts its 2012 annual FFO will range from \$1.00 to \$1.05 per share and 2012 EPS from \$0.54 to \$0.60. The following table summarizes management’s 2012 guidance (dollars in millions, except per share amounts):

	2012		2011
	Low	High	Actual
Core and pro-rata share of Fund portfolio income	\$ 49.5	\$ 52.5	\$ 43.9
Asset and property management fee income, net of taxes	14.0	14.5	12.1
Transactional fee income, net of taxes	5.0	6.5	6.2
Promote income from Funds, RCP Venture and other income, net of taxes	0.5	1.0	1.5
General and administrative expense	(23.5)	(24.0)	(23.4)
FFO	\$ 45.5	\$ 50.5	\$ 40.3
FFO per share	\$ 1.00	\$ 1.05	\$ 0.97

The following is a reconciliation of the calculation of forecasted FFO per diluted share and earnings per diluted share:

<u>Guidance Range for 2012</u>	Low	High
Earnings per diluted share	\$ 0.54	\$ 0.60
Depreciation of real estate and amortization of leasing costs:		
Wholly owned and consolidated partnerships	0.41	0.40
Unconsolidated partnerships	0.04	0.04
Noncontrolling interest in Operating Partnership	0.01	0.01
FFO	<u>\$ 1.00</u>	<u>\$ 1.05</u>

For the core portfolio, the Company is assuming occupancy to increase up to 400 basis points by the end of 2012 and for same-store NOI to increase, on average, between 2% and 3% for the year. During the first half of 2012, the Re-Anchoring Activities as discussed above will continue to impact same-store NOI unfavorably, but are expected to contribute positively to this portfolio measure during the second half of 2012. Similarly, the Re-Anchoring Activities and forecasted 2012 core and Fund investments are anticipated to be key drivers to earnings growth, primarily in the second half of 2012. Management will discuss its 2012 earnings guidance and related assumptions in further detail on its scheduled year-end investor conference call.

Management Comments

"I am pleased with our fourth quarter results, which continued to show the progress that we made throughout 2011 with our key growth initiatives," stated Kenneth F. Bernstein, President and CEO of Acadia Realty Trust. "This includes progress in our core portfolio through both the profitable re-anchoring of several important projects as well as meaningful additions to our street and urban retail portfolio. Upon the anticipated closing of these investments, we will have added \$181 million of high quality properties, located in New York City, Chicago, Washington, DC and Cambridge, Massachusetts to our already strong core portfolio. We also added several exciting value-add investments through our Fund III platform. The contributions from all of these activities will have an important impact to our earnings in the second half of this year and will make important long-term contributions to our portfolio going forward."

Investor Conference Call

Management will conduct a conference call on Wednesday, February 8, 2012 at 12:00 PM ET to review the Company's earnings and operating results. The live conference call can be accessed by dialing 866-362-4666 (internationally 617-597-5313). The pass code is "Acadia". The call will also be webcast and can be accessed in a listen-only mode at Acadia's web site at www.acadiarealty.com. If you are unable to participate during the live webcast, the call will be archived and available on Acadia's website. Alternatively, to access the replay by phone, dial 888-286-8010 (internationally 617-801-6888), and the passcode will be 72203050. The phone replay will be available through Wednesday, February 15, 2012.

About Acadia Realty Trust

Acadia Realty Trust, a fully-integrated equity real estate investment trust, is focused on the acquisition, ownership, management and redevelopment of high-quality retail properties and urban/infill mixed-use properties with a strong retail component located primarily in high-barrier-to-entry, densely-populated metropolitan areas along the East Coast and in Chicago. Acadia owns, or has an ownership interest in, 83 properties through its core portfolio and three opportunistic/value-add investment funds. Additional information may be found on the Company's website at www.acadiarealty.com.

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 opportunities arising from continued economic uncertainty. Factors that could cause the Company'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 the Company's most recent annual report on Form 10-K filed with the SEC on February 28, 2011 ("Form 10-K") and other periodic reports filed with the SEC, including risks related to: (i) the current global financial environment and its effect on retail tenants; (ii) the Company's reliance on revenues derived from major tenants; (iii) the Company's limited control over joint venture investments; (iv) the Company's partnership structure; (v) real estate and the geographic concentration of our properties; (vi) market interest rates; (vii) leverage; (viii) liability for environmental matters; (ix) the Company's growth strategy; (x) the Company's status as a REIT; (xi) uninsured losses and (xii) the loss of key executives. Copies of the Form 10-K and the other periodic reports Acadia files with the SEC are available on the Company'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.

ACADIA REALTY TRUST AND SUBSIDIARIES
Financial Highlights (1)
For the Quarters and Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

<i>Revenues</i>	For the Quarters ended December 31,		For the Years ended December 31,	
	2011	2010	2011	2010
Minimum rents	\$ 28,924	\$ 25,399	\$ 111,862	\$ 97,002
Percentage rents	75	201	361	473
Mortgage interest income	1,936	3,724	11,429	19,161
Expense reimbursements	6,175	5,778	22,388	20,499
Other property income	595	700	2,444	2,486
Management fee income	508	242	1,677	1,424
Total revenues	<u>38,213</u>	<u>36,044</u>	<u>150,161</u>	<u>141,045</u>
<i>Operating expenses</i>				
Property operating	7,574	8,892	29,371	29,223
Real estate taxes	4,894	4,353	18,686	17,255
General and administrative	5,939	4,368	23,086	20,220
Depreciation and amortization	8,597	7,785	32,986	28,808
Total operating expenses	<u>27,004</u>	<u>25,398</u>	<u>104,129</u>	<u>95,506</u>
Operating income	11,209	10,646	46,032	45,539
Equity in (loss) earnings of unconsolidated affiliates	(1,470)	10,361	1,555	10,971
Other interest income (expense)	57	(54)	276	408
Gain from bargain purchase	--	--	--	33,805
Interest expense and other finance costs	(9,511)	(11,437)	(37,109)	(40,498)
Gain on extinguishment of debt	--	--	1,268	--
Income from continuing operations before Income taxes	285	9,516	12,022	50,225
Income tax provision	467	1,021	474	2,890
(Loss) income from continuing operations	<u>(182)</u>	<u>8,495</u>	<u>11,548</u>	<u>47,335</u>

ACADIA REALTY TRUST AND SUBSIDIARIES
Financial Highlights (1)
For the Quarters and Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

	For the Quarters ended December 31,		For the Years ended December 31,	
	2011	2010	2011	2010
Discontinued operations:				
Operating income from discontinued operations	225	887	2,262	3,332
Impairment of asset	--	--	(6,925)	--
Gain on sale of property	14,332	--	46,830	--
Income from discontinued operations	14,557	887	42,167	3,332
Net income	14,375	9,382	53,715	50,667
(Income) loss attributable to noncontrolling interests:				
Continuing operations	3,971	(1,906)	8,514	(19,075)
Discontinued operations	(10,459)	(464)	(10,674)	(1,535)
Net (income) loss attributable to noncontrolling interests	(6,488)	(2,370)	(2,160)	(20,610)
Net income attributable to Common Shareholders	<u>\$ 7,887</u>	<u>\$ 7,012</u>	<u>\$ 51,555</u>	<u>\$ 30,057</u>
Supplemental Information				
Income from continuing operations attributable to				
Common Shareholders	\$ 3,789	\$ 6,589	\$ 20,062	\$ 28,260
Income from discontinued operations attributable to				
Common Shareholders	4,098	423	31,493	1,797
Net income attributable to Common Shareholders	<u>\$ 7,887</u>	<u>\$ 7,012</u>	<u>\$ 51,555</u>	<u>\$ 30,057</u>
<i>Net income attributable to Common Shareholders per Common Share – Basic</i>				
Net income per Common Share – Continuing operations	\$ 0.09	\$ 0.16	\$ 0.50	\$ 0.70
Net income per Common Share – Discontinued operations	0.10	0.01	0.77	0.05
Net income per Common Share	<u>\$ 0.19</u>	<u>\$ 0.17</u>	<u>\$ 1.27</u>	<u>\$ 0.75</u>
Weighted average Common Shares	41,785	40,257	40,697	40,136
<i>Net income attributable to Common Shareholders per Common Share – Diluted ²</i>				
Net income per Common Share – Continuing operations	\$ 0.09	\$ 0.16	\$ 0.49	\$ 0.70
Net income per Common Share – Discontinued operations	0.10	0.01	0.77	0.04
Net income per Common Share	<u>\$ 0.19</u>	<u>\$ 0.17</u>	<u>\$ 1.26</u>	<u>\$ 0.74</u>
Weighted average Common Shares	42,066	40,594	40,986	40,406

ACADIA REALTY TRUST AND SUBSIDIARIES
Financial Highlights (1)
For the Quarters and Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)
RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS (3)

	For the Quarters ended December 31,		For the Years ended December 31,	
	2011	2010	2011	2010
Net income attributable to Common Shareholders	\$ 7,887	\$ 7,012	\$ 51,555	\$ 30,057
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share):				
Consolidated affiliates	4,692	4,687	18,274	18,445
Unconsolidated affiliates	477	374	1,549	1,561
Gain on sale (net of noncontrolling interests' share):				
Consolidated affiliates	(2,356)	--	(31,716)	--
Unconsolidated affiliates	--	--	--	--
Income attributable to noncontrolling interests' in Operating Partnership	99	68	635	377
Distributions – Preferred OP Units	5	5	18	18
Funds from operations	<u>\$ 10,804</u>	<u>\$ 12,146</u>	<u>\$ 40,315</u>	<u>\$ 50,458</u>
<i>Funds from operations per share – Diluted</i>				
Weighted average Common Shares and OP Units ⁴	<u>42,559</u>	<u>40,979</u>	<u>41,467</u>	<u>40,876</u>
Funds from operations, per share	<u>\$ 0.25</u>	<u>\$ 0.30</u>	<u>\$ 0.97</u>	<u>\$ 1.23</u>

ACADIA REALTY TRUST AND SUBSIDIARIES
Financial Highlights (1)
For the Quarters and Years ended December 31, 2011 and 2010
(dollars in thousands)
RECONCILIATION OF OPERATING INCOME TO NET PROPERTY
OPERATING INCOME ("NOI") (3)

	For the Quarters ended		For the Years ended	
	December 31,		December 31,	
	2011	2010	2011	2010
Operating income	\$ 11,209	\$ 10,646	\$ 46,032	\$ 45,539
Add back:				
General and administrative	5,939	4,368	23,086	20,220
Depreciation and amortization	8,597	7,785	32,986	28,808
Less:				
Management fee income	(508)	(242)	(1,677)	(1,424)
Mortgage interest income	(1,936)	(3,724)	(11,429)	(19,161)
Straight line rent and other adjustments	(1,785)	(955)	(8,712)	(3,627)
Consolidated NOI	<u>21,516</u>	<u>17,878</u>	<u>80,286</u>	<u>70,355</u>
Noncontrolling interest in NOI	(7,255)	(4,962)	(25,195)	(18,308)
Pro-rata share of NOI	<u>\$ 14,261</u>	<u>\$ 12,916</u>	<u>\$ 55,091</u>	<u>\$ 52,047</u>

SELECTED BALANCE SHEET INFORMATION

	As of	
	December 31,	December 31,
	2011	2010
	<i>(dollars in thousands)</i>	
Cash and cash equivalents	\$ 89,812	\$ 120,592
Rental property, at cost	1,252,100	1,061,669
Total assets	1,653,319	1,524,806
Notes payable	788,840	854,924
Total liabilities	883,221	937,284

Notes:

¹ For additional information and analysis concerning the Company's results of operations, reference is made to the Company's Quarterly Supplemental Disclosure furnished on Form 8-K to the SEC and included on the Company's website at www.acadiarealty.com.

ACADIA REALTY TRUST AND SUBSIDIARIES
Financial Highlights
For the Quarters and Years ended December 31, 2011 and 2010
(dollars and Common Shares in thousands, except per share data)

Notes (continued):

² Reflects the potential dilution that could occur if securities or other contracts to issue Common Shares were exercised or converted into Common Shares. The effect of the conversion of Common OP Units is not reflected in the above table as they are exchangeable for Common Shares on a one-for-one basis. The income allocable to such units is allocated on this same basis and reflected as noncontrolling interests in the consolidated financial statements. As such, the assumed conversion of these units would have no net impact on the determination of diluted earnings per share.

³ The Company considers funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") and net property operating income ("NOI") to be appropriate supplemental disclosures of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. FFO and NOI are presented to assist investors in analyzing the performance of the Company. They are helpful as they exclude various items included in net income that are not indicative of the operating performance, such as gains (losses) from sales of depreciated property and depreciation and amortization. In addition, NOI excludes interest expense. The Company's method of calculating FFO and NOI may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by generally accepted accounting principles ("GAAP") and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, the Company defines FFO as net income (computed in accordance with GAAP), excluding gains (losses) from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

⁴ In addition to the weighted average Common Shares outstanding, basic and diluted FFO also assumes full conversion of a weighted average 493 and 360 OP Units into Common Shares for the quarters ended December 31, 2011 and 2010, respectively and 480 and 469 OP Units into Common Shares for the years ended December 31, 2011 and 2010, respectively. Diluted FFO also includes the assumed conversion of Preferred OP Units into 25 Common Shares for each of the quarters ended December 31, 2011 and 2010, and for each of the years ended December 31, 2011 and 2010. In addition, diluted FFO also includes the effect of employee share options of 256 and 337 Common Shares for the quarters ended December 31, 2011 and 2010, respectively and 264 and 245 Common Shares for the years ended December 31, 2011 and 2010, respectively.

CONTACT:
Acadia Realty Trust
Jon Grisham, 914-288-8100

REPORTING SUPPLEMENT

ACADIA REALTY TRUST

Table of Contents

Year Ended 2011

Section I - Financial Information		Section II - Opportunity Fund Information	
Company Information	3	Opportunity Fund Overview	23
Total Market Capitalization	4	Opportunity Fund Properties	24
Operating Statements		Opportunity Fund Lease Expirations	25
Pro-rata Consolidation	5	Redevelopment Projects - Operating	28
Opportunity Funds	6	Redevelopment Projects - Construction and Design	29
Funds from Operations ("FFO"), Adjusted FFO ("AFFO") and Funds Available for Distribution ("FAD")	8	RCP Venture Investments	30
EBITDA	9	Storage Portfolio	31
Same Property Net Operating Income	10		
Fee Income	11	Section III - Core Portfolio Information	
Balance Sheet - Pro-rata Consolidation	12		
Notes Receivable	13	Core Properties	32
Other Information		Core Portfolio by State	34
2012 Guidance	14	Core Top Tenants	35
Net Asset Valuation	15	Core Lease Expirations	36
Selected Financial Ratios	16	Core New and Renewal Rent Spreads	38
Debt Analysis		Core Capital Expenditures	39
Summary	17	Portfolio Demographics	40
Detail	18	Important Notes	42
Maturities with Extension Options	21		
Maturities	22		

Visit www.acadiarealty.com for additional investor and portfolio information

Company Information

Acadia Realty Trust, a fully-integrated equity real estate investment trust, is focused on the ownership, management and redevelopment of high-quality retail properties and urban/infill mixed-use properties with a strong retail component located primarily in high-barrier-to-entry, densely-populated metropolitan areas along the East Coast and in Chicago. Acadia owns, or has an ownership interest in, 83 properties through its core portfolio and three opportunistic/value-add investment funds. Additional information may be found on the Company's website at www.acadiarealty.com.

Contact Information**Corporate Headquarters**

1311 Mamaroneck Avenue
Suite 260
White Plains, NY 10605
www.acadiarealty.com

Investor Relations

Jon Grisham
Senior Vice President,
Chief Financial Officer
(914) 288-8142
jgrisham@acadiarealty.com

New York Stock Exchange

Symbol AKR

Analyst Coverage**Bank of America / Merrill Lynch**

Craig Schmidt - (646) 855-3640
craig.schmidt@baml.com

Bank of Montreal

Paul Adornato, CFA - (212) 885-4170
paul.adornato@bmo.com

Citigroup - Global Markets

Quentin Velleley, CFA - (212) 816-6981
quentin.velleley@citi.com

Cowen and Company

Michael Gorman - (646) 562-1381
michael.gorman@cowen.com

Green Street Advisors

Cedrik LaChance - (949) 640-8780
clachance@greenst.com

Janney Montgomery Scott

Andrew T. DiZio, CFA - (215) 665-6439
adizio@jmsonline.com

J.P. Morgan Securities, Inc.

