



CORPORATE UPDATE | SEPTEMBER 2021

CORE

PORTFOLIO

**LOOKING
FORWARD**

Our Core Portfolio

~40%
Street

Irreplaceable locations in
must-have retail corridors



~20%
Urban

Located in *high density* and
high household income
with essential tenants



~40%
Suburban

Essential and *high performing*
discounters
~50% grocery anchored



BROADWAY & PRINCE STREET,
Soho, NY

Photo as of August 2021



Meaningful Core NOI Growth: Putting Together the Pieces

1 NET ABSORPTION (Profitable lease-up less anticipated expirations)

~\$10M to \$15M

Core Occupancy of ~90% returning to 95%

2 CONTINUED CREDIT RECOVERY

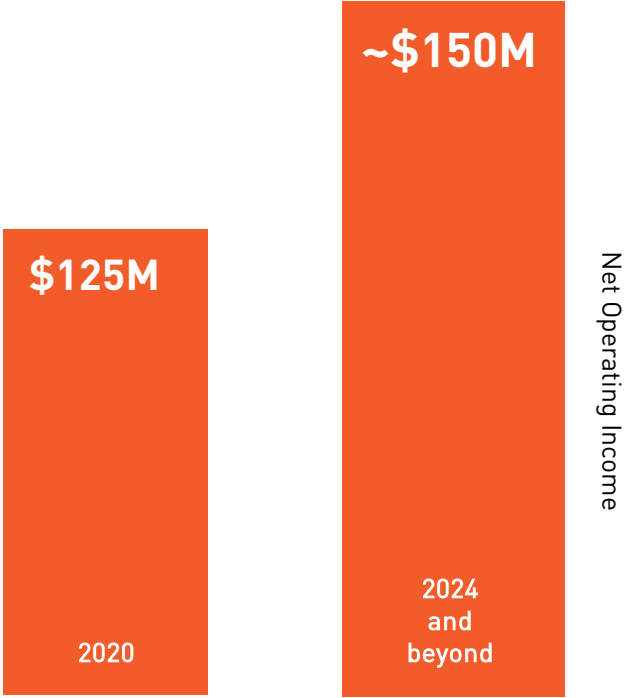
~\$5M to \$6M

Credit reserves returning to ~1%

3 CONTRACTUAL RENTAL GROWTH

~\$8M to \$10M

Driven by higher contractual rent steps in street leases blending to approximately 2%



Not All NOI and Occupancy Growth are Created Equal



Street Lease-Up Far More Profitable than Suburban

STREET

Rent: **\$100 PSF**
Upfront Cost: \$150 PSF
Term: 10 Years
Square Feet: 7,500
NOI: \$750,000

Net Effective Rent: \$85 PSF
AFFO Contribution: **85%**
Payback Period: **1.5 Years**

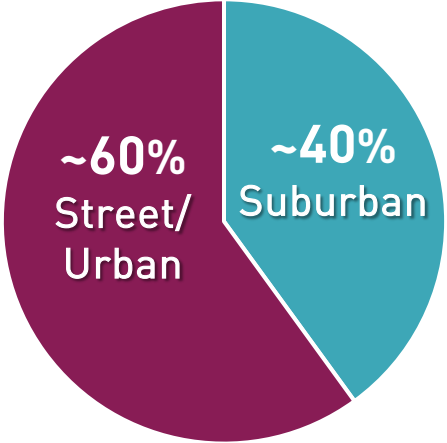


SUBURBAN

Rent: **\$15 PSF**
Upfront Cost: \$100 PSF
Term: 10 Years
Square Feet: 50,000
NOI: \$750,000

Net Effective Rent: \$5 PSF
AFFO Contribution: **33%**
Payback Period: **6.7 Years**

Core Leasing Pipeline of \$14 Million (\$7.5M Executed Leases)



