

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): March 5, 2002

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.)

20 Soundview Marketplace
Port Washington, New York 11050
(Address of principal executive offices) (Zip Code)

(516) 767-8830
(Registrant's telephone number, including area code)

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

ITEM 7. Financial Statements, Pro Forma Financial Information and Exhibits

(c) Exhibits.

99.1 Quarterly Supplemental Disclosure - December 31, 2001

ITEM 9. Regulation FD Disclosure

The Registrant, Acadia Realty Trust, hereby makes available as an exhibit to this filing, supplemental information concerning the ownership, operations and portfolio of the Registrant as of December 31, 2001. The information included in this Current Report on Form 8-K (including the exhibit hereto) is furnished pursuant to Item 9 and shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section or Sections 11 and 12(a) (2) of the Securities Act of 1933, as amended. This Report (including the exhibit hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

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: March 5, 2002

By: /s/ Perry Kamerman

Name: Perry Kamerman
Title: Sr. Vice President and
Chief Financial Officer

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

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(1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan.

SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this Supplementary Disclosure constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others, the following: general economic and business conditions, which will, among other things, affect demand for rental space, the availability and creditworthiness of prospective tenants, lease rents and the availability of financing; adverse changes in the Company's real estate markets, including, among other things, competition with other companies; risks of real estate development and acquisition; governmental actions and initiatives; and environmental/safety requirements.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Company Information

Acadia Realty Trust ("Acadia"), is a fully integrated and self-managed real estate investment trust focused primarily on the ownership, acquisition, redevelopment and management of neighborhood and community shopping centers. All of Acadia's assets are held by, and all its operations are conducted through, Acadia Realty Limited Partnership (and its majority-owned subsidiaries) which is currently 88% controlled by Acadia.

Acadia currently owns or has an ownership interest in fifty-two properties, consisting of forty-seven neighborhood and community shopping centers, one enclosed mall, one mixed-use property (a retail/residential property) and three multi-family properties, all located in the Eastern and Midwestern regions of the United States. Two of the above shopping centers are currently under redevelopment. Seventeen of the shopping centers, which are subject to a cross-collateralized, securitized loan, are currently under contract for sale. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan.

Corporate Headquarters	20 Soundview Marketplace Port Washington, NY 11050-2221	Investor Relations	Jon Grisham Vice President (516) 767-8830 ext. 342 jgrisham@acadiarealty.com
New York Stock Exchange	Symbol AKR	Web Site	www.acadiarealty.com

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

2001 Highlights

"I am very pleased with our team's success in all four of our major strategic initiatives that we started in 2000 and 2001. We have strengthened the balance sheet with the substantial completion of our non-core disposition program. These dispositions and the completion of two of our major reanchoring and redevelopments added additional strength and quality to our earnings. Furthermore, we created additional long-term shareholder value through the execution of our Dutch Auction buyback at an attractive price that was accretive for our remaining shareholders. Finally, with the launching of our new acquisition joint venture, we now have the discretionary capital to drive our earnings growth in 2002 and beyond."

- Kenneth Bernstein, CEO

- o Funds from Operations ("FFO") were \$0.86 per share for the year ended December 31, 2001. This represents a \$0.02 increase over 2000 FFO of \$0.84, as adjusted for \$0.05 of non-recurring lease termination income.

FFO for the fourth quarter 2001 was \$7.8 million, or \$0.23 per share (basic and fully diluted), compared to \$7.8 million, or \$0.22 per share, for the fourth quarter 2000. FFO for the year ended December 31, 2001 was \$29.5 million, or \$0.86 per share, compared with \$31.8 million, or \$0.89 per share, for 2000. FFO for 2000 included approximately \$1.9 million, or \$0.05 per share, of non-recurring lease termination income received from former tenants at the Abington Towne Center, which underwent redevelopment during 2000.

- o Completed the sale of two additional non-core properties during the fourth quarter, and one subsequent to year-end, bringing the total to five dispositions to date. Acadia also entered into a contract to sell 17 non-core properties representing the balance of Acadia's non-core portfolio.