Michael W. Mueller, CFA - (212) 622-6689
michael.w.mueller@jpmorgan.com

Keefe, Bruyette & Woods, Inc.

Sheila K. McGrath - (212) 887-7793
smcgrath@kbw.com

KeyBanc Capital Markets, Inc.

Todd Thomas - (917) 368-2286
tthomas@keybancm.com

Macquarie Capital (USA)

Rob Stevenson - (212) 231-8068
rob.stevenson@macquarie.com

RBC Capital Markets

Rich Moore, CFA - (440) 715-2646
rich.moore@rbccm.com

UBS

Christy McElroy - (203) 719-7831
christy.mcelroy@ubs.com

Total Market Capitalization*(including pro-rata share of Opportunity Fund debt, dollars in thousands)*

	Percent of Total Equity	Total Market Capitalization \$	%	Capitalization based on Net Debt¹
Equity Capitalization				
Total Common Shares Outstanding	98.9%	42,586		
Common Operating Partnership ("OP") Units	1.1%	492		
Combined Common Shares and OP Units		43,078		
Share Price December 31, 2011		\$ 20.14		
Equity Capitalization - Common Shares and OP Units		\$ 867,591		
Preferred OP Units		505 ²		
Total Equity Capitalization		868,096	69%	73%
Debt Capitalization				
Consolidated debt		788,807		
Adjustment to reflect pro-rata share of debt		(392,350)		
Total Debt Capitalization		396,457	31%	27%
Total Market Capitalization		\$ 1,264,553	100%	100%

Weighted Average Outstanding Common Shares and OP Units*(in thousands)*

	December 31, 2011		December 31, 2010	
	Quarter	Year-to-date	Quarter	Year-to-date
Weighted average Common Shares - Basic EPS	41,785	40,697	40,257	40,136
Dilutive potential Common Shares	281	289	337	270
Weighted average Common Shares - Diluted EPS	42,066	40,986	40,594	40,406
OP Units	493	481	360	470
Dilutive potential OP Units	-	-	25	-
Weighted average Common Shares and OP Units - Diluted FFO	42,559	41,467	40,979	40,876

Notes:¹ Reflects debt net of Core Portfolio and pro-rata share of Opportunity Funds cash balance ("Net Debt"). Cash balance as of December 31, 2011 was \$71,985² Represents 188 Series A Preferred OP Units convertible into 25,067 Common OP units multiplied by the Common Share price at quarter end.³ Fixed-rate debt includes notional principal fixed through interest rate swap transactions.

Income Statements - Pro-rata Consolidation¹

 Current Quarter and Year-to-Date
 (in thousands)

	Year ended December 31, 2011						Three months ended December 31, 2011							
	Core Retail			Opportunity Funds		Total	Core Retail			Opportunity Funds		Total		
	Wholly Owned	Joint Ventures ²	Total Continuing Operations	Discontinued Operations	Continuing Operations		Discontinued Operations	Wholly Owned	Joint Ventures ²	Total Continuing Operations	Discontinued Operations		Continuing Operations	Discontinued Operations
CORE PORTFOLIO AND OPPORTUNITY FUND INCOME														
PROPERTY REVENUES														
Minimum rents	\$ 44,024	\$ 6,661	\$ 50,685	\$ 1,259	\$ 14,187	\$ 561	66,693	\$ 11,447	\$ 1,811	\$ 13,258	\$ -	\$ 3,721	\$ 83	\$ 17,062
Percentage rents	357	57	414	37	13	-	464	75	8	83	-	4	-	87
Expense reimbursements - CAM	4,636	719	5,355	289	1,189	15	6,848	1,400	161	1,561	-	325	-	1,886
Expense reimbursements - Taxes	6,680	1,000	7,680	172	1,298	12	9,162	1,721	271	1,992	-	370	-	2,362
Other property income	113	10	123	1	408	-	532	24	5	59	-	123	-	182
Total Property Revenues	55,810	8,447	64,257	1,758	17,095	588	83,699	14,697	2,256	16,953	-	4,543	83	21,579
PROPERTY EXPENSES														
Property operating - CAM	6,480	983	7,463	537	1,572	46	9,618	1,876	240	2,116	-	458	4	2,578
Other property operating (Non-CAM)	2,292	219	2,511	86	2,839	179	5,615	708	97	805	-	712	38	1,555
Real estate taxes	8,507	1,182	9,689	286	2,186	37	12,198	2,236	319	2,555	-	587	6	3,148
Total Property Expenses	17,279	2,384	19,663	909	6,597	262	27,431	4,820	656	5,476	-	1,758	47	7,281
NET OPERATING INCOME - PROPERTIES	38,531	6,063	44,594	849	10,497	327	56,268	9,877	1,600	11,477	-	2,785	36	14,298
OTHER INCOME (EXPENSE)														
Mezzanine interest income	10,027	-	10,027	-	266	-	10,293	1,462	-	1,462	-	81	-	1,543
Other interest income	275	-	275	-	19	-	294	56	-	56	-	19	-	75
Straight-line rent income, net	861	51	912	(1)	1,252	40	2,203	618	16	634	-	217	-	851
Straight-line ground rent expense	-	-	-	-	(88)	-	(88)	-	-	-	-	(22)	-	(22)
FAS 141 rent, net	(833)	140	(693)	-	342	-	(351)	(353)	35	(318)	-	222	-	(96)
FAS 141 interest expense	20	-	20	-	53	-	73	5	-	5	-	16	-	21
Interest expense	(15,506)	(3,918)	(19,424)	-	(3,947)	-	(23,371)	(3,456)	(1,124)	(4,580)	-	(1,114)	-	(5,694)
Amortization of loan costs	(492)	-	(492)	-	(670)	-	(1,162)	(145)	-	(145)	-	(159)	-	(304)
Asset and property management expense	(56)	-	(56)	-	(533)	-	(589)	(12)	-	(12)	-	(72)	-	(84)
Promote expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other income	1,244	22	1,266	-	10	-	1,276	260	22	282	-	-	-	282
Acquisition costs	(780)	-	(780)	-	(301)	-	(1,081)	(196)	-	(196)	-	(284)	-	(480)
Impairment of asset	-	-	-	-	-	(2,616)	(2,616)	-	-	-	-	-	-	-
Equity in earnings of unconsolidated affiliate, net of taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CORE PORTFOLIO AND OPPORTUNITY FUND INCOME	33,291	2,358	35,649	848	6,900	(2,249)	41,149	8,116	549	8,665	-	1,689	36	10,390
FEE INCOME														
Asset and property management fees and priority distributions	12,615	-	12,615	-	-	-	12,615	3,166	-	3,166	-	-	-	3,166
Transactional fees ³	6,376	-	6,376	-	-	-	6,376	1,183	-	1,183	-	-	-	1,183
Provision for income taxes	(953)	-	(953)	-	125	-	(828)	(538)	-	(538)	-	(1)	-	(539)
FEE INCOME	18,038	-	18,038	-	125	-	18,163	3,811	-	3,811	-	(1)	-	3,810
PROMOTE, RCP AND OTHER INCOME														
Equity in earnings from RCP investments	-	-	-	-	646	-	646	-	-	-	-	(116)	-	(116)
Promote income - RCP	-	-	-	-	(175)	-	(175)	-	-	-	-	(57)	-	(57)
Promote income - Fund capital transactions	-	-	-	-	2,407	-	2,407	-	-	-	-	2,407	-	2,407
Equity in earnings of unconsolidated properties	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lease termination income	96	3	99	-	7	-	106	-	-	-	-	-	-	-
Gain (loss) on extinguishment of debt	1,268	-	1,268	-	-	-	1,268	-	-	-	-	-	-	-
Gain from bargain purchase	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provision for income taxes (RCP)	(121)	(1)	(122)	-	(7)	-	(129)	79	-	79	-	-	-	79
Total Promote, RCP and Other Income	1,243	2	1,245	-	2,878	-	4,123	79	-	79	-	2,234	-	2,313
GENERAL AND ADMINISTRATIVE	(23,042)	(21)	(23,063)	-	(379)	-	(23,442)	(5,824)	(12)	(5,836)	-	(100)	-	(5,936)
Depreciation and amortization	(13,063)	(1,562)	(14,625)	(343)	(4,179)	(66)	(19,213)	(3,324)	(478)	(3,802)	-	(1,101)	-	(4,903)
FAS 141 amortization	321	-	321	-	(634)	-	(313)	93	-	93	-	(140)	-	(47)
Gain on sale of properties	-	-	-	28,576	-	3,140	31,716	-	-	-	-	-	2,356	2,356
Income before noncontrolling interests	16,788	777	17,565	29,081	4,712	824	52,183	2,951	59	3,010	-	2,581	2,392	7,983
Noncontrolling interest - OP	(652)	-	(652)	-	-	-	(652)	(103)	-	(103)	-	-	-	(103)
Noncontrolling interests	-	-	-	-	24	-	24	-	-	-	-	7	-	7
NET INCOME	\$ 16,136	\$ 777	\$ 16,913	\$ 29,081	\$ 4,736	\$ 824	\$ 51,555	\$ 2,848	\$ 59	\$ 2,907	\$ -	\$ 2,588	\$ 2,392	\$ 7,887

Notes:
¹Quarterly results are unaudited, although they reflect all adjustments, which in the opinion of management, are necessary for a fair presentation of operating results for the interim periods.

The Company's investments in consolidated and unconsolidated joint ventures are reflected separately for revenues and expenses by calculating its pro-rata share for each of the above line items.

In total, net income agrees with net income as reported in the Company's Form 10Q's and 10K for the corresponding periods.

²The Company has a 22.2% interest in Brandywine Portfolio ("Brandywine"), a 49% interest in the Crossroads Shopping Center ("Crossroads") and a 50% interest in six properties ("Georgetown Portfolio") which are accounted for as unconsolidated investments in the Company's financial statements.

³Consists of development, construction, leasing and legal fees.

Funds from Operations ("FFO")¹
(in thousands)

	2011					2010	
	Current Year-to-Date Year ended December 31, 2011	Current Quarter 3 months ended December 31, 2011	Previous Quarter 3 months ended September 30, 2011	Previous Quarter 3 months ended June 30, 2011	Previous Quarter 3 months ended March 31, 2011	Historic Year-to-Date Period ended December 31, 2010	Historic Quarter 3 months ended December 31, 2010
Funds from operations ("FFO"):							
Net Income	\$ 51,555	\$ 7,887	\$ 4,011	\$ 30,234	\$ 9,423	\$ 30,057	\$ 7,012
Add back:							
Depreciation of real estate and amortization of leasing costs: (net of noncontrolling interest share)							
Consolidated affiliates	18,274	4,692	4,527	4,597	4,458	18,445	4,687
Unconsolidated affiliates	1,549	477	338	381	353	1,561	374
Gain on sale of properties (net of noncontrolling interest share)							
Consolidated affiliates	(31,716)	(2,356)	-	(28,576)	(784)	-	-
Income attributable to noncontrolling interests' share in Operating Partnership	635	99	59	362	115	377	68
Distributions on Preferred OP Units	18 ²	5	5	5	3	18	5
FFO	\$ 40,315	\$ 10,804	\$ 8,940	\$ 7,003	\$ 13,568	\$ 50,458	\$ 12,146
Adjusted Funds from operations ("AFFO"):							
Diluted FFO	\$ 40,315	\$ 10,804	\$ 8,940	\$ 7,003	\$ 13,568	\$ 50,458	\$ 12,146
Straight line rent, net	(2,203)	(851)	(356)	(539)	(457)	(856)	(204)
Straight-line ground rent expense	88	22	22	22	22	88	22
FAS 141 rent, net	351	96	185	(68)	138	842	348
FAS 141 interest expense	(73)	(21)	(21)	(26)	(5)	(20)	(5)
Impairment of asset	2,616	-	-	2,616	-	-	-
Amortization of discount on convertible debt	829	109	180	271	269	1,042	268
Non real estate depreciation	465	118	115	116	116	488	117
Amortization of finance costs	1,162	304	305	268	285	1,539	679
Amortization of cost of management contracts	190	30	30	60	70	386	104
Tenant improvements	(7,401)	(1,584)	(2,000)	(2,580)	(1,237)	(3,855)	(1,093)
Leasing commissions	(1,265)	(188)	(191)	(411)	(475)	(671)	(150)
Capital expenditures	(471)	(253)	-	-	(218)	(146)	(146)
Gain from bargain purchase	-	-	-	-	-	(6,383)	-
(Gain) loss on extinguishment of debt	(1,268)	-	303	102	(1,673)	-	-
AFFO	\$ 33,335	\$ 8,586	\$ 7,512	\$ 6,834	\$ 10,403	\$ 42,912	\$ 12,086
Funds Available for Distribution ("FAD"):							
AFFO	\$ 33,335	\$ 8,586	\$ 7,512	\$ 6,834	\$ 10,403	\$ 42,912	\$ 12,086
Scheduled principal repayments	(2,684)	(731)	(654)	(667)	(632)	(2,141)	(586)
FAD	\$ 30,651	\$ 7,855	\$ 6,858	\$ 6,167	\$ 9,771	\$ 40,771	\$ 11,500
Total weighted average shares and OP Units:							
Basic	41,178	42,278	40,833	40,804	40,784	40,606	40,643
Diluted	41,467	42,559	41,147	41,104	41,046	40,876	40,979
FFO per share:							
FFO per share - Basic	\$ 0.98	\$ 0.26	\$ 0.22	\$ 0.17	\$ 0.33	\$ 1.24	\$ 0.30
FFO per share - Diluted	\$ 0.97	\$ 0.25	\$ 0.22	\$ 0.17	\$ 0.33	\$ 1.23	\$ 0.30
AFFO per share - Basic	\$ 0.81	\$ 0.20	\$ 0.18	\$ 0.17	\$ 0.26	\$ 1.06	\$ 0.30
AFFO per share - Diluted	\$ 0.80	\$ 0.20	\$ 0.18	\$ 0.17	\$ 0.25	\$ 1.05	\$ 0.29
FAD per share - Basic	\$ 0.74	\$ 0.19	\$ 0.17	\$ 0.15	\$ 0.24	\$ 1.00	\$ 0.28
FAD per share - Diluted	\$ 0.74	\$ 0.18	\$ 0.17	\$ 0.15	\$ 0.24	\$ 1.00	\$ 0.28

Notes:

¹ Quarterly results are unaudited, although they reflect all adjustments, which in the opinion of management are necessary for a fair presentation of operating results for the interim periods.

² Quarterly Preferred OP Unit distributions are added back for the purposes of calculating diluted FFO. Refer to "Market Capitalization" for weighted-average basic and diluted shares.