PIPELINE COMPOSITION ON EXECUTED LEASES

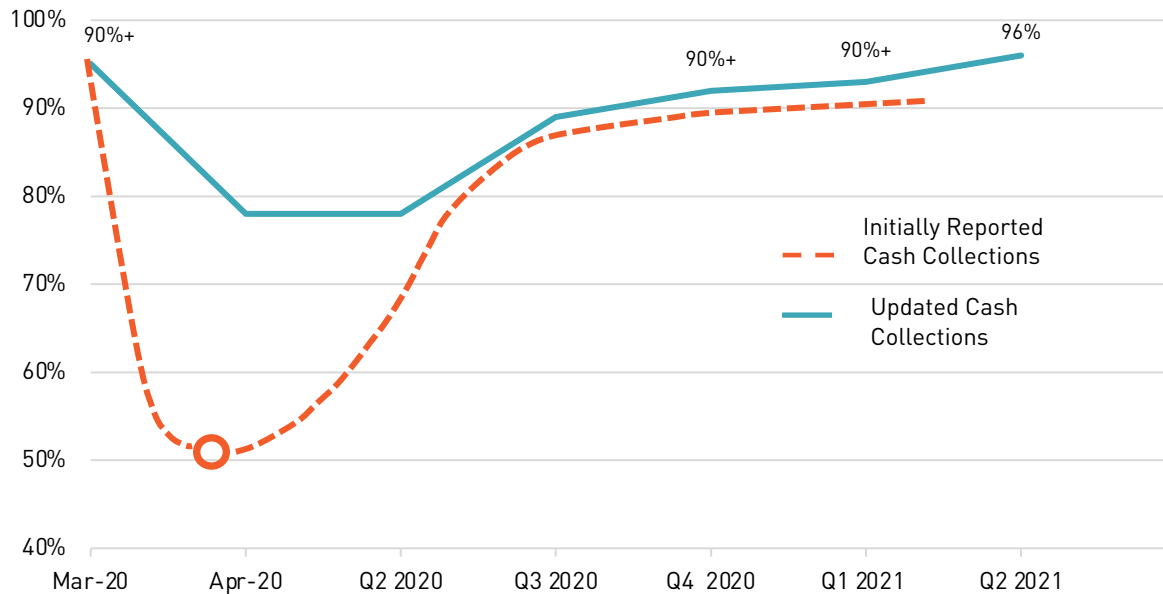


WASHINGTON, D.C.