The Company sold two properties during the fourth quarter and another property subsequent to year-end, bringing the total to five properties effectively sold for the year. In total, these properties represent approximately 75% of the net value of the Company's originally targeted non-core dispositions. During the fourth quarter, Acadia sold a 463 unit multi-family property located in Greenbelt, Maryland for \$35.1 million and the Tioga West shopping center, a 122,000 square foot center anchored by an Ames department store and Penn Traffic supermarket. In January of 2002, Acadia also sold the Union Plaza, a 218,000 square foot shopping center located in New Castle, Pennsylvania. Importantly, these two shopping center dispositions, which sold for an aggregate \$7.5 million, eliminated two Ames stores from the Company's portfolio. Also during the fourth quarter, Acadia entered into a contract to sell the balance of its non-core properties, a 17 property cross-collateralized portfolio subject to securitized debt. Following this sale, the Company will have eliminated a total of six of its former ten Ames stores and as a result, Ames, which was formerly the second largest retailer in Acadia's portfolio, will rank seventh. Similarly, the Company will also eliminate a total of three Kmart locations. Upon the anticipated completion of the sale of the 17 property portfolio, which is contingent upon the lender's approval and other customary closing conditions, the Company will have completed its planned non-core disposition initiative.

- o Completed the redevelopment of two centers. Wal*Mart opened in the Methuen Shopping Center and Target opened in the Abington Towne Center during the fourth quarter 2001.

During the fourth quarter 2001, Acadia completed two of its redevelopment projects, leaving two remaining redevelopments in the pipeline as of year-end. The redevelopment of the Abington Towne Center in suburban Philadelphia has been completed following the grand opening of a 158,000 square foot Target store. Acadia had previously sold this portion of the property to the Target Corporation in December 2000. The redevelopment and reanchoring project at the Methuen Shopping Center in Methuen, Massachusetts was completed during the fourth quarter as well following Wal*Mart's opening of an 89,000 square foot store at the center.

- o Signed key supermarket anchor leases at the two remaining properties in the Company's redevelopment pipeline -- Shaw's at the Gateway Shopping Center and Pathmark at the Elmwood Shopping Center.

The Company signed key anchor leases at its two remaining redevelopment projects during the fourth quarter of 2001. Acadia signed a lease with Shaw's for a 66,000 square foot supermarket at the Gateway Shopping Center located in South Burlington, Vermont. This replaces a former 32,000 undersized Grand Union at the center. The Company also signed a lease with Pathmark for a 49,000 square foot lease at the Elmwood Shopping Center, also replacing a former undersized Grand Union store.

- o Other key property reanchorings during the year included Home Depot at the Crescent Plaza, Marshall's at the Bloomfield Town Square, a Giant supermarket at the Greenridge Shopping Center and Price Rite at the Mountainville Shopping Center.
- o Formed a new joint venture with four of the Company's current institutional investors during the fourth quarter to acquire up to \$300 million of real estate.

As previously announced during October of 2001, Acadia formed a new joint venture with four of its key institutional investors. Under the terms of the joint venture agreement, Acadia and the investors will contribute \$20 million and \$70 million, respectively, and will seek to acquire up to \$300 million of real estate assets, focusing on neighborhood and community shopping centers. Acadia will earn a pro-rata return on its invested equity and market rate management, construction and leasing fees. The Company will also earn an asset management fee equal to 1.5% of capital committed as well as incentive payments of 20% of profits after the return of all investor capital, including that of the Company, with a 9% preferred return.

- o Initiated a "Dutch Auction" share buyback that was completed subsequent to year-end. Repurchased 5,523,974 shares at a price accretive to the remaining shareholders.

During the fourth quarter, the Company commenced a "Dutch Auction" buyback of its common shares. In February of 2002, approximately 5.5 million shares were repurchased at a price of \$6.05 per share for a total of \$33.4 million. There were 7.5 million shares tendered in the auction resulting in approximately 2.0 million shares tendered by shareholders at prices from \$6.10 to \$6.50 that were not repurchased by the Company. The buyback was financed primarily through proceeds from asset sales and two new credit facilities, a \$23 million facility with Fleet Bank and a \$26 million facility with Dime Savings Bank. To date, the Company has drawn a total of \$28.4 million against these two loans with remaining capacity of \$20.6 million available, of which \$3 million is conditioned on future income at the collateral properties.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Portfolio Snapshot (1)