Income Statements - EBITDA
 Current Quarter and Year-to-Date
 (in thousands)

	Year-to-Date						Current Quarter						TOTAL	
	Period ended December 31, 2011			Three months ended December 31, 2011			Core Retail			Opportunity Funds				
	Wholly Owned	Joint Ventures	Total Continuing Operations	Discontinued Operations	Continuing Operations	Discontinued Operations	Wholly Owned	Joint Ventures	Total Continuing Operations	Discontinued Operations	Continuing Operations	Discontinued Operations		
NET INCOME	\$ 16,136	\$ 777	\$ 16,913	\$ 29,081	\$ 4,736	\$ 824	\$ 51,555	\$ 2,848	\$ 59	\$ 2,907	\$ -	\$ 2,588	\$ 2,392	\$ 7,887
Add back:														
Depreciation and amortization	13,063	1,562	14,625	343	4,179	66	19,213	3,324	478	3,802	-	1,101	-	4,903
FAS 141 amortization	(321)	-	(321)	-	634	-	313	(93)	-	(93)	-	140	-	47
Interest expense	15,506	3,918	19,424	-	3,947	-	23,371	3,456	1,124	4,580	-	1,114	-	5,694
Amortization of loan costs	492	-	492	-	670	-	1,162	145	-	145	-	159	-	304
FAS 141 interest expense	(20)	-	(20)	-	(53)	-	(73)	(5)	-	(5)	-	(16)	-	(21)
Impairment of asset	-	-	-	-	-	2,616	2,616	-	-	-	-	-	-	-
Gain on sale of properties	-	-	-	(28,576)	-	(3,140)	(31,716)	-	-	-	-	-	(2,356)	(2,356)
Provision for income taxes	1,074	1	1,075	-	(118)	-	957	459	-	459	-	1	-	460
(Gain) loss on extinguishment of debt	(1,268)	-	(1,268)	-	-	-	(1,268)	-	-	-	-	-	-	-
Noncontrolling interest - OP	652	-	652	-	-	-	652	103	-	103	-	-	-	103
Noncontrolling interests	-	-	-	-	(24)	-	(24)	-	-	-	-	(7)	-	(7)
EBITDA	\$ 45,314	\$ 6,258	\$ 51,572	\$ 848	\$ 13,970	\$ 367	\$ 66,758	\$ 10,237	\$ 1,661	\$ 11,898	\$ -	\$ 5,080	\$ 36	\$ 17,014

Core Portfolio

Net Operating Income (NOI) - Same Property Performance ¹
(in thousands)

	Quarter			Year-to-Date		
	Three months ended		Growth in Same Property NOI - Continuing Operations Favorable (unfavorable)	Period ended		Growth in Same Property NOI - Continuing Operations Favorable (unfavorable)
	December 31, 2011	December 31, 2010		December 31, 2011	December 31, 2010	
Reconciliation of total NOI to same property NOI:						
NOI - Retail properties	\$ 11,477	\$ 10,806		\$ 44,594	\$ 44,412	
NOI - Discontinued Operations	-	675		849	2,822	
Total NOI	11,477	11,481		45,443	47,234	
NOI - Properties acquired or in redevelopment	(1,202)	(20)		(2,116)	(130)	
NOI - Discontinued Operations	-	(675)		(849)	(2,822)	
Total	\$ 10,275	\$ 10,786	-4.7%	\$ 42,478	\$ 44,282	-4.1%
Same property NOI by revenues/expenses:						
Revenues	\$ 15,544	\$ 16,203	-4.1%	\$ 61,707	\$ 63,355	-2.6%
Expenses	5,268	5,417	2.8%	19,228	19,073	-0.8%
Total Core Portfolio	\$ 10,276	\$ 10,786	-4.7%	\$ 42,479	\$ 44,282	-4.1%

Notes:

¹ The above amounts includes the pro-rata activity related to the Company's consolidated and unconsolidated joint ventures.

Income Statements - Fee income by Opportunity FundCurrent Quarter and Year-to-Date
(in thousands)**Year ended December 31, 2011**Asset and property management fees and priority distributions
Transactional fees
Total management fees and priority distributions

	Fund I	Fund II	Fund III	Other	Total
Asset and property management fees and priority distributions	\$ 428	\$ 4,550	\$ 6,664	\$ 973	\$ 12,615
Transactional fees	236	3,840	1,597	703	6,376
Total management fees and priority distributions	<u>\$ 664</u>	<u>\$ 8,390</u>	<u>\$ 8,261</u>	<u>\$ 1,676</u>	<u>\$ 18,991</u>

Current quarter ended December 31, 2011Asset and property management fees and priority distributions
Transactional fees
Total management fees and priority distributions

	Fund I	Fund II	Fund III	Other	Total
Asset and property management fees and priority distributions	\$ 103	\$ 1,155	\$ 1,659	\$ 249	\$ 3,166
Transactional fees	74	609	241	259	1,183
Total management fees and priority distributions	<u>\$ 177</u>	<u>\$ 1,764</u>	<u>\$ 1,900</u>	<u>\$ 508</u>	<u>\$ 4,349</u>

Prior quarter ended September 30, 2011Asset and property management fees and priority distributions
Transactional fees
Total management fees and priority distributions

	Fund I	Fund II	Fund III	Other	Total
Asset and property management fees and priority distributions	\$ 108	\$ 1,161	\$ 1,686	\$ 234	\$ 3,189
Transactional fees	72	993	298	18	1,381
Total management fees and priority distributions	<u>\$ 180</u>	<u>\$ 2,154</u>	<u>\$ 1,984</u>	<u>\$ 252</u>	<u>\$ 4,570</u>

Prior Quarter ended June 30, 2011Asset and property management fees and priority distributions
Transactional fees
Total management fees and priority distributions

	Fund I	Fund II	Fund III	Other	Total
Asset and property management fees and priority distributions	\$ 109	\$ 1,180	\$ 1,661	\$ 245	\$ 3,195
Transactional fees	69	705	678	42	1,494
Total management fees and priority distributions	<u>\$ 178</u>	<u>\$ 1,885</u>	<u>\$ 2,339</u>	<u>\$ 287</u>	<u>\$ 4,689</u>

Prior Quarter ended March 31, 2011Asset and property management fees and priority distributions
Transactional fees
Total management fees and priority distributions

	Fund I	Fund II	Fund III	Other	Total
Asset and property management fees and priority distributions	\$ 108	\$ 1,054	\$ 1,658	\$ 245	\$ 3,065
Transactional fees	21	1,533	380	384	2,318
Total management fees and priority distributions	<u>\$ 129</u>	<u>\$ 2,587</u>	<u>\$ 2,038</u>	<u>\$ 629</u>	<u>\$ 5,383</u>

Pro-Rata Consolidated Balance Sheet
(in thousands)

	Consolidated Balance Sheet As Reported ¹	Noncontrolling Interest in Consolidated Subsidiaries	Company's Interest in Unconsolidated Subsidiaries	Pro-Rata Consolidated Balance Sheet ²	Notes	
ASSETS						
<i>Real estate</i>						
Land	\$ 285,622	\$ (141,138)	\$ 16,400	\$ 160,884	¹ The interim consolidated balance sheet is unaudited, although it reflect all adjustments, which in the opinion of management, are necessary for the fair presentation of the consolidated balance sheet for the interim period.	
Buildings and improvements	958,995	(469,333)	70,220	559,882		
Construction in progress	7,483	(1,897)	79	5,665		
	1,252,100	(612,368)	86,699	726,431		
Less: accumulated depreciation	(180,796)	44,695	(11,866)	(147,967)		
Net real estate	1,071,304	(567,673)	74,833	578,464		² The Company currently invests in Funds I, II & III and Mervyns I & II which are consolidated with the Company's financial statements. To provide investors with supplemental information, the Company's investments in these joint ventures are reflected above on a pro-rata basis by calculating its ownership percentage for each of the above asset and liability line items. Similarly, the above presentation also includes the Company's share of assets and liabilities for unconsolidated investments which are accounted for under the equity method of accounting for the Company's financial statements.
Net real estate under development	219,645	(177,696)	80	42,029		
Cash and cash equivalents	89,812	(19,945)	2,118	71,985		
Cash in escrow	20,969	(12,919)	1,013	9,063		
Investments in and advances to unconsolidated affiliates	84,568	(55,129)	(17,455)	11,985		
Rents receivable, net	6,633	(2,684)	(34)	3,915		
Straight-line rents receivable, net	19,782	(10,900)	1,470	10,352		
Intercompany	-	-	-	-		
Notes Receivable	59,989	(16,298)	-	43,691		
Deferred charges, net	25,854	(22,220)	1,444	5,078		
Prepaid expenses and other assets	28,042	18,316	1,678	48,036	³ The components of Net real estate under development are as follows: Fund II \$ 190,940 Fund III 26,254 Total Opportunity Funds 217,194 Core Portfolio 2,451 Total \$ 219,645	
Acquired lease intangibles	26,721	(10,696)	1,166	17,191		
Assets of discontinued operations	-	-	-	-		
Total Assets	\$ 1,653,319	\$ (877,844)	\$ 66,313	\$ 841,789		
LIABILITIES AND SHAREHOLDERS' EQUITY						
Mortgage notes payable	\$ 787,877	\$ (476,912)	\$ 84,561	\$ 395,527		⁴ The components of Prepaid expenses and other assets are as follows: Due from Fund Investors \$ 33,057 Prepaid expenses 3,610 Contract deposits 4,210 Accrued interest on Notes Receivable 1,402 Income tax receivables 1,148 Corporate assets 1,056 Other 3,553 Total \$ 48,036
Notes payable	930	-	-	930		
Valuation of debt at acquisition, net of amortization	33	(13)	178	198		
Acquired lease intangibles	5,462	(2,711)	1,668	4,419		
Accounts payable and accrued expenses	39,647	(13,083)	1,079	27,643		
Dividends and distributions payable	7,914	-	-	7,914		
Due to related parties	-	-	-	-		
Share of losses in excess of inv. in unconsolidated affiliates	21,710	-	(21,710)	-		
Other liabilities	20,437	(8,801)	537	12,173		
Liabilities of discontinued operations	-	-	-	-		
Total liabilities	884,010	(501,520)	66,313	448,804		
Shareholders' equity:						
Common shares	43	-	-	43		
Additional paid-in capital	348,667	-	-	348,667		
Accumulated other comprehensive income	(3,913)	-	-	(3,913)		
Retained earnings	39,317	-	-	39,317		
Total controlling interest	384,114	-	-	384,114		
Non-controlling interest in subsidiary	385,195	(376,324)	-	8,871		
Total shareholders' equity	769,309	(376,324)	-	392,985		
Total Liabilities and Shareholders' Equity	\$ 1,653,319	\$ (877,844)	\$ 66,313	\$ 841,789		

Notes Receivable²
(in thousands)

Investment	Balance at September 30, 2011	Fourth Quarter Activity	Balance at December 31, 2011			Stated Interest Rate	Effective Interest Rate ¹	Maturity Dates	Extension Options	Underlying third-party first mortgage	
	Principal		Principal	Accrued Interest	Total					Amount	Maturity Dates
First mortgage and other notes	\$ 12,854	\$ 1,315	\$ 14,169	\$ 197	\$ 14,366	12.74%	14.61%	2012 to 2013	-	n/a	n/a
Mezzanine notes	17,909	750	18,659	552	19,211	12.65%	14.26%	2012 to 2017	-	316,083	2011 thru 2019
Total notes receivable	\$ 30,763	\$ 2,065	\$ 32,828	\$ 749	\$ 33,577	12.69%	14.41%				

Notes:

¹ Inclusive of points and exit fees.

Reconciliation of Notes Receivable to the Consolidated Balance Sheet

	Balance at December 31, 2011
Total Notes Receivable per above	\$ 32,828
Fund I first mortgage loan - Kroger/Safeway sale	12,609
Fund III first mortgage investments	14,000
Fund III non-real estate loans	552
Total Notes Receivable per the Consolidated Balance Sheet	\$ 59,989

2012 Guidance - Highlights*(in millions except per share amounts, all per share amounts are fully diluted)*

	<u>Current 2012 Guidance</u>	<u>2011 Actual</u>
Overall:		
Fully diluted Common Shares and OP Units	45,500 - 48,000	41,467
Full year Funds from Operations ("FFO") per share	\$ 1.00 to \$1.05	\$ 0.97
Earnings per Share ("EPS")	\$ 0.54 to \$0.60	\$ 1.26
FFO Components:		
Core and pro-rata share of opportunity Fund ("Fund") portfolio income	\$ 49.5 to \$52.5	\$ 43.9
Asset and property management fee income, net of TRS taxes	\$ 14.0 to \$14.5	\$ 12.1
Transactional fee income, net of TRS taxes	\$ 5.0 to \$6.5	\$ 6.2
Promote, RCP and other income, net of TRS taxes	\$ 0.5 to \$1.0	\$ 1.5
General and administrative expense	\$ (23.5) to (24.0)	\$ (23.4)
Total	\$ 45.5 to \$50.5	\$ 40.3

Net Asset Valuation Information
(in thousands)

	CORE		FUND I		FUND II				FUND III				
	Fund Level	AKR pro-rata share	Fund Level		AKR Pro-rata Share		Fund Level		AKR pro-rata share				
			Quarterly	Annualized (x4)	%	\$	Quarterly	Annualized (x4)	%	\$			
Current NOI													
Operating properties ¹	\$ 11,477	--	\$ -	\$ -	20.00%	\$ -	\$ 2,946	\$ 11,784	19.90%	\$ 2,345			
Operating properties - Unconsolidated Affiliates							1,617	6,468		1,287			
<i>Development Portfolio</i>													
Construction complete - Stabilized	-		3,418	13,672		2,734	-	-		-			
Construction complete - Pre-stabilized	-		2,013	8,052		1,610	434	1,736		345			
Storage portfolio	-		338	1,352		270	2,824	11,296		2,248			
Total NOI	<u>\$ 11,477</u>		<u>\$ 5,769</u>	<u>\$ 23,076</u>		<u>\$ 4,615</u>	<u>\$ 7,821</u>	<u>\$ 31,284</u>		<u>\$ 6,226</u>			
Cost to Date²													
Construction complete (both stabilized and pre-stabilized)			\$ 413,700		\$ 82,740		\$ 24,900		\$ 4,955				
Under construction			104,900		20,980		-		-				
In-design			34,200		6,840		75,400		15,005				
Storage portfolio			-		-		186,700		37,154				
Costs to Complete²													
Construction complete (both stabilized and pre-stabilized)			\$ 8,800		\$ 1,760		\$ 600		\$ 119				
Under construction			145,100		29,020		-		-				
In-design			-		-		-		-				
Annual NOI Upon Stabilization (Mid-Point of Range)													
Construction complete (both stabilized and pre-stabilized)			\$ 33,800		\$ 6,760		\$ 2,040		\$ 406				
Storage portfolio			-		-		14,936		2,972				
Under construction			20,000		4,000		-		-				
Debt⁴	<u>\$ 271,210</u>	\$ 8,260		<u>\$ 330,738</u>		<u>\$ 62,234</u>		<u>\$ 314,263</u>		<u>\$ 59,892</u>			
Gross asset value ¹		43,400											
Net Asset Value		<u>\$ 35,140</u>	37.78%	<u>\$ 13,276</u>									

Notes:

¹It is not recommended to apply a capitalization rate to current Fund I NOI as this NOI declines during 2011 due primarily to the structure of the Kroger/Safeway Portfolio leases.

²Fund I value is based on property appraisals. Pro-rata share is 20% (AKR promote) + 22% x 80% (AKR remaining share after promote) = 37.78%.

³Total future promote is approximately \$1,500

⁴See detail on pages 28 and 29 of this supplement.