SOHO, NY

Then and Now

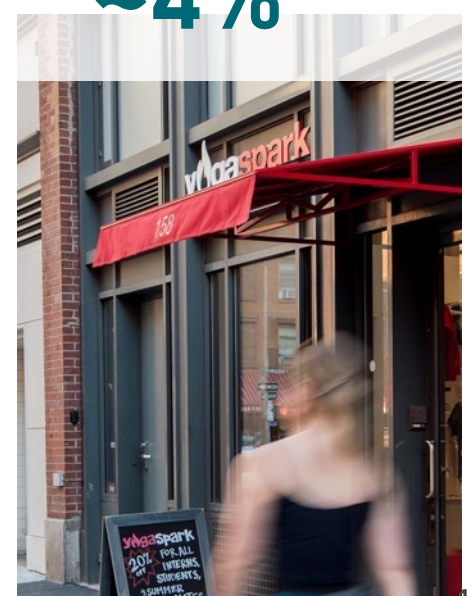


Second Quarter 2021 Core Tenant Collections



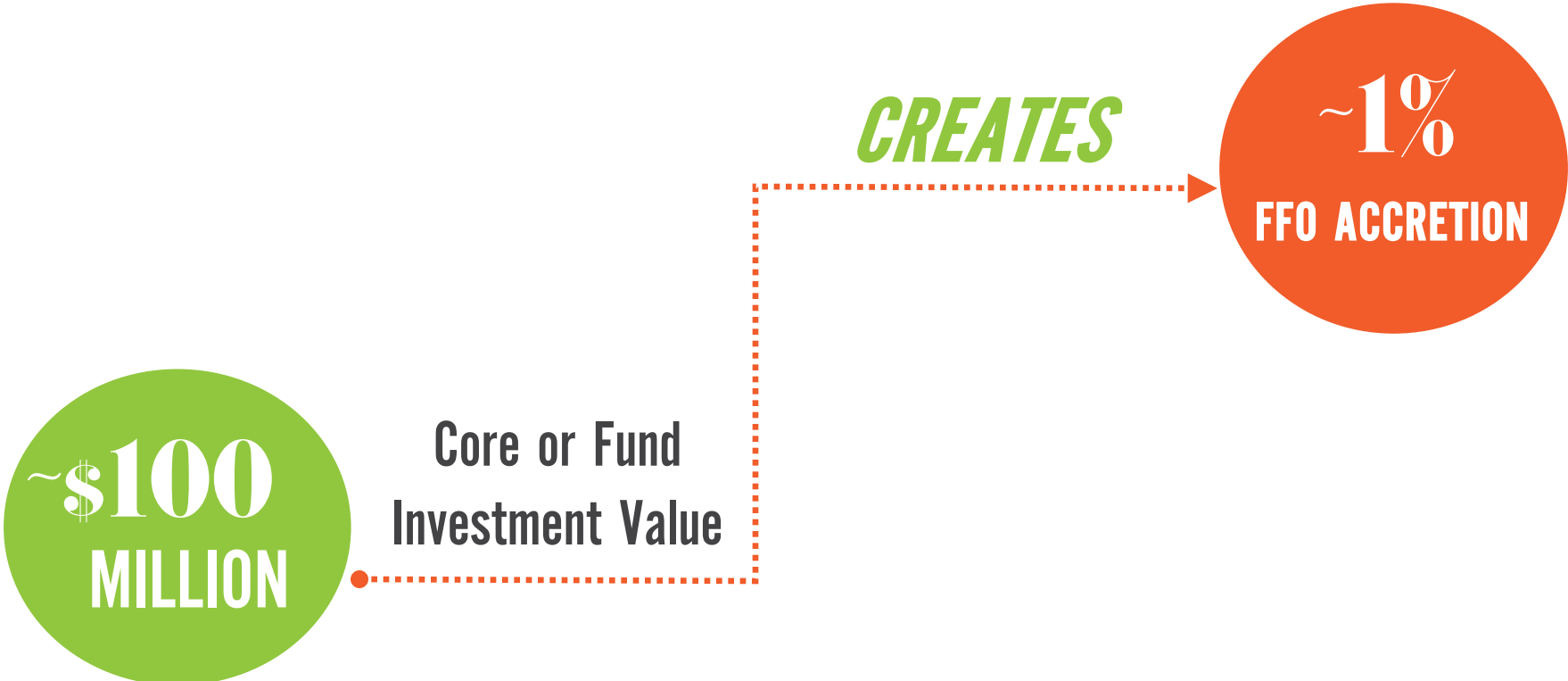
Cash Collections ~96%

Unpaid ~4%



Note: Based upon Q2 2021 billed rents and recoveries

Nominal Scale Creates Significant Impact



What Have We Done Lately?

~\$230M = **~\$95M** + **~\$60M** + **~\$75M**

Core & Fund
Transactions to Date

Completed Fund V
Acquisitions Year-to-Date

Completed Core Structured
Financing Investments
Year-to-Date

Pipeline
In Process

~3%

Earnings FFO Accretion



Significant Earnings Growth Expectations



~\$25
MILLION
of Internal NOI **GROWTH**
in Next Few Years



BALANCE SHEET

Core Balance Sheet

- **No** material scheduled Core debt maturities through **2026**
- **No** material construction or development cost commitments
 - Projected recurring capital expenditure spending is **less than \$10M**
- **Increased** liquidity with new **\$700M** unsecured credit facility
- **Dividend Policy**
 - Declared **\$0.15 per common share** for **third quarter 2021**



Updated 2021 Guidance Increased 7%

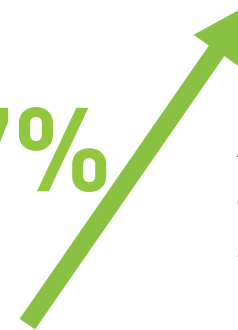


BROADWAY, Soho, NY

Updated

\$1.05 - \$1.14

7%



Driven by improved operations and lease-up

\$0.98 - \$1.14

Initial

KEY TRENDS

and

STREET UPDATE

OMNICHANNEL

Execution of Omni-channel Strategy and Growth of Store Fleet



Multi-channel repeat customers spend

1.5x

more in net sales than single-channel repeat customers

Brick and Mortar

15%

Increase in website traffic

83%

Increase in new customers

U.S. stores generated

\$4.3M

Average Unit Volume

77%

Increase in overall net sales

“At the end of the day, people like to shop in physical stores, and use online for convenience and replenishing.”