Selected Operating Ratios
(in thousands)

	Three months ended December 31,		Year ended December 31,			Three months ended	Three months ended
	2011	2010	2011	2010		December 31,	September 30,
						2011	2011
COVERAGE RATIOS¹					LEVERAGE RATIOS		
EBITDA ²	\$ 17,014	\$ 19,967	\$ 66,758	\$ 73,221	Debt ⁴	\$ 396,457	\$ 430,999
Divided by Interest expense	5,694	5,721	23,371	23,688	Total Market Capitalization	1,264,553	1,194,913
Interest Coverage Ratio	2.99 x	3.49 x	2.86 x	3.09 x	Debt/Total Market Capitalization	31%	36%
EBITDA	\$ 17,014	\$ 19,967	\$ 66,758	\$ 73,221	Debt + Preferred Equity (Preferred O.P. Units)	\$ 396,962	\$ 431,467
Divided by (Interest expense	5,694	5,721	23,371	23,688	Total Market Capitalization	1,264,553	1,194,913
Plus: Preferred Dividends ³)	5	5	18	18	Debt+Preferred Equity/Total Market Capitalization	31%	36%
Fixed Charge Coverage Ratio	2.99 x	3.49 x	2.85 x	3.09 x	Debt	\$ 271,210	\$ 296,735
EBITDA	\$ 17,014	\$ 19,967	\$ 66,758	\$ 73,221	EBITDA (Annualized)	51,572	52,899
Divided by (Interest expense	5,694	5,721	23,371	23,688	Debt/EBITDA - Core Portfolio	5.26 x	5.61 x
Plus: Principal Amortization)	731	586	2,684	2,141	Debt ⁵	\$ 208,249	\$ 234,044
Debt Service Coverage Ratio	2.65 x	3.17 x	2.56 x	2.83 x	EBITDA (Annualized)	51,572	52,899
					Net Debt/EBITDA - Core Portfolio	4.04 x	4.42 x
Payout Ratios					Debt	\$ 396,457	\$ 430,999
Dividends (Shares) & Distributions (O.P. Units) paid	\$ 7,507	\$ 7,427	\$ 30,025	\$ 29,703	EBITDA (Annualized)	65,543	65,100
FFO	10,804	12,146	40,315	50,458	Debt/EBITDA - Core Portfolio and Opportunity Funds	6.05 x	6.62 x
FFO Payout Ratio	69%	61	74	59	Debt ⁶	\$ 324,472	\$ 354,681
Dividends (Shares) & Distributions (O.P. Units) paid	\$ 7,507	\$ 7,427	\$ 30,025	\$ 29,703	EBITDA (Annualized)	65,543	65,100
AFFO	8,586	12,086	33,335	42,912	Net Debt/EBITDA - Core Portfolio and Opportunity Funds	4.95 x	5.45 x
AFFO Payout Ratio	87%	61	90	69	NOI (Annualized)	\$ 45,443	\$ 44,964
Dividends (Shares) & Distributions (O.P. Units) paid	\$ 7,507	\$ 7,427	\$ 30,025	\$ 29,703	Debt	271,210	296,735
FAD	7,855	11,500	30,651	40,771	Debt Yield - Core Portfolio	16.8%	15.2%
FAD Payout Ratio	96%	65	98	73	NOI (Annualized)	\$ 45,443	\$ 44,964
					Debt ⁵	208,249	234,044
					Net Debt Yield - Core Portfolio	21.8%	19.2%
Notes:					NOI (Annualized)	\$ 56,268	\$ 56,140
¹ Quarterly results for 2011 and 2010 are unaudited, although they reflect all adjustments, which in the opinion of management, are necessary for a fair presentation of operating results for the interim periods. The coverage ratios include the Company's pro-rata share of EBITDA, interest expense and principal amortization related to both the Company's consolidated and unconsolidated investments in joint ventures.					Debt	396,457	430,999
² See page 9 for a calculation of EBITDA.					Debt Yield - Core Portfolio and Opportunity Funds	14.2%	13.0%
³ Represents preferred distributions on Preferred Operating partnership Units.					NOI (Annualized)	\$ 56,268	\$ 56,140
⁴ Includes the Company's pro-rata share of consolidated and unconsolidated joint venture debt.					Debt	396,457	430,999
⁵ Reflects debt net of the current Core Portfolio cash balance as of December 31, 2011.					Debt Yield - Core Portfolio and Opportunity Funds	17.3%	15.8%
⁶ Reflects debt net of the current Core Portfolio and pro-rata share of the Opportunity Funds cash balance as of December 31, 2011.					NOI (Annualized)	\$ 56,268	\$ 56,140
					Debt ⁶	324,472	354,681
					Net Debt Yield - Core Portfolio and Opportunity Funds	17.3%	15.8%

Portfolio Debt - Summary

Reconciliation from Pro-Rata Share of Debt to GAAP Debt per Financial Statement
(in thousands)

Mortgage Notes Payable	Acadia Pro-Rata Share of Debt ²						Reconciliation to Consolidated Debt as Reported		
	Core Portfolio		Opportunity Funds		Total		Add:	Less:	Acadia
	Principal Balance	Interest Rate	Principal Balance	Interest Rate	Principal Balance	Interest Rate	Noncontrolling Interest Share of Consolidated Debt ³	Pro-rata Share of Unconsolidated Debt ⁴	Consolidated Debt As Reported
Fixed-Rate Debt ¹	\$ 303,764	5.6%	\$ 19,915	6.2%	\$ 323,679	5.6%	\$ 50,606	\$ (74,059)	\$ 300,226
Variable-Rate Debt ¹	(32,554)	2.2%	105,331	3.0%	72,777	4.9%	426,306	(10,502)	488,581
Total	\$ 271,210	6.1%	\$ 125,247	4.1%	\$ 396,457	5.5%	\$ 476,912	\$ (84,561)	788,807
FAS 141 purchase price debt allocation									33
Total debt as reported									\$ 788,840

Notes

¹ Fixed-rate debt includes notional principal fixed through swap transactions.

² Represents the Company's pro-rata share of debt based on its percent ownership.

³ Represents the noncontrolling interest pro-rata share of consolidated partnership debt based on its percent ownership.

⁴ Represents the Company's pro-rata share of unconsolidated partnership debt based on percent ownership.

Debt Analysis
(in thousands)

Property	Entity	Principal Balance at December 31, 2011	Acadia's Pro-rata Share		Interest Rate	Maturity Date	Extension Options
			Percent	Amount			
CORE PORTFOLIO							
Fixed-Rate Debt							
Clark Diversey	Acadia	\$ 4,491	100.0%	\$ 4,491	6.35%	7/1/2014	None
New Loudon Center	Acadia	13,882	100.0%	13,882	5.64%	9/6/2014	None
Crossroads Shopping Center	Crossroads JV	60,384	49.0%	29,587	5.37%	12/1/2014	None
Crescent Plaza	Acadia	17,287	100.0%	17,287	4.98%	9/6/2015	None
Pacesetter Park Shopping Center	Acadia	11,941	100.0%	11,941	5.12%	11/6/2015	None
Elmwood Park Shopping Center	Acadia	33,738	100.0%	33,738	5.53%	1/1/2016	None
The Gateway Shopping Center	Acadia	20,308	100.0%	20,308	5.44%	3/1/2016	None
Brandywine Town Center	Brandywine JV	166,200	22.2%	36,933	5.99%	7/1/2016	None
Walnut Hill Plaza	Acadia	23,458	100.0%	23,458	6.06%	10/1/2016	None
Acadia Realty Trust (Convertible Notes)	Acadia	930	100.0%	930	3.75%	12/15/2016	None
239 Greenwich Avenue	Acadia	26,000	75.0%	19,500	5.42%	2/11/2017	None
Merrillville Plaza	Acadia	26,250	100.0%	26,250	5.88%	8/1/2017	None
Georgetown Portfolio	Acadia	6,426	50.0%	3,213	6.15%	6/15/2020	None
Georgetown Portfolio	Acadia	989	50.0%	495	5.50%	5/26/2021	None
A & P Shopping Plaza	Acadia	7,874	60.0%	4,724	6.40%	11/1/2032	None
Interest rate swaps ¹	Acadia	57,027	100.0%	57,027	5.41%	Various	None
Sub-Total Fixed-Rate Debt		477,185		303,764	5.59%		
Variable-Rate Debt							
Various ²	Acadia	1,000	100.0%	1,000	Libor + 125	12/1/2012	None
Georgetown Portfolio	Acadia	2,803	50.0%	1,402	Libor + 210	4/11/2012	None
Branch Plaza	Acadia	12,761	100.0%	12,761	Libor + 225	9/30/2014	1 x 36 mos.
Village Commons Shopping Center	Acadia	9,310	100.0%	9,310	Libor + 140	6/30/2018	None
Interest rate swaps ¹	Acadia	(57,027)	100.0%	(57,027)			
Sub-Total Variable-Rate Debt		(31,153)		(32,554)	Libor + 188		
Total Core Portfolio Debt		\$ 446,032		\$ 271,210	6.13%		

Debt Analysis (continued)
(in thousands)

Property	Entity	Principal Balance at December 31, 2011	Acadia's Pro-rata Share		Interest Rate	Maturity Date	Extension Options
			Percent	Amount			
OPPORTUNITY FUNDS							
Fixed-Rate Debt							
Lincoln Road ⁸	Fund III	20,260	18.9%	3,831	6.14%	8/11/2014	None
CityPoint	Fund II	20,000	18.8%	3,766	7.25%	11/1/2014	None
216th Street ³	Fund II	25,500	19.8%	5,054	5.80%	10/1/2017	None
Atlantic Avenue	Fund II	11,540	13.3%	1,539	7.34%	1/1/2020	None
Interest rate swaps ¹	Funds I, II & III	29,557	19.4%	5,725	5.54%	Various	
Sub-Total Fixed-Rate Debt		106,857		19,915	6.18%		
Variable-Rate Debt							
Tarrytown Shopping Center	Fund I	8,260	37.8%	3,121	Libor + 165	10/30/2012	None
Liberty Avenue	Fund II	9,395	19.8%	1,862	Libor + 325	9/1/2012	None
Acadia Strategic Opportunity Fund III, LLC ⁶	Fund III	136,079	19.9%	27,080	Libor + 225	10/10/2012	None
Canarsie Plaza	Fund II	56,476	15.9%	8,955	Libor + 400	4/11/2012	1 x 36 mos.
Fordham Place ³	Fund II	84,277	19.8%	16,703	Libor + 350	9/30/2012	None
161st Street ³	Fund II	28,900	19.8%	5,728	Libor + 550	4/1/2013	None
CityPoint	Fund II	20,650	18.8%	3,888	Libor + 250	8/12/2013	2 x 12 mos.
Storage Post - Various ⁴	Fund III	42,000	18.9%	7,940	Libor + 415	8/31/2013	None
Pelham Manor Shopping Plaza ³	Fund II	34,000	19.8%	6,739	Libor + 275	12/1/2013	None
125 Main Street	Fund III	12,500	15.9%	1,991	Libor + 235	9/30/2014	2 x 12 mos.
Acadia Strategic Opportunity Fund II, LLC ⁵	Fund II	40,000	20.0%	8,000	Libor + 290	12/22/2014	None
Perring Parkway ⁵	Fund III	14,000	17.9%	2,508	Libor + 220	1/1/2015	2 x 12 mos.
Cortlandt Towne Center	Fund III	50,000	19.9%	9,950	Libor + 190	10/26/2015	None
White City Shopping Center ⁷	Fund III	39,424	16.7%	6,582	Libor + 260	12/23/2017	1 x 36 mos.
Interest rate swaps ¹	Funds I, II & III	(29,557)	19.4%	(5,725)			
Sub-Total Variable-Rate Debt		546,404		105,331	Libor + 272		
Total Opportunity Funds Portfolio Debt		\$ 653,261		\$ 125,246	4.08%		

Debt Analysis - Notes
(in thousands)

¹The Company has hedged a portion of its variable-rate debt with variable to fixed-rate swap agreements as follows:

	Notional principal	Pro-rata Share	Average Swap rate	Maturity Date
Core Portfolio	\$ 7,716	\$ 7,716	5.14%	3/1/2012
	15,000	15,000	3.79%	11/30/2012
	15,000	15,000	3.41%	11/30/2012
	10,000	10,000	2.65%	11/30/2012
	9,311	9,311	2.90%	7/2/2018
	<u>\$ 57,027</u>	<u>\$ 57,027</u>	<u>3.53%</u>	
Opportunity Funds	\$ 19,705	\$ 3,295	2.90%	12/26/2017
	9,852	1,647	3.02%	12/26/2017
	<u>\$ 29,557</u>	<u>\$ 4,942</u>	<u>2.94%</u>	
Total Core Portfolio and Opportunity Funds	\$ 86,584	\$ 61,969	3.48%	

²This is a revolving facility for up to \$64,498 and is collateralized by Bloomfield Town Square, Hobson West Plaza, Marketplace of Absecon, Abington Towne Center, Methuen Shopping Center and Town Line Plaza.

³Fund II is a 99.1% joint venture partner on this investment. As such, Acadia's pro-rata share of the above debt is 99.1% x 20%, or 19.8%.

⁴The loan is collateralized by Storage Post locations - Linden, Webster Avenue, Jersey City, Fordham Road, Lawrence and Ridgewood.

⁵This is a line of credit for up to \$40,000.

⁶This is a line of credit with no additional capacity.

⁷Fund III is an 84.0% joint venture partner on this investment. As such, Acadia's pro-rata share of the above debt is 84.0% x 19.9%, or 16.7%.

⁸Fund III is a 95.0% joint venture partner on this investment. As such, Acadia's pro-rata share of the above debt is 95.0% x 19.9%, or 18.9%.

⁹Fund III is a 90.0% joint venture partner on this investment. As such, Acadia's pro-rata share of the above debt is 90.0% x 19.9%, or 17.9%.

Future Debt Maturities - Including Extension Options
(in thousands)
Core Portfolio

Year	Total Debt Maturities			Acadia's Pro-rata Share			Weighted Average Interest Rate of Maturing Debt		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2012	\$ 3,660	\$ 3,803	\$ 7,463	\$ 3,008	\$ 2,402	\$ 5,409	2.12%	n/a	2.12%
2013	4,067	-	4,067	3,373	-	3,373	n/a	n/a	n/a
2014	4,104	74,406	78,510	3,370	45,280	48,651	5.47%	5.47%	n/a
2015	2,696	27,344	30,040	2,541	27,344	29,885	5.04%	5.04%	n/a
2016	1,536	239,720	241,256	1,373	110,453	111,826	5.89%	5.89%	n/a
Thereafter	7,502	77,193	84,695	4,691	67,375	72,066	4.78%	5.71%	2.13%
Total	\$ 23,565	\$ 422,466	\$ 446,032	\$ 18,355	\$ 252,855	\$ 271,210			

Opportunity Funds

Year	Total Debt Maturities			Acadia's Pro-rata Share			Weighted Average Interest Rate of Maturing Debt		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2012	\$ 1,544	\$ 238,011	\$ 239,555	\$ 281	\$ 48,766	\$ 49,046	3.40%	n/a	3.40%
2013	2,174	103,801	105,975	397	20,196	20,593	4.42%	n/a	4.42%
2014	1,267	79,179	80,446	223	15,392	15,615	4.90%	6.71%	3.14%
2015	1,043	127,126	128,169	177	22,793	22,970	4.17%	n/a	4.17%
2016	1,047	12,500	13,547	178	1,990	2,168	2.59%	n/a	2.59%
Thereafter	805	84,763	85,568	128	14,725	14,853	4.27%	6.27%	2.74%
Total	\$ 7,880	\$ 645,380	\$ 653,261	\$ 1,384	\$ 123,862	\$ 125,246			

Future Debt Maturities - Not Including Extension Options
(in thousands)
Core Portfolio

Year	<i>Total Debt Maturities</i>			<i>Acadia's Pro-rata Share</i>			<i>Weighted Average Interest Rate of Maturing Debt</i>		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2012	\$ 3,706	\$ 3,758	\$ 7,464	\$ 3,030	\$ 2,379	\$ 5,409	2.17%	n/a	2.17%
2013	4,067	-	4,067	3,373	-	3,373	n/a	n/a	n/a
2014	4,064	86,502	90,566	3,330	57,376	60,707	5.06%	5.47%	2.55%
2015	2,461	27,344	29,805	2,306	27,344	29,650	5.04%	5.04%	n/a
2016	1,301	239,720	241,021	1,138	110,453	111,591	5.89%	5.89%	n/a
Thereafter	7,306	65,803	73,109	4,495	55,985	60,481	5.19%	5.71%	1.70%
Total	\$ 22,905	\$ 423,127	\$ 446,032	\$ 17,672	\$ 253,538	\$ 271,210			

Opportunity Funds

Year	<i>Total Debt Maturities</i>			<i>Acadia's Pro-rata Share</i>			<i>Weighted Average Interest Rate of Maturing Debt</i>		
	Scheduled Amortization	Maturities	Total	Scheduled Amortization	Maturities	Total	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
2012	\$ 1,544	\$ 294,488	\$ 296,032	\$ 281	\$ 57,720	\$ 58,001	4.02%	n/a	4.02%
2013	2,174	124,451	126,625	397	24,084	24,481	4.18%	n/a	4.18%
2014	1,267	91,679	92,946	223	17,382	17,605	4.62%	6.71%	3.06%
2015	661	62,892	63,553	109	12,256	12,367	2.26%	n/a	2.26%
2016	631	-	631	104	-	104	n/a	n/a	n/a
Thereafter	771	72,703	73,474	122	12,566	12,688	4.60%	6.27%	2.90%
Total	\$ 7,048	\$ 646,213	\$ 653,261	\$ 1,235	\$ 124,011	\$ 125,246			