—Craig Johnson, President of Consumer Growth Partners

Source: “Retailers Rethink Brick-and-Mortar Potential,” David Moin, WWD, Aug 31, 2021

Peruvian Connection

Chicago Bar Shop

PAPER SOURCE

THE
BLK
TUX

Old Town School of Folk Music

Kiehl's

KOIO

Nail Salon

THE TIE BAR

POGO

Indochino

Village Cobbler

Dreamdry

Berco's Popcorn

Jeni's Ice Cream

Foxtrot

acadia owned

N. FREMONT ST

Aesop

SERENA & LILY

WARBY PARKER

marine layer

BONOBOS

allbirds

Outdoor Voices

PARACHUTE

Interior Define

W ARMITAGE AVE

La COLOMBE

DAILY HARVEST

benefit

Magnet
Creary

ROTHY'S

State & Liberty

Ameritrade

Walgreens

N. DAYTON ST

All She Wrote

LIVELY

Coming Soon

McShane's Exchange

Consignment

First Midwest Bank

The Sinless Tan

Wedding 826

Lori's Shoes

Charlie Trotters

Topdrawer

SEE

Byline Bank
The Store
7 Eleven

Subway
Blut Pook

francesca's

Helen Ficalora

Beaumont Bar

CAFE BRAB-BRAB

Kryolan Makeup

W'nesty

Bedside Manor LTD

Aroma Workshop

wonica + andy

Kink

@pure barre

N HA



853 W ARMITAGE AVENUE, Chicago, IL

CHICAGO, IL ARMITAGE AVE

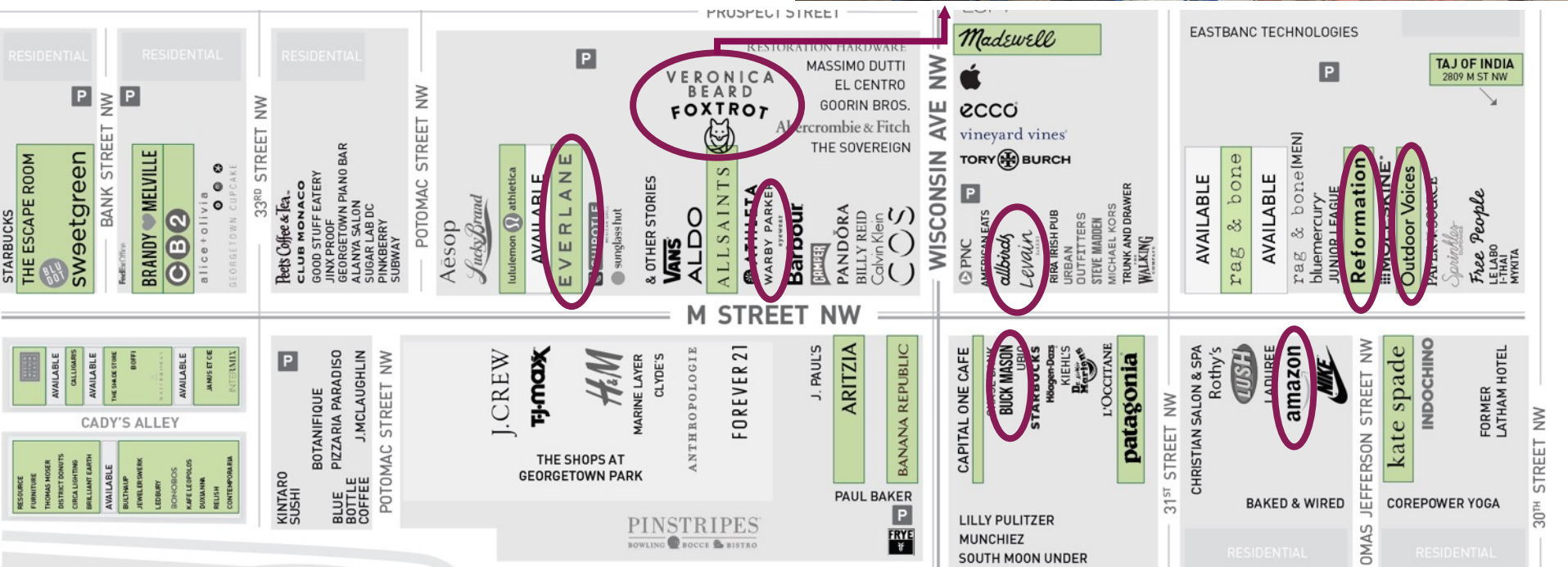




Photo Credit – Georgetown BID



Photo Credit – Sam Kittner



WASHINGTON, D.C.

M STREET

- acadia owned
- new additions / digitally natives



Photo Credit - Virginia Cheng



252-256 GREENWICH AVENUE, Greenwich, CT



- acadia owned
- new additions

GREENWICH, CT

GREENWICH AVENUE

L U X U R Y



Our Street and Urban Demographics

Approximately 90% of our Street and Urban Portfolio resides in locations which are **above the 75th** percentile of household incomes

Our Top Sub-Markets

NY/
CT
TRIBECA
SOHO
MADISON AVENUE
GREENWICH
WESTPORT

CA
MELROSE PLACE
LAUREL HEIGHTS
SoMA

IL
GOLD COAST
LINCOLN PARK
MAGNIFICNET MILE

MA
CAMBRIDGE
BOSTON

DC
GEORGETOWN

Our Portfolio is Well Poised to Benefit from
nearly **\$4.0 Trillion** of Consumer Pandemic Savings

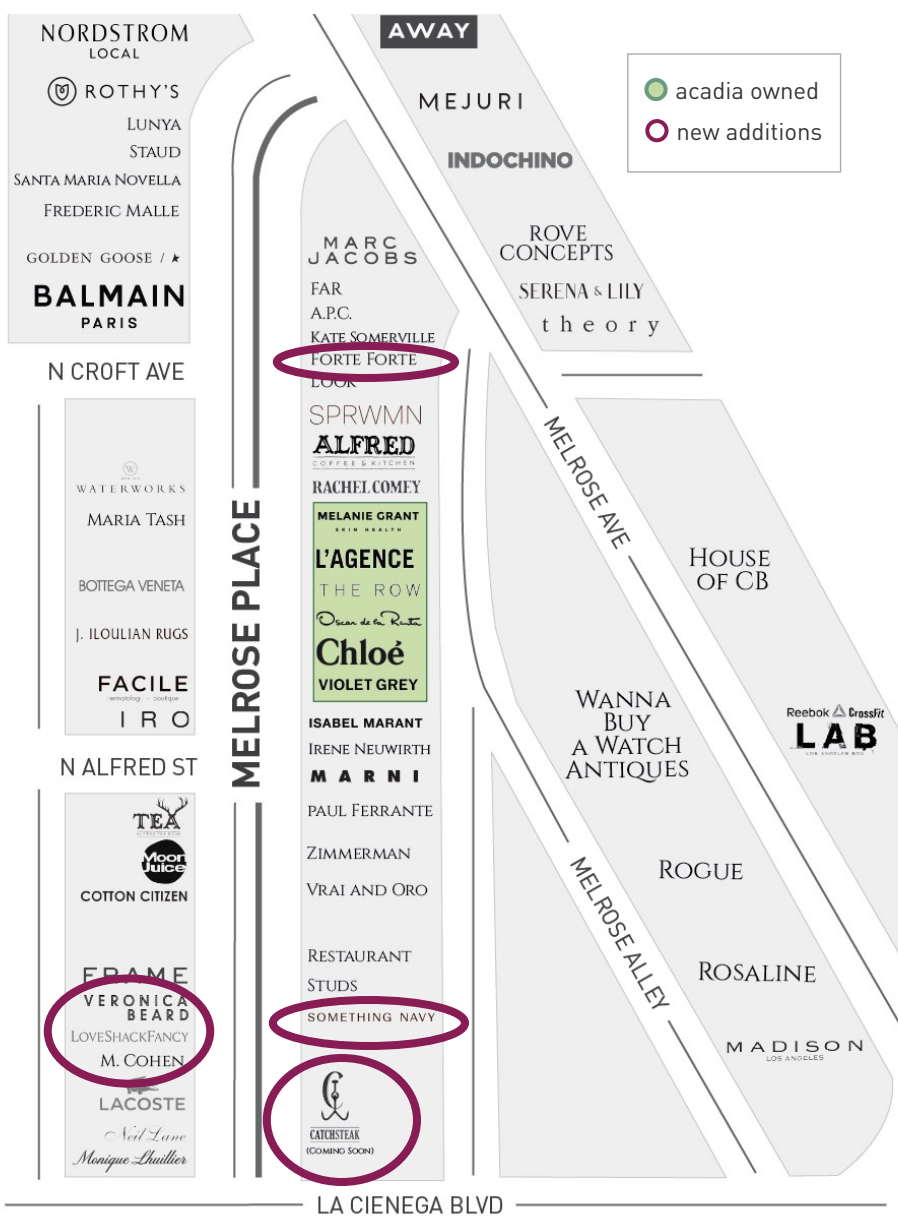
Source: "Most of America's extra savings during the pandemic are going to the wealthy," Robert Frank, CNBC, Aug 3, 2021