Overview of Acadia Strategic Opportunity Funds

Item	FUND I	FUND II	FUND III
Date formed	September 2001	June 2004	May 2007
Capital commitment	\$90 million	\$300 million	\$503 million
Funding	Fully funded	\$283.2 million funded through December 31, 2011	\$226.8 million funded through December 31, 2011
Partnership structure			
Equity Contribution:	22.22% - Acadia 77.78% - Four institutional investors	20% - Acadia 80% - Six institutional investors	20% - Acadia 80% - 14 institutional investors
Cash flow distribution:	22.22% - Acadia 77.78% - Four institutional investors	20% - Acadia 80% - Six institutional investors	20% - Acadia 80% - 14 institutional investors
Promote:	20% to Acadia once all partners (including Acadia) have received 9% preferred return and return of equity	20% to Acadia once all partners (including Acadia) have received 8% preferred return and return of equity	20% to Acadia once all partners (including Acadia) have received 6% preferred return and return of equity
	Remaining 80% is distributed to all the partners (including Acadia).	Remaining 80% is distributed to all the partners (including Acadia).	Remaining 80% is distributed to all the partners (including Acadia).
	All original capital and accumulated preference has been paid. Acadia is entitled to a Promote on all future distributions.	All unfunded capital is anticipated to be used to complete existing projects	The Fund is currently in acquisition phase through June 2012.
Fees to Acadia	Priority distribution fee equal to 1.5% of implied capital	Asset management fee equal to 1.5% of total committed capital	Asset management fee equal to 1.5% of total committed capital
	Priority distribution fee equal to 4% of gross property revenues	Property management fee equal to 4% of gross property revenues	Property management fee equal to 4% of gross property revenues
	Market rate leasing fees	Market rate leasing fees	Market rate leasing fees
	Market rate construction/project management fees	Market rate construction/project management fees	Market rate construction/project management fees
			Development fee equal to 3% of total project cost

Opportunity Fund Retail Properties - Detail

	Ownership		Gross Leasable Area			Occupancy			Annualized Base Rent					Per Sq. Ft.
	Anchors	%	Anchors	Shops	Total	Anchors	Shops	Total	Anchors			Shops		
									Anchor	Shops	Total	Anchor	Shops	
Fund I Portfolio Detail:														
NEW YORK														
New York														
Tarrytown Shopping Center	Walgreen's	100%	15,497	19,482	34,979	100.00%	73.60%	85.30%	\$ 475,000	\$ 372,360	\$ 847,360	30.65	25.97	28.40
VARIOUS														
Kroger/Safeway Portfolio (3 Properties)	Kroger/Safeway	75%	97,500	-	97,500	69.23%	0.00%	69.23%	302,076	-	302,076	4.48	-	4.48
Grand Total - Fund I			112,997	19,482	132,479	73.45%	73.60%	73.47%	\$ 777,076	\$ 372,360	\$ 1,149,436	\$ 9.36	\$ 25.97	\$ 11.81
Fund II Portfolio Detail ²														
NEW YORK														
New York														
Pelham Manor Shopping Plaza	BJ's Wholesale Club, PetSmart, Storage Post	99.1%	169,512	58,981	228,493	100.00%	64.96%	90.96%	\$ 4,287,282	\$ 1,335,369	\$ 5,622,651	\$ 25.29	\$ 34.85	\$ 27.05
Fordham Place	Walgreens, Best Buy, 24 Hour Fitness, Sears	99.1%	74,899	44,547	119,446	100.00%	100.00%	100.00%	2,873,228	2,646,532	5,519,760	38.36	59.41	46.21
Liberty Avenue	CVS, Storage Post	99.1%	10,880	15,245	26,125	100.00%	70.73%	82.92%	394,944	337,811	732,755	36.30	31.33	33.83
Canarsie Plaza	BJ's Wholesale Club, Planet Fitness, PetSmart	79.3%	177,135	96,401	273,536	100.00%	77.57%	92.10%	5,100,000	2,394,788	7,494,788	28.79	32.03	29.75
216th Street	NYC Human Resources Administration	99.1%	60,000	-	60,000	100.00%	0.00%	100.00%	2,340,000	120,000	2,460,000	39.00	-	41.00
161st Street ¹	Various New York City & State agencies	99.1%	120,604	115,967	236,571	100.00%	74.08%	87.29%	2,930,677	1,686,460	4,617,137	24.30	19.63	22.36
Grand Total - Fund II			613,030	331,141	944,171	100.00%	76.80%	91.86%	\$ 17,926,131	\$ 8,520,960	\$ 26,447,091	\$ 29.24	\$ 33.50	\$ 30.49
Fund III Portfolio Detail ²														
NEW YORK														
Connecticut														
125 Main Street	Gap	100.0%	17,448	9,585	27,033	100.00%	44.10%	80.18%	\$ 1,350,000	\$ 289,550	\$ 1,639,550	\$ 77.37	\$ 68.50	\$ 75.64
New York														
Cortlandt Towne Center	Wal-Mart, Best Buy, A&P	100.0%	472,901	168,310	641,211	91.50%	85.82%	90.01%	5,846,672	3,424,034	9,270,706	13.51	23.71	16.06
654 Broadway	-	100.0%	-	2,896	2,896	-	100.00%	100.00%	-	300,000	300,000	-	103.59	103.59
New Hyde Park Shopping Center	-	100.0%	-	31,498	31,498	-	91.25%	91.25%	-	855,244	855,244	-	29.76	29.76
NEW ENGLAND														
Massachusetts														
White City Shopping Center	Shaw's (Supervalu), Michaels	84.0%	131,618	123,942	255,560	100.00%	85.26%	92.85%	1,914,804	3,270,152	5,184,956	14.55	30.94	21.85
MID-ATLANTIC														
Maryland														
White Oak	ShopRite	90.0%	64,626	-	64,626	100.00%	-	100.00%	874,416	-	874,416	13.53	-	13.53
Parkway Crossing ³	Home Depot, Big Lots	90.0%	192,836	67,428	260,264	71.40%	80.13%	73.66%	332,488	939,153	1,271,641	2.41	17.38	6.63
SOUTHEAST														
Florida														
Lincoln Road	-	95.0%	-	61,443	61,443	-	35.41%	35.41%	-	2,305,809	2,305,809	-	105.99	105.99
MIDWEST														
Illinois														
Heritage Shops	LA Fitness	100.0%	49,878	55,571	105,449	100.00%	54.52%	76.03%	1,077,752	1,543,370	2,621,122	21.61	50.94	32.69
Grand Total - Fund III			929,307	520,673	1,449,980	89.74%	75.30%	84.55%	\$ 11,396,132	\$ 12,927,312	\$ 24,323,444	\$ 13.67	\$ 32.97	\$ 19.84

Notes:

General note - The above occupancy and rent amounts do not include space which is currently leased, but for which rent payment has not yet commenced.

The following Fund II and Fund III properties are currently undergoing construction or are in the design phase as further detailed under Redevelopment Projects.

Property	Ownership %
Sherman Avenue	99.1
CityPoint	94.2
Sheepshead Bay	100.0

¹ Currently operating, but redevelopment activities have commenced.

² Fund II and Fund III portfolio detail does not include the Storage Portfolio. Storage Portfolio property detail is reported separately on page 31 of this supplement.

³ A lease has been executed with Shop Rite replacing the former A&P with commencement anticipated in the second half of 2012.

Opportunity Funds Lease Expirations

<i>FUND I:</i>	No. of Leases Expiring	Gross Leased Area		Annual Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Avg. per Sq. Ft.
Anchor Tenants						
2014	2	67,500	81.33%	\$ 302,076	38.87%	\$ 4.48
2080	1	15,497	18.67%	475,000	61.13%	30.65
Total	3	82,997	100.00%	\$ 777,076	100.00%	\$ 9.36
Total Vacant		30,000				
Total Square Feet		112,997				
Shop Tenants						
2012	1	981	6.84%	36,621	9.83%	37.33
2018	1	1,761	12.28%	54,996	14.77%	31.23
2020	3	8,411	58.66%	248,538	66.75%	29.55
2021	1	3,185	22.21%	32,205	8.65%	10.11
Total	6	14,338	100.00%	\$ 372,360	100.00%	\$ 25.97
Total Vacant		5,144				
Total Square Feet		19,482				
Total Anchor and Shop Tenants						
2012	1	981	1.01%	36,621	3.19%	37.33
2014	2	67,500	69.35%	302,076	26.29%	4.48
2018	1	1,761	1.81%	54,996	4.78%	31.23
2020	3	8,411	8.64%	248,538	21.62%	29.55
2021	1	3,185	3.27%	32,205	2.80%	10.11
2080	1	15,497	15.92%	475,000	41.32%	30.65
Total	9	97,335	100.00%	\$ 1,149,436	100.00%	\$ 11.81
Total Vacant		35,144				
Total Square Feet		132,479				

Opportunity Funds Lease Expirations

<i>FUND II:</i>	No. of Leases Expiring	Gross Leased Area		Annual Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Avg. per Sq. Ft.
Anchor Tenants						
2012	1	120,604	19.67%	2,930,677	16.35%	24.30
2013	1	20,149	3.29%	564,172	3.15%	28.00
2019	1	39,705	6.48%	1,747,020	9.75%	44.00
2021	1	19,958	3.26%	423,110	2.36%	21.20
2023	1	35,194	5.74%	1,126,208	6.28%	32.00
2027	1	60,000	9.79%	2,340,000	13.05%	39.00
2030	1	177,135	28.89%	5,100,000	28.45%	28.79
2032	1	10,880	1.77%	394,944	2.20%	36.30
2033	1	129,405	21.11%	3,300,000	18.41%	25.50
Total	9	613,030	100.00%	\$ 17,926,131	100.00%	\$ 29.24
Total Vacant		-				
Total Square Feet		613,030				
Shop Tenants						
Month to Month	1	9,967	3.92%	\$ 99,670	1.17%	\$ 10.00
2012	2	42,497	16.71%	573,208	6.73%	13.49
2014	1	5,081	2.00%	193,078	2.27%	38.00
2016	1	2,000	0.79%	86,000	1.01%	43.00
2018	1	3,600	1.42%	156,600	1.84%	43.50
2019	4	9,318	3.66%	515,177	6.05%	55.29
2020	3	16,309	6.41%	547,183	6.42%	33.55
2021	10	22,869	8.99%	835,501	9.81%	36.53
2022	2	13,568	5.33%	540,608	6.34%	-
2023	1	31,417	12.35%	1,131,012	13.27%	36.00
2027	1	6,208	2.44%	217,901	2.56%	35.10
2031	4	81,492	32.04%	2,425,022	28.46%	29.76
2048	1	10,000	3.93%	1,200,000	14.08%	120.00
Total	32	254,326	100.00%	\$ 8,520,960	100.00%	\$ 33.50
Total Vacant		76,815				
Total Square Feet		331,141				
Total Anchor and Shop Tenants						
Month to Month	1	9,967	1.15%	99,670	0.39%	10.00
2012	3	163,101	18.80%	3,503,885	13.25%	21.48
2013	1	20,149	2.32%	564,172	2.13%	28.00
2014	1	5,081	0.59%	193,078	0.73%	38.00
2016	1	2,000	0.23%	86,000	0.33%	43.00
2018	1	3,600	0.42%	156,600	0.59%	43.50
2019	5	49,023	5.65%	2,262,197	8.55%	46.15
2020	3	16,309	1.88%	547,183	2.07%	33.55
2021	11	42,827	4.94%	1,258,611	4.76%	29.39
2022	2	13,568	1.56%	540,608	2.04%	-
2023	2	66,611	7.68%	2,257,220	8.53%	33.89
2027	2	66,208	7.63%	2,557,901	9.67%	38.63
2030	1	177,135	20.42%	5,100,000	19.28%	28.79
2031	4	81,492	9.40%	2,425,022	9.17%	29.76
2032	1	10,880	1.25%	394,944	1.49%	36.30
2033	1	129,405	14.92%	3,300,000	12.48%	25.50
2048	1	10,000	1.15%	1,200,000	4.54%	120.00
Total	41	867,356	100.00%	\$ 26,447,091	100.00%	\$ 30.49
Total Vacant		76,815				
Total Square Feet		944,171				

Opportunity Funds Lease Expirations

<i>FUND III:</i>	No. of Leases Expiring	Gross Leased Area		Annual Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Avg. per Sq. Ft.
Anchor Tenants						
2012	1	19,079	2.29%	276,564	2.43%	14.50
2013	2	48,855	5.86%	877,689	7.70%	17.97
2014	2	56,379	6.76%	908,695	7.97%	16.12
2015	2	29,489	3.54%	489,840	4.30%	16.61
2016	2	45,611	5.47%	507,772	4.46%	11.13
2017	2	52,131	6.25%	927,312	8.14%	17.79
2018	3	238,707	28.62%	2,562,678	22.49%	10.74
2021	3	117,675	14.11%	2,607,383	22.88%	22.16
2022	1	65,028	7.80%	1,040,447	9.13%	16.00
2025	1	49,878	5.98%	1,077,752	9.46%	21.61
2032	1	111,131	13.33%	120,000	1.05%	1.08
Total	20	833,963	100.00%	\$ 11,396,132	100.00%	\$ 13.67
Total Vacant		95,344				
Total Square Feet		929,307				
Shop Tenants						
Month to Month	2	4,800	1.22%	92,823	0.72%	19.34
2012	13	54,336	13.86%	1,294,445	10.01%	23.82
2013	14	58,635	14.96%	1,686,233	13.04%	28.76
2014	16	64,161	16.37%	1,699,297	13.15%	26.48
2015	11	28,547	7.28%	868,077	6.72%	30.41
2016	19	63,330	16.15%	2,069,603	16.01%	32.68
2017	6	23,995	6.12%	1,220,435	9.44%	50.86
2018	9	21,870	5.58%	702,976	5.44%	32.14
2019	4	18,435	4.70%	1,133,532	8.77%	61.49
2020	2	6,175	1.58%	137,646	1.06%	22.29
2021	5	16,451	4.20%	646,285	5.00%	39.29
2022	1	2,500	0.64%	37,155	0.29%	14.86
2023	1	4,240	1.08%	146,280	1.13%	34.50
2026	3	13,852	3.53%	423,623	3.28%	30.58
2027	1	4,227	1.08%	289,550	2.24%	68.50
2028	2	6,496	1.66%	479,352	3.71%	73.79
Total	109	392,050	100.00%	\$ 12,927,312	100.00%	\$ 32.97
Total Vacant		128,623				
Total Square Feet		520,673				
Total Anchor and Shop Tenants						
Month to Month	2	4,800	0.39%	92,823	0.38%	19.34
2012	14	73,415	5.99%	1,571,009	6.46%	21.40
2013	16	107,490	8.77%	2,563,922	10.54%	23.85
2014	18	120,540	9.83%	2,607,992	10.72%	21.64
2015	13	58,036	4.73%	1,357,917	5.58%	23.40
2016	21	108,941	8.89%	2,577,375	10.60%	23.66
2017	8	76,126	6.21%	2,147,747	8.83%	28.21
2018	12	260,577	21.25%	3,265,654	13.43%	12.53
2019	4	18,435	1.50%	1,133,532	4.66%	61.49
2020	2	6,175	0.50%	137,646	0.57%	22.29
2021	8	134,126	10.94%	3,253,668	13.38%	24.26
2022	2	67,528	5.51%	1,077,602	4.43%	15.96
2023	1	4,240	0.35%	146,280	0.60%	34.50
2025	1	49,878	4.07%	1,077,752	4.43%	21.61
2026	3	13,852	1.13%	423,623	1.74%	30.58
2027	1	4,227	0.34%	289,550	1.19%	68.50
2028	2	6,496	0.53%	479,352	1.97%	73.79
2032	1	111,131	9.06%	120,000	0.49%	1.08
Total	129	1,226,013	100.00%	24,323,444	100.00%	\$ 19.84
Total Vacant		223,967		0		
Total Square Feet		1,449,980				

Urban/Street Retail Developments - Operating Properties

(\$ in millions)

Property	Location	Sq. Ft.	Leased (%) ⁴	Anchors/Tenants	Acquisition & Development Costs			Outstanding Debt
					Incurred	Estimated Future	Estimated Total	
FUND II								
Fordham Place	Bronx	262,000	100% Retail 79% Office	Walgreens, Best Buy, 24 Hour Fitness, Sears	\$ 128.4	\$ 6.2	\$ 134.6	\$ 84.3
Pelham Manor Shopping Plaza ¹	Westchester	320,000	94%	BJ's Wholesale Club, PetSmart, Storage Post	63.2	1.1	64.3	34.0
216th Street	Manhattan	60,000	100%	NYC Human Resources Administration	27.7	-	27.7	25.5
Liberty Avenue ¹	Queens	125,000	83%	CVS, Storage Post	15.6	-	15.6	9.4
161st Street ²	Bronx	237,000	100%	Various New York City and State Agencies	65.7	1.0	66.7	28.9
Atlantic Avenue	Brooklyn	110,000	n/a	Storage Post	22.6	-	22.6	11.5
Canarsie Plaza ³	Brooklyn	274,000	94%	BJ's Wholesale Club, Planet Fitness, PetSmart	90.5	0.5	91.0	56.5
SUBTOTAL - FUND II, OPERATING		1,388,000	95% Retail 93% Office		\$ 413.7	\$ 8.8	\$ 422.5	\$ 250.1
FUND III								
125 Main Street	Westport, CT	27,000	89%	Gap, Brooks Brothers Women	\$ 24.9	\$ 0.6	\$ 25.5	\$ 12.5

Notes:
¹ Acquired a ground lease interest in this property.