E BELLVUE PL

11 E WALTON STREET, Chicago, IL



CHICAGO, IL RUSH-WALTON STREET



8452 MELROSE PLACE, Los Angeles, CA



8440 MELROSE PLACE, Los Angeles, CA

LOS ANGELES, CA

MELROSE PLACE

STABILITY



TRADER JOE'S

TRADER JOE'S

TRADER JOE'S



bus stop
76 Diversey

151 N STATE STREET, Chicago, IL





FUND

PLATFORM

Multiple Value Creating Strategies



HIGH-YIELD

ELK GROVE COMMONS
ELK GROVE, CA



**PORTFOLIO
AGGREGATION**

**BUY-FIX-
SELL**

BEFORE



AFTER



**DISTRESSED
&
OPPORTUNISTIC
RETAILERS**

Fund V Acquisitions



Canton Marketplace



Fund V Acquisitions – Canton Marketplace



acadia owned
 available
 not owned

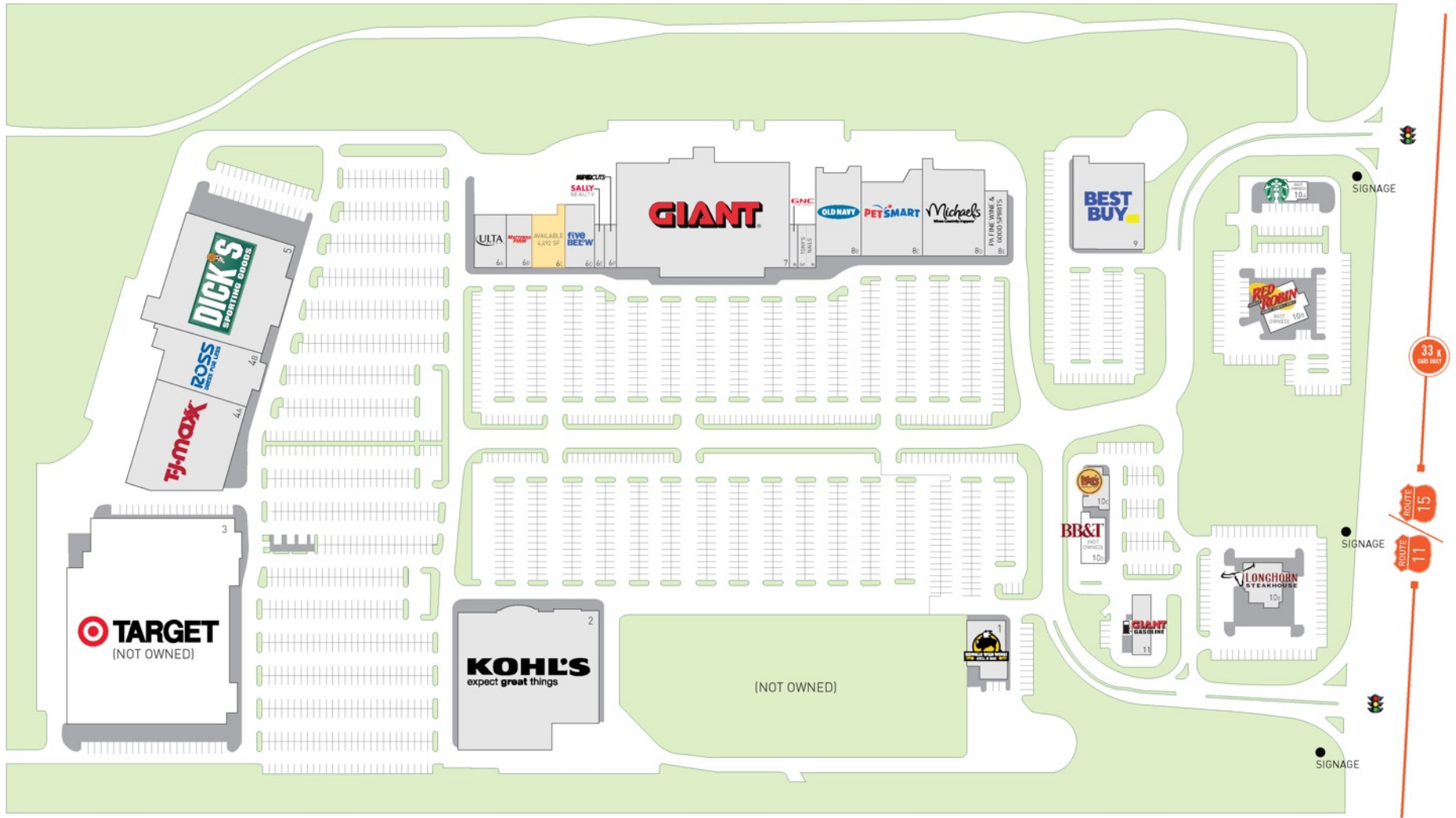
Fund V Acquisitions



Monroe Marketplace



Fund V Acquisitions - Monroe Marketplace



acadia owned
 available
 not owned

High-Yield Thesis

CAP RATE

7%-8%

+

SECURED
LEVERAGE

~65%

AT BLENDED
ALL-IN RATE

3.5%

=

15%+

CASH-ON-CASH
RETURN



CITYPOINT





CORPORATE RESPONSIBILITY

We believe that responsible environmental, social and community stewardship and responsible corporate governance are an essential part of our mission to build a successful business and create long-term value for our company and our stakeholders.

ENVIRONMENTAL

- Pursuing initiatives to reduce energy and water consumption and increase reliance on renewable energy sources in our common areas, including:
 - Parking lot lighting upgrades to LED and smart lighting controls
 - Renewable energy procurement, solar panel and battery storage leases and Electric Vehicle charging stations
 - Smart irrigation controls installation
- Received the **Outstanding Achievement in Land Use Award** from Green Business Partnership in 2019 for our commitment to sustainable operating practices at our headquarters



SOCIAL

- Diversity, equity and inclusion (DE&I) are fundamental values of our business. Our DE&I Program is focused on fostering a professional environment that fully embraces individuals with varied backgrounds, cultures, races, identities, ages, perspectives, beliefs and values
- In 2020, our retention rate was 93% and our employee overall satisfaction score was 90%
- Supporting local charitable and volunteer organizations, including by hosting community events and fundraisers throughout our portfolio



GOVERNANCE

- Dedicated to maintaining a high standard for corporate governance predicated on integrity, ethics, diversity and transparency
- Our Board of Trustees includes racial, ethnic and gender diversity, earning our company recognition by **50/50 Women on Boards** for two consecutive years



- Received the NAREIT Gold Investor Care Award recognizing the quality of our investor reports for the second consecutive year