² Redevelopment currently in progress.

³ Incurred cost is net of lease termination income of \$23.9 million from former anchor tenant.

⁴ Excludes the self-storage facilities at Pelham Manor Shopping Plaza, Liberty Avenue, and Atlantic Avenue.

Reconciliation of total incurred development costs to the Balance Sheet:
By Balance Sheet Line Item:

Operating Real Estate	\$ 493.6
Net Real Estate Under Development	217.2
Gain From Bargain Purchase (CityPoint)	(33.8)
Lease Termination Income (Canarsie Plaza)	(23.9)
Total Incurred Development Costs	\$ 653.1
By Project Status:	
Operating Properties	\$ 438.6
Under Construction	104.9
In Design	109.6
Total Incurred Development Costs	\$ 653.1

Urban/Street Retail Developments - Construction & Design

(\$ in millions)

Property	Location	Estimated Completion	Sq. Ft.	Leased (%)	Anchors/Tenants	Acquisition & Development Costs			Outstanding Debt
						Incurred	Estimated Future	Estimated Total	
FUND II									
Under Construction									
City Point ¹	Brooklyn	TBD	685,000- 710,000	-	TBD	\$ 104.9	\$ 145.1-\$ 235.1	\$ 250.0-\$ 340.0	\$ 40.7
In Design									
Sherman Plaza	Manhattan	TBD	TBD	-	TBD	\$ 34.2	TBD	TBD	\$ -
FUND III									
In Design									
Sheepshead Bay	Brooklyn	TBD	TBD	-	TBD	\$ 22.8	TBD	TBD	\$ -
Lincoln Road Portfolio ²	Miami Beach, FL	TBD	61,443	43%	Starbucks, Geox, Sushi Samba	52.6	TBD	TBD	20.3
SUBTOTAL - Fund III, In Design						\$ 75.4	TBD	TBD	\$ 20.3

Notes:
¹ Acquired a ground lease interest in this property. The first 50,000 square feet of the project (Phase 1) is under construction.

Construction of the next approximately 625,000 square feet (Phase 2) is anticipated to start during 2012.

² Data reflects the status of the portfolio as of 12/31/11; certain properties are in the design phase pending redevelopment.

Retailer Controlled Property ("RCP") Venture - Overview

*** Note - The RCP Venture is not a separate AKR Fund, rather it is a venture in which AKR, Funds I and II have invested approximately \$62 million in equity. ***

Item	Description
Date formed	August 2004
Partnership structure	
Equity Contribution:	Up to \$300 million of total equity
	Up to 20% (\$60 million) - AKR Fund I (\$20 million) and Fund II (\$40 million)
	80% - Klaff Realty LP and Lubert-Adler
Cash flow distribution:	20% - AKR Funds 80% - Four institutional investors
Promote:	20% to Klaff once all partners (including Klaff) have received 10% preferred return and return of equity (50% of first \$40 million of AKR Fund equity is not subject to this promote)
	Remaining 80% is distributed to all the partners (including Klaff)

RCP Venture - Investments

The following table summarizes the RCP Venture investments from inception through December 31, 2011

Investor	Investment	Years acquired	Invested capital	Distributions	Equity Multiple
Mervyns I and Mervyns II	Mervyns	2004 through 2007	\$ 32,575	\$ 49,524	1.5x
Mervyns II	Albertson's	2006 through 2007	23,133	83,273	3.6x
Fund II and Mervyns II	Other investments ¹	2006 through 2008	6,476	5,138	0.8x
Total			\$ 62,184	\$ 137,935	2.2x

Notes:

¹Represents investments in Shopko, Marsh and Rex Stores.

Storage Portfolio Property Detail

Owner	Operating Properties	Location	Net Rentable Square Feet	Occupancy				
				December 31, 2011	September 30, 2011	June 30, 2011	March 31, 2011	December 31, 2010
Stabilized								
Fund III	Suffern	Suffern, New York	78,825					
Fund III	Yonkers	Westchester, New York	100,697					
Fund III	Jersey City	Jersey City, New Jersey	76,920					
Fund III	Webster Ave	Bronx, New York	36,339					
Fund III	Linden	Linden, New Jersey	84,035					
Fund III	Bruckner Blvd	Bronx, New York	89,422					
Fund III	New Rochelle	Westchester, New York	42,155					
Fund III	Lawrence	Lawrence, New York	97,743					
Subtotal Stabilized			606,136	89.9%	91.1%	91.4%	87.5%	86.3%
Repositioned - in Lease-up								
Fund III	Long Island City	Queens, New York	134,193					
Subtotal in lease-up			134,193	79.4%	80.0%	80.0%	75.3%	72.1%
In initial Lease-up								
Fund II	Liberty Avenue	Queens, New York	72,900					
Fund II	Pelham Plaza	Pelham Manor, New York	62,220					
Fund II	Atlantic Avenue	Brooklyn, New York	75,886					
Fund III	Fordham Road	Bronx, New York	85,155					
Fund III	Ridgewood	Queens, New York	87,645					
Subtotal in initial lease-up			383,806	85.1%	83.6%	78.5%	66.1%	62.7%
Total			1,124,135	87.0%	87.2%	85.6%	78.7%	76.5%

Core Portfolio Retail Properties - Detail

Property	Anchors	Acadia's interest	Gross Leaseable Area			Occupancy			Annualized Base Rent			Anchors	Shops	Per Sq. Ft.
			Anchors	Shops	Total	Anchors	Shops	Total	Anchors	Shops	Total			
NEW YORK														
Connecticut														
239 Greenwich Avenue ¹	-	75.0%	-	16,834	16,834	-	100.00%	100.00%	\$ -	\$ 1,554,663	\$ 1,554,663	\$ -	\$ 92.35	\$ 92.35
New Jersey														
Elmwood Park Shopping Center	Walgreens, Pathmark (A&P)	100.0%	62,610	86,652	149,262	100.00%	85.70%	91.70%	1,486,006	1,878,933	3,364,939	23.73	25.30	24.58
A & P Shopping Plaza	A&P	60.0%	49,463	13,278	62,741	100.00%	86.20%	97.00%	950,000	334,146	1,284,146	19.21	29.19	21.08
Total - New Jersey			112,073	99,930	212,003	100.00%	85.77%	93.29%	2,436,006	2,213,079	4,649,085	21.74	25.82	23.51
New York														
Village Commons Shopping Center	-	100.0%	-	87,330	87,330	-	91.32%	91.32%	-	2,409,990	2,409,990	-	30.22	30.22
Branch Plaza	CVS	100.0%	74,050	52,162	126,212	14.92%	88.92%	45.50%	251,388	1,319,116	1,570,504	22.75	28.44	27.35
Amboy Center	Stop & Shop	100.0%	37,266	22,824	60,090	100.00%	100.00%	100.00%	745,320	874,629	1,619,949	20.00	38.32	26.96
Bartow Avenue	-	100.0%	-	14,676	14,676	-	89.49%	89.49%	-	439,246	439,246	-	33.43	33.43
Pacesetter Park Shopping Center	Stop & Shop	100.0%	52,052	44,328	96,380	100.00%	77.43%	89.62%	416,936	684,931	1,101,867	8.01	19.96	12.76
LA Fitness	LA Fitness	100.0%	55,000	-	55,000	100.00%	-	100.00%	1,265,000	-	1,265,000	23.00	-	23.00
West 54th Street	-	100.0%	-	9,693	9,693	-	95.58%	95.58%	-	2,418,894	2,418,894	-	261.09	261.09
East 17th Street	-	100.0%	19,622	-	19,622	100.00%	-	100.00%	625,000	-	625,000	31.85	-	31.85
Crossroads Shopping Center	Barnes & Noble	49.0%	201,296	108,191	309,487	81.02%	83.09%	81.74%	1,693,853	3,896,282	5,590,135	10.39	43.34	22.10
Third Avenue	Kmart	100.0%	21,650	17,717	39,367	100.00%	58.23%	81.20%	468,631	198,000	666,631	21.65	19.19	20.85
Mercer Street	-	100.0%	-	6,225	6,225	-	100.00%	100.00%	-	372,000	372,000	-	59.76	59.76
4401 White Plains Road	Walgreen's	100.0%	-	12,964	12,964	-	100.00%	100.00%	-	625,000	625,000	-	48.21	48.21
Total - New York			460,936	376,110	837,046	78.04%	86.43%	81.81%	5,466,128	13,238,088	18,704,216	15.20	40.72	27.31
Total New York			573,009	492,874	1,065,883	82.34%	86.76%	84.38%	\$ 7,902,134	\$ 17,005,830	\$ 24,907,964	\$ 16.75	\$ 39.77	\$ 27.69
NEW ENGLAND														
Connecticut														
Town Line Plaza ²	Wal-Mart, Stop & Shop	100.0%	163,159	43,187	206,346	100.00%	95.30%	99.02%	\$ 969,144	\$ 703,129	\$ 1,672,273	\$ 14.72	\$ 17.08	\$ 15.63
Massachusetts														
Methuen Shopping Center	Wal-Mart, Market Basket	100.0%	120,004	10,017	130,021	100.00%	100.00%	100.00%	799,145	222,225	1,021,370	6.66	22.18	7.86
Crescent Plaza	Home Depot, Shaw's (Supervalu)	100.0%	156,985	61,152	218,137	100.00%	66.69%	90.66%	1,178,872	397,671	1,576,543	7.51	9.75	7.97
Total - Massachusetts			276,989	71,169	348,158	100.00%	71.38%	94.15%	1,978,017	619,896	2,597,913	7.14	12.20	7.93
New York														
New Loudon Center	Marshalls, Price Chopper, Raymour & Flanigan	100.0%	251,058	4,615	255,673	100.00%	100.00%	100.00%	1,828,706	130,418	1,959,124	7.28	28.26	7.66
Rhode Island														
Walnut Hill Plaza	Sears, Shaw's (Supervalu), CVS	100.0%	196,710	88,007	284,717	100.00%	82.08%	94.46%	1,471,017	937,491	2,408,508	7.48	12.98	8.96
Vermont														
The Gateway Shopping Center	Shaw's (Supervalu)	100.0%	73,184	28,471	101,655	100.00%	73.94%	92.70%	1,353,904	379,583	1,733,487	18.50	18.03	18.40
Total New England			961,100	235,449	1,196,549	100.00%	80.64%	96.19%	\$ 7,600,788	\$ 2,770,517	\$ 10,371,305	\$ 8.80	\$ 14.59	\$ 9.84

Notes:

¹General note - The above occupancy and rent amounts do not include space which is currently leased, but for which rent payment has not yet commenced.

²239 Greenwich Avenue contains 16,834 square feet of retail GLA and 21 residential units encompassing 14,434 square feet. Residential activities are not included above.

³Anchor GLA includes a 97,300 square foot Wal-Mart store which is not owned by the Company. This square footage has been excluded for calculating annualized base rent per square foot.

Core Portfolio Retail Properties - Detail (continued)

Property	Anchors	Acadia's interest	Gross Leaseable Area			Occupancy			Annualized Base Rent			Per Sq. Ft.		
			Anchors	Shops	Total	Anchors	Shops	Total	Anchors	Shops	Total	Anchors	Shops	Ft.
MIDWEST														
Illinois														
Hobson West Plaza	Garden Fresh Markets	100.0%	51,692	47,433	99,125	100.00%	90.91%	95.65%	\$ 225,436	\$ 892,279	1,117,715	\$ 4.36	\$ 20.69	11.79
Clark Diversey	-	100.0%	-	19,265	19,265	0.00%	95.72%	95.72%	-	810,154	810,154	-	43.93	43.93
West Diversey	Trader Joe's	100.0%	16,500	29,759	46,259	100.00%	100.00%	100.00%	900,000	857,463	1,757,463	54.55	28.81	37.99
Chicago Street Retail	-	100.0%	-	24,374	24,374	-	100.00%	100.00%	-	1,279,938	1,279,938	-	52.51	52.51
Total - Illinois			68,192	120,831	189,023	100.00%	95.75%	97.28%	1,125,436	3,839,834	4,965,270	16.50	33.19	27.00
Indiana														
Merrillville Plaza	JC Penney, Office Max, TJ Maxx	100.0%	123,369	112,455	235,824	100.00%	82.17%	91.50%	1,251,160	1,601,476	2,852,636	10.14	17.33	13.22
Michigan														
Bloomfield Towne Square ²	Best Buy, Home Goods, TJ Maxx	100.0%	165,985	70,433	236,418	63.28%	83.87%	69.41%	987,559	1,289,633	2,277,192	9.40	21.83	13.88
Ohio														
Mad River Station ³	Babies 'R' Us, Office Depot,	100.0%	58,185	67,799	125,984	100.00%	64.72%	81.01%	552,195	712,413	1,264,608	9.49	16.24	12.39
Total Midwest			415,731	371,518	787,249	85.34%	83.73%	84.58%	\$ 3,916,350	\$ 7,443,356	\$ 11,359,706	\$ 11.04	\$ 23.93	\$ 17.06
MID-ATLANTIC														
New Jersey														
Marketplace of Absecon	Rite Aid, Dollar Tree	100.0%	47,915	56,847	104,762	56.74%	84.10%	71.59%	\$ 539,040	\$ 692,791	\$ 1,231,831	\$ 19.83	\$ 14.49	\$ 16.43
Delaware														
Brandywine Town Center	Lowe's, Bed Bath & Beyond, Target, Dicks Sporting Goods	22.2%	831,207	43,782	874,989	96.99%	91.32%	96.71%	12,211,797	588,758	12,800,555	15.15	14.73	15.13
Market Square Shopping Center	TJ Maxx, Trader Joe's	22.2%	42,850	59,197	102,047	100.00%	96.94%	98.22%	703,062	1,768,862	2,471,924	16.41	30.82	24.66
Naamans Road	-	22.2%	-	19,984	19,984	0.00%	54.90%	54.90%	-	558,340	558,340	-	50.89	50.89
Total - Delaware			874,057	122,963	997,020	97.14%	88.11%	96.03%	12,914,859	2,915,960	15,830,819	15.21	26.91	16.54
Pennsylvania														
Mark Plaza	Kmart, Redner's Market	100.0%	157,595	58,806	216,401	100.00%	46.90%	85.57%	652,095	171,827	823,922	4.14	6.23	4.45
Plaza 422	Home Depot, Dunham's	100.0%	139,968	16,311	156,279	100.00%	100.00%	100.00%	643,503	152,349	795,852	4.60	9.34	5.09
Route 6 Plaza	Kmart, Rite Aid	100.0%	146,498	29,021	175,519	100.00%	100.00%	100.00%	806,351	368,819	1,175,170	5.50	12.71	6.70
Chestnut Hill ⁴	-	100.0%	-	37,916	37,916	0.00%	13.58%	13.58%	-	164,483	164,483	-	31.94	31.94
Abington Towne Center ⁵	Target, TJ Maxx	100.0%	184,616	31,753	216,369	100.00%	94.75%	99.23%	283,500	837,295	1,120,795	10.50	27.83	19.63
Total - Pennsylvania			628,677	173,807	802,484	100.00%	62.22%	91.82%	2,385,449	1,694,773	4,080,222	5.06	15.67	7.04
District of Columbia														
Georgetown Portfolio ⁶	-	50.0%	-	27,666	27,666	-	96.39%	96.39%	\$ -	\$ 1,649,967	\$ 1,649,967	\$ -	\$ 61.87	\$ 61.87
Total Mid-Atlantic			1,550,649	381,283	1,931,932	97.05%	76.31%	92.96%	\$ 15,839,348	\$ 6,953,491	\$ 22,792,839	\$ 11.76	\$ 23.90	\$ 13.91
TOTAL CORE PROPERTIES			3,500,489	1,481,124	4,981,613	94.06%	82.34%	90.57%	\$ 35,258,620	\$ 34,173,194	\$ 69,431,814	\$ 11.61	\$ 28.02	\$ 16.31
TOTAL CORE PROPERTIES - weighted based on ownership interest⁶			2,698,201	1,306,953	4,005,155	93.74%	81.66%	89.80%	\$ 23,969,578	\$ 28,570,749	\$ 52,540,326	\$ 9.48	\$ 26.77	\$ 14.61

Notes:

General note - The above occupancy and rent amounts do not include space which is currently leased, but for which rent payment has not yet commenced.