Safe Harbor Statement

Certain statements may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities and Exchange Act of 1934, as amended. Forward-looking statements, which are based on certain assumptions and describe our future plans, strategies and expectations are generally identifiable by the use of words such as “may,” “will,” “should,” “expect,” “anticipate,” “estimate,” “believe,” “intend” or “project,” or the negative thereof, or other variations thereon or comparable terminology. Forward-looking statements involve known and unknown risks, uncertainties and other factors that could cause our actual results and financial performance to be materially different from future results and financial performance expressed or implied by such forward-looking statements, including, but not limited to: (i) economic, political and social uncertainty surrounding the COVID-19 Pandemic, including (a) the effectiveness or lack of effectiveness of governmental relief in providing assistance to businesses, including the Company’s tenants, that have suffered significant declines in revenues as a result of governmental restrictions to contain or mitigate the COVID-19 Pandemic, as well as to adversely impacted individuals; (b) the rate and efficacy of COVID-19 vaccines, (c) the duration of any such orders or other formal recommendations for social distancing and the speed and extent to which revenues of the Company’s retail tenants recover following the lifting of any such orders or recommendations, (d) temporary or permanent migration out of major cities by customers, including cities where the Company’s properties are located, which may have a negative impact on the Company’s tenants’ businesses, (e) the potential impact of any such events on the obligations of the Company’s tenants to make rent and other payments or honor other commitments under existing leases, (f) to the extent we were seeking to sell properties in the near term, significantly greater uncertainty regarding our ability to do so at attractive prices, and (g) the potential adverse impact on returns from development and redevelopment projects; (ii) the ability and willingness of the Company’s tenants (in particular its major tenants) and other third parties to satisfy their obligations under their respective contractual arrangements with the Company; (iii) macroeconomic conditions, such as a disruption of or lack of access to the capital markets; (iv) the Company’s success in implementing its business strategy and its ability to identify, underwrite, finance, consummate and integrate diversifying acquisitions and investments; (v) changes in general economic conditions or economic conditions in the markets in which the Company may, from time to time, compete, and their effect on the Company’s revenues, earnings and funding sources; (vi) increases in the Company’s borrowing costs as a result of changes in interest rates and other factors, including the potential phasing out of the London Interbank Offered Rate after 2021; (vii) the Company’s ability to pay down, refinance, restructure or extend its indebtedness as it becomes due; (viii) the Company’s investments in joint ventures and unconsolidated entities, including its lack of sole decision-making authority and its reliance on its joint venture partners’ financial condition; (ix) the Company’s ability to obtain the financial results expected from its development and redevelopment projects; (x) the ability and willingness of the Company’s tenants to renew their leases with the Company upon expiration, the Company’s ability to re-lease its properties on the same or better terms in the event of nonrenewal or in the event the Company exercises its right to replace an existing tenant, and obligations the Company may incur in connection with the replacement of an existing tenant; (xi) the Company’s liability for environmental matters; (xii) damage to the Company’s properties from catastrophic weather and other natural events, and the physical effects of climate change; (xiii) uninsured losses; (xiv) the Company’s ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax and other considerations; (xv) information technology security breaches, including increased cybersecurity risks relating to the use of remote technology during the COVID-19 Pandemic; and (xvi) the loss of key executives. The risks described above are not exhaustive and additional factors could adversely affect the Company’s business and financial performance, including the risk factors discussed under the section captioned “Risk Factors” in the Company’s Annual Report on Form 10-K for the year ended December 31, 2020, and other periodic or current reports the Company files with the SEC. Any forward-looking statements in this press release speak only as of the date hereof. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the Company’s expectations with regard thereto or change in the events, conditions or circumstances on which such forward-looking statements are based.

The Company uses, and intends to continue to use, the Investors page of its website, which can be found at www.acadiarealty.com, as a means of disclosing material nonpublic information and of complying with its disclosure obligations under Regulation FD, including, without limitation, through the posting of investor presentations that may include material nonpublic information. Accordingly, investors should monitor the Investors page, in addition to following the Company’s press releases, SEC filings, public conference calls, presentations and webcasts. The information contained on, or that may be accessed through, our website is not incorporated by reference into, and is not a part of, this document.