¹Includes six properties (56 E. Walton, 841 W. Armitage, 2731 N. Clark, 2140 N. Clybourn, 853 W. Armitage and 2299 N. Clybourn)

²Re-anchoring activities at this property commenced during the second quarter 2011 and are expected to be completed by the second half of 2012.

³The GLA for this property excludes 29,857 square feet of office space.

⁴This consists of two separate buildings.

⁵Anchor GLA includes a 157,616 square foot Target store which is not owned by the Company. This square footage has been excluded for calculating annualized base rent per square foot.

⁶Includes six properties (1533 Wisconsin Ave., 3025 M St., 3034 M St., 3146 M St., 3259-61 M St. and 2809 M St.)

⁷Weighted based on Acadia's ownership interest in the properties.

Core Portfolio Retail Properties by State - Summary

State	Ownership %	Percent of base rent ¹	Number of properties	Gross Leasable Area			Occupancy			Annualized Base Rent		
				Anchors ²	Shops	Total	Anchors	Shops	Total	Anchors	Shops	Total
Connecticut	88.0%	5.4%	2	163,159	60,021	223,180	100.00%	96.62%	99.09%	\$ 969,144	\$ 2,257,792	\$ 3,226,936
Delaware	22.2%	6.7%	3	874,057	122,963	997,020	97.14%	88.11%	96.03%	12,914,859	2,915,960	15,830,819
District of Columbia	50.0%	1.6%	6	-	27,666	27,666	0.00%	96.39%	96.39%	-	1,649,967	1,649,967
Illinois	100.0%	9.5%	9	68,192	120,831	189,023	100.00%	95.75%	97.28%	1,125,436	3,839,834	4,965,270
Indiana	100.0%	5.4%	1	123,369	112,455	235,824	100.00%	82.17%	91.50%	1,251,160	1,601,476	2,852,636
Massachusetts	100.0%	4.9%	2	276,989	71,169	348,158	100.00%	71.38%	94.15%	1,978,017	619,896	2,597,913
Michigan	100.0%	4.3%	1	165,985	70,433	236,418	63.28%	83.87%	69.41%	987,559	1,289,633	2,277,192
New Jersey	89.0%	10.2%	3	159,988	156,777	316,765	87.04%	85.16%	86.11%	2,975,046	2,905,870	5,880,916
New York	84.8%	33.9%	13	711,994	380,725	1,092,719	85.79%	86.60%	86.07%	7,294,834	13,368,506	20,663,340
Ohio	100.0%	2.4%	1	58,185	67,799	125,984	100.00%	64.72%	81.01%	552,195	712,413	1,264,608
Pennsylvania	100.0%	7.8%	5	628,677	173,807	802,484	100.00%	62.22%	91.82%	2,385,449	1,694,773	4,080,222
Rhode Island	100.0%	4.6%	1	196,710	88,007	284,717	100.00%	82.08%	94.46%	1,471,017	937,491	2,408,508
Vermont	100.0%	3.3%	1	73,184	28,471	101,655	100.00%	73.94%	92.70%	1,353,904	379,583	1,733,487
Total - Core Portfolio		100.0%	48	3,500,489	1,481,124	4,981,613	94.06%	82.34%	90.57%	\$ 35,258,620	\$ 34,173,194	\$ 69,431,814

Notes:

General note - The above occupancy and rent amounts do not include space which is currently leased, but for which rent payment has not yet commenced.

¹ The Company's pro-rata share of base rent from joint venture properties has been included for the purpose of calculating percentage of base rent by state.

² Anchor GLA includes a total of 254,916 square feet which is not owned by the Company. This square footage has been excluded for calculating annualized base rent per square foot.

Core Portfolio Top Tenants - Ranked by Annual Base Rent (ABR)

Tenant	Number of stores in combined portfolio	Gross						ProRata			
		Wholly Owned		Joint Ventures ¹		Combined		Combined		Percentage of Total	
		GLA	Base Rent	GLA	Base Rent	GLA	Base Rent	GLA	Base Rent	Portfolio GLA	Base Rent
Supervalu (Shaws)	3	175,801	\$ 2,420,980	-	\$ -	175,801	\$ 2,420,980	175,801	\$ 2,420,980	4.4%	4.6%
Ahold (Stop and Shop)	3	155,177	2,131,400	-	-	155,177	2,131,400	155,177	2,131,400	3.9%	4.1%
A&P	2	97,236	2,001,006	-	-	97,236	2,001,006	77,451	1,621,006	1.9%	3.1%
TJX Companies	7	165,058	1,278,154	56,108	951,655	221,166	2,229,809	184,202	1,616,339	4.6%	3.1%
-- T.J. Maxx	4	88,200	773,100	31,175	428,062	119,375	1,201,162	95,127	854,724	2.4%	1.6%
-- Marshalls	1	37,212	158,151	-	-	37,212	158,151	37,212	158,151	0.9%	0.3%
-- Homegoods	2	39,646	346,903	24,933	523,593	64,579	870,496	51,863	603,464	1.3%	1.1%
Sears	4	285,314	1,150,615	100,725	566,250	386,039	1,716,865	334,669	1,428,078	8.4%	2.7%
-- Kmart	3	224,614	892,615	100,725	566,250	325,339	1,458,865	273,969	1,170,078	6.8%	2.2%
-- Sears	1	60,700	258,000	-	-	60,700	258,000	60,700	258,000	1.5%	0.5%
Walgreens	3	37,499	1,366,748	-	-	37,499	1,366,748	37,499	1,366,748	0.9%	2.6%
Home Depot	2	211,003	1,099,996	-	-	211,003	1,099,996	211,003	1,099,996	5.3%	2.1%
Trader Joe's	2	16,500	900,000	11,675	275,000	28,175	1,175,000	19,094	961,105	0.5%	1.8%
Barnes & Noble	2	19,622	625,000	12,430	397,760	32,052	1,022,760	25,713	819,902	0.6%	1.6%
Sleepy's	4	32,619	789,858	-	-	32,619	789,858	32,619	789,858	0.8%	1.5%
Pier 1 Imports	3	19,255	437,304	8,818	348,576	28,073	785,880	23,576	608,106	0.6%	1.2%
CVS	3	34,300	563,823	-	-	34,300	563,823	34,300	563,823	0.9%	1.1%
Dollar Tree	6	55,000	558,727	-	-	55,000	558,727	55,000	558,727	1.4%	1.1%
JP Morgan Chase Bank	4	16,242	425,081	3,745	325,000	19,987	750,081	17,177	558,145	0.4%	1.1%
Payless Shoesource	6	18,236	465,232	3,090	114,330	21,326	579,562	19,750	521,254	0.5%	1.0%
The Avenue	4	17,236	342,869	8,250	327,360	25,486	670,229	21,279	503,275	0.5%	1.0%
Coach	2	4,541	388,573	6,810	346,000	11,351	734,573	6,811	464,430	0.2%	0.9%
Drexel Heritage	2	13,315	352,848	21,827	471,245	35,142	824,093	18,161	457,559	0.5%	0.9%
Citibank	3	5,486	263,328	8,470	444,872	13,956	708,200	8,283	417,306	0.2%	0.8%
Coldwell Banker	2	14,012	320,948	-	-	14,012	320,948	14,012	320,948	0.3%	0.6%
TOTAL	67	1,393,452	\$ 17,882,490	241,948	\$ 4,568,048	1,635,400	\$ 22,450,538	1,471,576	\$ 19,228,985	36.7%	36.6%

Notes:

¹Represents Brandywine, Crossroads and Georgetown Portfolio joint ventures.

Core Portfolio Lease Expirations

	No. of Leases Expiring	Gross Leased Area		Annual Base Rent		Avg. Per Sq. Ft.
		Square Footage	Percent of Total	Amount	Percent of Total	
Anchor Tenants						
2012	6	243,872	8.03%	1,998,046	5.67%	8.19
2013	9	342,666	11.28%	4,327,237	12.27%	12.63
2014	7	258,558	8.51%	2,183,597	6.19%	8.45
2015	6	274,639	9.04%	3,800,856	10.78%	13.84
2016	7	262,966	8.66%	2,450,892	6.95%	9.32
2017	4	159,389	5.25%	2,661,119	7.55%	16.70
2018	5	383,288	12.62%	4,212,248	11.95%	10.99
2019	6	136,521	4.49%	1,137,580	3.23%	8.33
2020	5	233,350	7.68%	2,321,096	6.58%	9.95
2021	7	272,937	8.99%	3,000,865	8.51%	10.99
2022	2	69,837	2.30%	1,700,000	4.82%	24.34
2024	3	188,506	6.21%	3,273,049	9.28%	17.36
2027	1	21,650	0.71%	468,631	1.33%	21.65
2028	4	189,509	6.24%	1,723,404	4.89%	9.09
Total	72	3,037,688	100.00%	\$ 35,258,620	100.00%	\$ 11.61

Anchor GLA Owned by Tenants	254,916
Total Vacant	207,885
Total Square Feet	3,500,489

Shop Tenants						
Month to month	No. of Leases Expiring	Square Footage	Percent of Total	Amount	Percent of Total	Avg. Per Sq. Ft.
2012	1	3,205	0.26%	64,100	0.19%	20.00
2013	47	153,856	12.61%	4,042,686	11.83%	26.28
2014	53	154,871	12.70%	4,604,203	13.47%	29.73
2015	56	226,236	18.55%	6,649,978	19.46%	29.39
2016	34	165,232	13.55%	2,946,096	8.62%	17.83
2017	44	198,653	16.29%	4,225,730	12.37%	21.27
2018	14	53,855	4.42%	2,682,822	7.85%	49.82
2019	23	76,002	6.23%	3,186,674	9.33%	41.93
2020	14	30,267	2.48%	883,187	2.58%	29.18
2021	10	23,587	1.93%	664,848	1.95%	28.19
2022	14	71,322	5.85%	1,825,382	5.34%	25.59
2023	5	29,425	2.41%	930,643	2.72%	31.63
2024	2	7,362	0.60%	129,298	0.38%	17.56
2025	1	3,120	0.26%	29,047	0.08%	9.31
2027	1	5,975	0.49%	358,500	1.05%	60.00
2030	1	3,745	0.31%	325,000	0.95%	86.78
2060	1	12,964	1.06%	625,000	1.83%	48.21
Total	321	1,219,677	100.00%	\$ 34,173,194	100.00%	\$ 28.02

Total Vacant	261,447
Total Square Feet	1,481,124

	No. of Leases Expiring	Gross Leased Area		Annual Base Rent		Avg. Per Sq. Ft.
		Square Footage	Percent of Total	Amount	Percent of Total	
Total Anchor and Shop Tenants						
Month to month	1	3,205	0.08%	64,100	0.09%	20.00
2012	53	397,728	9.34%	6,040,732	8.70%	15.19
2013	62	497,537	11.69%	8,531,440	12.86%	17.95
2014	63	484,794	11.39%	8,533,575	12.72%	18.22
2015	40	439,871	10.33%	6,746,952	9.72%	15.34
2016	51	461,619	10.84%	6,676,622	9.62%	14.46
2017	18	213,244	5.01%	5,343,941	7.70%	25.06
2018	28	459,290	10.79%	7,398,922	10.66%	16.11
2019	20	166,788	3.92%	2,020,767	2.91%	12.12
2020	15	256,937	6.04%	2,985,944	4.30%	11.62
2021	21	344,259	8.09%	4,826,247	6.95%	14.02
2022	7	99,262	2.33%	2,630,643	3.79%	26.50
2023	2	7,362	0.17%	129,298	0.19%	17.56
2024	3	188,506	4.43%	3,273,049	4.71%	17.36
2025	1	3,120	0.07%	29,047	0.04%	9.31
2027	2	27,625	0.65%	827,131	1.19%	29.94
2028	4	189,509	4.45%	1,723,404	2.48%	9.09
2030	1	3,745	0.09%	325,000	0.47%	86.78
2060	1	12,964	0.30%	625,000	0.90%	48.21
Total	393	4,257,365	100.00%	69,431,814	100.00%	16.31

Anchor GLA Owned by Tenants	254,916
Total Vacant	469,332
Total Square Feet	4,981,613

Core Portfolio - New and Renewal Rent Spreads ¹

Based on Lease Execution Dates

	<i>Year to date</i>		<i>3 months ended</i>		<i>3 months ended</i>		<i>3 months ended</i>		<i>3 months ended</i>	
	<i>December 31, 2011</i>		<i>December 31, 2011</i>		<i>September 30, 2011</i>		<i>June 30, 2011</i>		<i>March 31, 2011</i>	
	<i>Cash²</i>	<i>GAAP³</i>	<i>Cash²</i>	<i>GAAP³</i>	<i>Cash²</i>	<i>GAAP³</i>	<i>Cash²</i>	<i>GAAP³</i>	<i>Cash²</i>	<i>GAAP³</i>
New leases										
Number of new leases executed	28	28	8	8	8	8	2	2	10	10
GLA	219,032	219,032	84,648	84,648	34,957	34,957	3,154	3,154	96,273	96,273
New base rent	\$ 17.86	\$ 18.49	\$ 19.34	\$ 20.58	\$ 22.08	\$ 22.60	\$ 24.43	\$ 25.07	\$ 14.80	\$ 14.95
Previous base rent (and percentage rent)	\$ 16.85	\$ 16.21	\$ 18.76	\$ 17.68	\$ 14.94	\$ 14.75	\$ 40.52	\$ 37.69	\$ 15.10	\$ 14.74
Percentage growth in base rent	5.9%	14.1%	3.1%	16.4%	47.8%	53.2%	-39.7%	-33.5%	-2.0%	1.4%
Average cost per square foot	\$ 84.29	\$ 84.29	\$ 107.40	\$ 107.40	\$ 75.96	\$ 75.96	\$ 69.74	\$ 69.74	\$ 67.48	\$ 67.48
Weighted Average Lease Term (years)	9.9	9.9	12.4	12.4	9.5	9.5	8.2	8.2	7.8	7.8
Renewal leases										
Number of renewal leases executed	29	29	5	5	10	10	8	8	6	6
GLA	189,933	189,933	15,075	15,075	22,159	22,159	123,099	123,099	29,600	29,600
New base rent	\$ 14.06	\$ 14.32	\$ 27.62	\$ 28.41	\$ 26.82	\$ 27.16	\$ 9.95	\$ 10.16	\$ 14.72	\$ 14.84
Expiring base rent (and percentage rent)	\$ 14.07	\$ 13.64	\$ 28.00	\$ 26.89	\$ 27.60	\$ 26.66	\$ 9.54	\$ 9.25	\$ 15.71	\$ 15.40
Percentage growth in base rent	-0.1%	5.0%	-1.4%	5.7%	-2.8%	1.9%	4.3%	9.8%	-6.3%	-3.6%
Average cost per square foot	\$ 0.08	\$ 0.08	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.51	\$ 0.51
Weighted Average Lease Term (years)	4.7	4.7	4.2	4.2	3.5	3.5	4.6	4.6	6.0	6.0
Total new and renewal Leases										
Number of new and renewal leases executed	57	57	13	13	18	18	10	10	16	16
GLA commencing	408,965	408,965	99,723	99,723	57,116	57,116	126,253	126,253	125,873	125,873
New base rent	\$ 16.09	\$ 16.56	\$ 20.59	\$ 21.76	\$ 23.92	\$ 24.37	\$ 10.31	\$ 10.53	\$ 14.78	\$ 14.92
Expiring base rent (and percentage rent)	\$ 15.56	\$ 15.02	\$ 20.16	\$ 19.07	\$ 19.85	\$ 19.37	\$ 10.31	\$ 9.96	\$ 15.24	\$ 14.90
Percentage growth in base rent	3.4%	10.3%	2.2%	14.1%	20.5%	25.8%	0.0%	5.7%	-3.0%	0.2%
Average cost per square foot	\$ 45.18	\$ 45.18	\$ 91.16	\$ 91.16	\$ 46.49	\$ 46.49	\$ 1.74	\$ 1.74	\$ 51.73	\$ 51.73
Weighted Average Lease Term (years)	7.4	7.4	11.2	11.2	7.2	7.2	4.7	4.7	7.4	7.4

Notes:
¹Does not include leased square footage and costs related to first generation space and the Company's major redevelopment projects; renewal leases include exercised options.

²Rents have not been calculated on a straight line basis. Previous/expiring rent is that as of time of expiration and includes any percentage rent paid as well. New rent is that which is paid at commencement.

³Rents are calculated on a straight-line basis.

Core Portfolio Capital Expenditures

Current Quarter and Year-to-Date

	Year-to-Date Period ended December 31, 2011	Current Quarter 3 months ended December 31, 2011	Prior Quarter 3 months ended September 30, 2011	Prior Quarter 3 months ended June 30, 2011	Prior Quarter 3 months ended March 31, 2011	Prior Year ended December 31, 2010
Leasing Commissions	\$ 1,265	\$ 188	\$ 191	\$ 411	\$ 475	\$ 671
Tenant Improvements	7,401	1,584	2,000	2,580	1,237	3,855
Capital Expenditures	471	253	-	-	218	146
Redevelopments	-	-	-	-	-	-
Total	\$ 9,137	\$ 2,025	\$ 2,191	\$ 2,991	\$ 1,930	\$ 4,672

Notes:

* Includes \$1,662 of costs associated with the redevelopment of 2914 Third Avenue and \$1,578 for Bloomfield Town Square re-anchoring.

Property Demographics - Core

Classification	Property	City	State	Trade Area (Miles)	Base Rent	Total GLA	3-Mile Radius ²				5-Mile Radius ²				
							Total Pop.	# HH	Median HH Income	Avg. HH Income	Total Pop.	# HH	Median HH Income	Avg. HH Income	
Core	239 Greenwich Avenue	Greenwich	CT	5	\$ 1,554,663	16,834	64,308	23,814	125,719	162,508	135,320	48,542	122,962	156,902	
Core	Elmwood Park Shopping Center	Elmwood Park	NJ	3	3,364,939	149,262	248,932	81,257	60,826	69,326	586,661	200,354	67,746	78,008	
Core	A & P Shopping Plaza	Boonton	NJ	5	1,284,146	62,741	46,107	17,845	104,048	129,404	99,937	37,448	101,964	122,463	
Core	Village Commons Shopping Center	Smithtown	NY	3	2,409,990	87,330	63,231	21,079	102,376	124,093	173,029	56,356	98,040	119,322	
Core	The Branch Plaza	Smithtown	NY	3	1,570,504	126,212	64,812	21,738	103,946	126,961	191,293	61,590	94,383	113,936	
Core	Amboy Road	Staten Island	NY	3	1,619,949	60,090	97,141	33,846	82,727	86,666	162,143	57,055	79,869	84,373	
Core	Barrow Avenue	The Bronx	NY	2	439,246	14,676	273,331	99,165	49,510	59,160	575,057	206,470	47,306	57,042	
Core	Pacesetter Park Shopping Center	Pomona	NY	3	1,101,867	96,380	19,646	6,760	101,782	120,862	99,896	29,978	87,372	107,422	
Core	LA Fitness	Staten Island	NY	3	1,265,000	55,000	35,839	12,953	67,765	72,134	128,706	44,479	74,225	77,867	
Core	West 54th Street	Manhattan	NY	1	2,418,894	9,693	42,128	25,011	91,410	155,737	160,333	90,051	93,753	164,270	
Core	East 17th Street	Manhattan	NY	1	625,000	19,622	70,157	39,495	92,939	175,048	261,569	143,187	79,749	138,454	
Core	Crossroads Shopping Center	White Plains	NY	3	5,590,135	309,487	107,610	40,014	99,898	116,168	213,143	77,239	117,243	135,293	
Core	Third Avenue	Yonkers	NY	1	666,631	39,367	45,117	14,987	22,294	32,027	154,302	51,557	23,429	33,081	
Core	Mercer Street	New York	NY	1	372,000	6,225	48,262	20,078	76,510	134,753	209,871	90,080	70,637	119,525	
Core	4401 White Plains Road	White Plains	NY	1	625,000	12,964	93,714	33,031	49,930	62,634	574,653	207,078	52,382	62,813	
Core	Town Line Plaza	Rocky Hill	CT	3	1,672,273	206,346	45,422	18,687	75,874	82,339	150,566	58,641	66,002	73,788	
Core	Methuen Shopping Center	Methuen	MA	5	1,021,370	130,021	91,440	33,166	48,242	56,292	194,882	72,424	55,911	64,367	
Core	Crescent Plaza	Brockton	MA	3	1,576,543	218,137	96,005	32,593	53,420	62,806	161,182	55,405	59,665	68,969	
Core	New Loudon Center	Latham	NY	5	1,959,124	255,673	42,239	16,004	63,599	76,258	151,343	61,547	55,150	67,252	
Core	Walnut Hill Plaza	Woonsocket	RI	5	2,408,508	284,717	58,072	22,079	50,251	59,544	91,962	35,206	58,299	69,645	
Core	The Gateway Shopping Center	So. Burlington	VT	3	1,733,487	101,655	49,599	20,331	51,135	64,086	74,461	30,538	54,695	67,272	
Core	Hobson West Plaza	Naperville	IL	3	1,117,715	99,125	95,896	34,156	109,898	113,927	236,016	84,332	108,127	112,720	
Core	Clark & Diversey	Chicago	IL	1	810,154	19,265	80,058	47,674	74,864	107,610	133,868	78,221	80,762	114,242	
Core	West Diversey	Chicago	IL	1	1,757,463	46,259	57,904	37,481	66,689	94,576	361,880	198,507	70,933	100,699	
Core	Chicago Urban/Street Retail Portfolio	Chicago	IL	1	1,279,938	24,374	62,509	32,901	91,769	141,038	494,291	234,742	71,739	100,855	
Core	Merrillville Plaza	Hobart	IN	5	2,852,636	235,824	28,125	11,745	59,051	57,903	79,178	30,967	55,914	56,106	
Core	Bloomfield Town Square	Bloomfield Hills	MI	5	2,277,192	236,418	58,074	22,758	88,141	102,572	157,331	61,379	95,034	105,404	
Core	Mad River Station	Dayton	OH	5	1,264,608	125,984	57,875	25,349	66,903	70,623	154,785	55,374	69,503	74,465	
Core	Marketplace of Absecon	Absecon	NJ	3	1,231,831	104,762	28,925	10,533	59,908	74,572	69,370	23,899	59,194	72,233	
Core	Brandywine/Mkt Sq./Naamans Rd.	Wilmington	DE	3	15,830,819	997,020	110,839	45,584	63,729	68,575	188,535	76,355	72,069	74,893	
Core	Mark Plaza	Edwardsville	PA	5	823,922	216,401	87,545	37,108	37,075	46,254	121,815	50,915	39,826	49,730	
Core	Plaza 422	Lebanon	PA	3	795,852	156,279	44,076	18,114	42,329	44,905	63,493	25,552	47,678	49,724	
Core	Route 6 Plaza	Honesdale	PA	5	1,175,170	175,519	7,948	3,467	36,983	47,590	12,024	5,030	39,415	49,983	
Core	Chestnut Hill	Philadelphia	PA	3	164,483	37,916	147,322	60,592	63,508	79,148	396,137	159,190	61,052	77,569	
Core	Abington Towne Center	Abington	PA	3	1,120,795	216,369	88,887	35,153	78,175	97,812	296,425	117,842	69,750	84,152	
Core	Georgetown Portfolio	Georgetown	DC	1	1,649,967	27,666	37,072	18,448	80,669	137,674	306,482	147,883	70,715	110,008	
Total Core¹															
Weighted Average - Based on GLA								71,443	27,341	\$ 66,888	\$ 78,575	171,277	65,418	\$ 67,834	\$ 78,880
Weighted Average - Based on base rent								77,258	30,080	\$ 73,453	\$ 90,848	204,155	80,891	\$ 74,392	\$ 90,741

Notes:

¹ Calculations have been pro-rated based on the Company's ownership % in joint ventures.

² West 54th Street, East 17th Street, Third Ave. & Mercer Street reflect .5 and 1 mile radius figures; Clark & Diversey reflects 1 and 1.5 mile radius figures; West Diversey, 4401 White Plains Rd, Chicago Urban/Street Retail Portfolio and Georgetown reflect 1 and 3 mile radius figures; LA Fitness and Barrow reflect 2 and 3 mile radius figures.

Property Demographics - Funds

Classification	Property	City	State	Trade Area (Miles)	Base Rent	Total GLA	3-Mile Radius ²				5-Mile Radius ²			
							Total Pop.	# HH	Median HH Income	Avg. HH Income	Total Pop.	# HH	Median HH Income	Avg. HH Income
Fund I	Tarrytown Shopping Center	Tarrytown	NY	2	847,360	34,979	22,110	8,246	86,276	112,075	35,192	12,933	89,621	116,661
Fund II	Pelham Manor Shopping Plaza	Westchester	NY	3	5,622,651	228,493	401,439	145,255	57,360	68,075	532,763	168,549	35,031	49,370
Fund II	400 East Fordham Road	The Bronx	NY	2	5,519,760	119,446	649,998	214,775	33,106	43,969	1,214,522	401,588	35,202	47,217
Fund II	Liberty Avenue	Queens	NY	1	732,755	26,125	91,638	28,967	53,392	62,024	338,406	102,483	50,598	60,663
Fund II	Canarsie	Brooklyn	NY	1	7,494,788	273,536	111,699	36,850	47,249	56,580	1,222,610	400,044	33,590	64,781
Fund II	216th Street	Manhattan	NY	1	2,460,000	60,000	160,656	54,093	38,123	51,821	948,832	311,867	35,661	48,955
Fund II	161st Street	The Bronx	NY	1	4,617,137	236,571	199,667	64,948	23,956	35,877	734,022	236,490	25,864	39,464
Fund III	Westport	Westport	CT	3	1,639,550	27,033	43,980	16,452	157,068	202,669	113,415	42,948	128,347	162,965
Fund III	Cortlandt Towne Center	Mohegan Lake	NY	3	9,270,706	641,211	36,790	11,992	98,885	106,063	89,641	30,347	90,138	100,808
Fund III	654 Broadway	New York	NY	1	300,000	2,896	70,572	34,946	73,978	128,584	271,509	127,536	70,980	121,380
Fund III	New Hyde Park Shopping Center	New Hyde Park	NY	3	855,244	31,498	184,784	66,069	99,327	121,864	548,457	186,573	91,812	112,332
Fund III	White City	Shrewsbury	MA	3	5,184,956	255,560	94,955	38,180	49,759	62,004	211,652	80,653	54,993	68,709
Fund III	White Oak	Silver Spring	MD	3	874,416	64,626	92,060	34,141	80,124	97,014	256,978	88,658	78,604	94,563
Fund III	Parkway Crossing	Parkville	MD	3	1,271,641	260,264	188,463	68,889	55,950	66,501	422,951	154,241	55,841	69,175
Fund III	Lincoln Road	Miami Beach	FL	3	2,305,809	61,443	60,730	35,165	44,469	73,128	213,203	100,137	40,684	60,999
Fund III	Heritage Shops	Chicago	IL	3	2,621,122	105,449	291,977	148,982	70,575	101,644	743,136	328,907	60,757	84,919
Fund I¹	Weighted Average - Based on GLA						22,110	8,246	\$ 86,276	\$ 112,075	35,192	12,933	\$ 89,621	\$ 116,661
	Weighted Average - Based on base rent						22,110	8,246	\$ 86,276	\$ 112,075	35,192	12,933	\$ 89,621	\$ 116,661
Fund II - Urban In-Fill¹	Weighted Average - Based on GLA						284,424	96,960	\$ 41,320	\$ 52,175	870,133	282,665	\$ 37,691	\$ 50,550
	Weighted Average - Based on base rent						316,495	107,275	\$ 41,372	\$ 52,242	922,135	300,568	\$ 38,361	\$ 51,063
Fund III¹	Weighted Average - Based on GLA						98,302	39,604	\$ 79,708	\$ 92,620	239,433	91,730	\$ 74,701	\$ 88,752
	Weighted Average - Based on base rent						94,648	40,782	\$ 82,353	\$ 99,617	241,346	96,211	\$ 75,961	\$ 92,527
Total - Core and Funds¹	Weighted Average - Based on GLA						81,329	30,777	\$ 66,723	\$ 78,494	202,570	75,429	\$ 67,131	\$ 78,480
	Weighted Average - Based on base rent						97,180	36,864	\$ 71,639	\$ 88,551	262,818	99,048	\$ 71,737	\$ 87,868

Notes:

¹ Does not include the Kroger/Safeway Portfolio. Calculations have been pro-rated based on the Company's ownership % in the joint venture.

² Canarsie Plaza, 161st Street and Liberty Avenue reflect 1 and 2 mile radius figures, 216th St. reflects 1 and 3 mile radius figures.

Fordham Road reflects 2 and 3 mile radius figures and 654 Broadway reflects .5 and 1 mile radius figures.

SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this supplemental disclosure may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities and Exchange Act of 1934 and as such may involve known and unknown risks, uncertainties and other factors which may cause the Company's actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations are generally identifiable by use of the words "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend" or "project" or the negative thereof or other variations thereon or comparable terminology. Factors which could have a material adverse effect on the operations and future prospects of the Company include, but are not limited to those set forth under the heading "Risk Factors" in the Company's Annual Report on Form 10-K. These risks and uncertainties should be considered in evaluating any forward-looking statements contained or incorporated by reference herein.

USE OF FUNDS FROM OPERATIONS AS NON-GAAP FINANCIAL MEASURE

The Company considers funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") to be an appropriate supplemental disclosure of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. FFO is presented to assist investors in analyzing the performance of the Company. It is helpful as it excludes various items included in net income that are not indicative of the operating performance, such as gains (or losses) from sales of property and depreciation and amortization. However, the Company's method of calculating FFO may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by generally accepted accounting principles ("GAAP") and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, the Company defines FFO as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. In addition, the Company also discloses FFO as adjusted to include the extraordinary gain from its RCP investment in Albertson's. The Company believes that income or gains derived from its RCP investments, including its investment in Albertson's, are private-equity investments and, as such, should be treated as operating income and therefore FFO. The Company believes that this supplement adjustment more appropriately reflects the results of its operations. The Company also provides two other supplemental disclosures of operating performance, adjusted funds from operations ("AFFO") and funds available for distribution ("FAD"). The Company defines AFFO as FFO adjusted for straight line rent, non-real estate depreciation, amortization of finance costs and costs of management contracts, tenant improvements, leasing commissions and capital expenditures. The Company defines FAD as AFFO adjusted for scheduled debt principal payments.

USE OF EBITDA AND NOI AS NON-GAAP FINANCIAL MEASURES

EBITDA and NOI are widely used financial measures in many industries, including the REIT industry, and are presented to assist investors and analysts in analyzing the performance of the Company. They are helpful as they exclude various items included in net income that are not indicative of operating performance, such as gains (or losses) from sales of property and depreciation and amortization and is used in computing various financial ratios as a measure of operational performance. The Company computes EBITDA as the sum of net income before extraordinary items plus interest expense, depreciation, income taxes and amortization, less any gains (losses including impairment charges) on the sale of income producing properties. The Company computes NOI by taking the difference between Property Revenues and Property Expenses as detailed in this reporting supplement. The Company's method of calculating EBITDA and NOI may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. EBITDA and NOI do not represent cash generated from operations as defined by GAAP and are not indicative of cash available to fund all cash needs, including distributions. They should not be considered as an alternative to net income for the purpose of evaluating the Company's performance or to cash flows as a measure of liquidity.