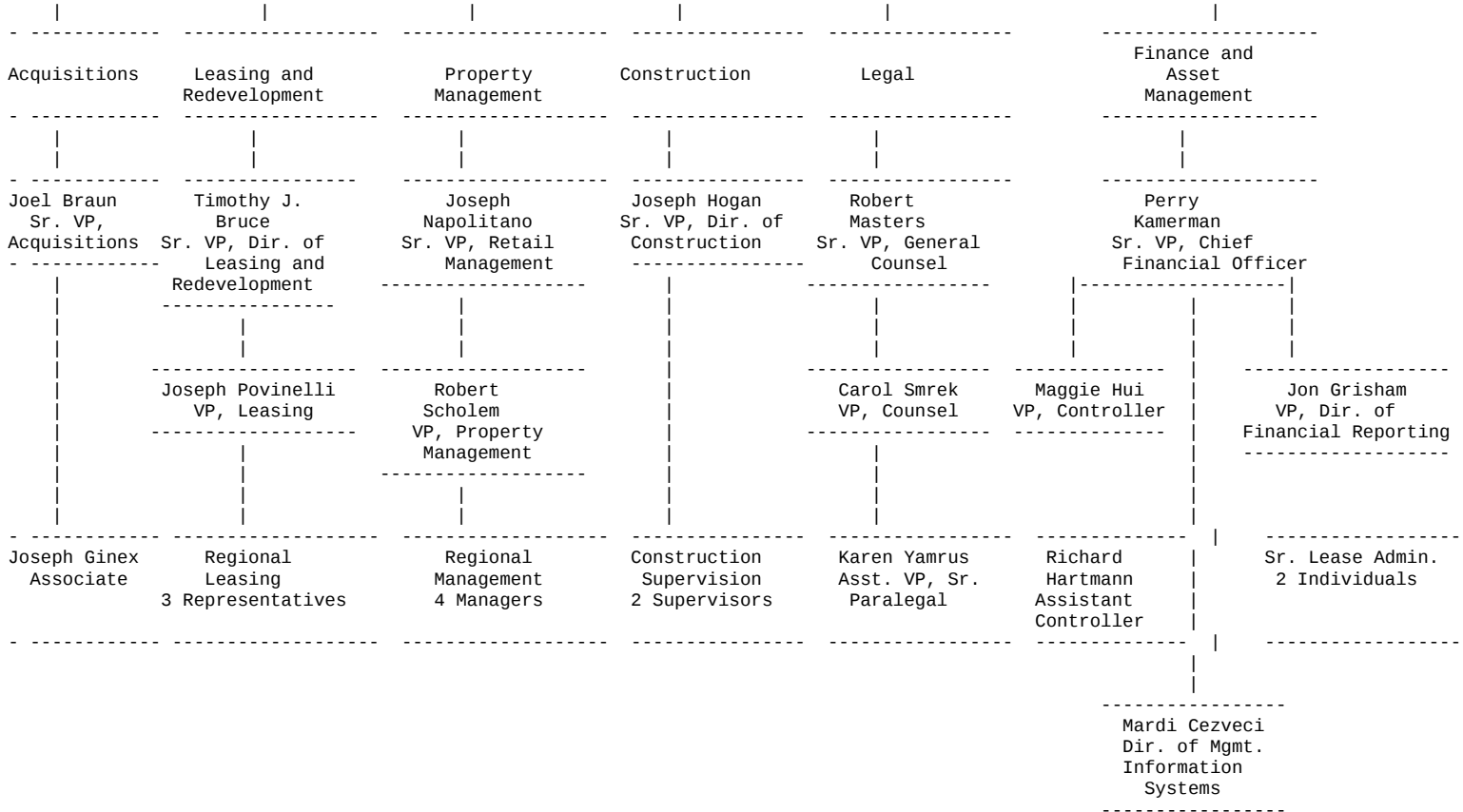
[GRAPHIC- MAP OF THE EASTERN UNITED STATES SHOWING LOCATIONS]

- (1) The Company currently has a seventeen shopping center portfolio subject to a cross-collateralized, securitized loan, under contract for sale. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions. As such, there can be no assurances given that the transaction will be completed.

Management Team

 Kenneth F. Bernstein
 Chief Executive Officer
 and President

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ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Executive Management Team

Ross Dworman	Chairman of the Board	Mr. Dworman assists with long-term strategic planning for the Company. Mr. Dworman was President and Chief Executive Officer of RD Capital, Inc. from 1987 until the merger of RD Capital with Mark Centers Trust in August of 1998, forming Acadia Realty Trust. From 1984 to 1987, Mr. Dworman was an associate at Odyssey Partners, L.P., a hedge fund engaged in leveraged buy-outs and real estate investment, and from 1981 until 1984, he was a Financial Analyst for Salomon, Inc. Mr. Dworman received his Bachelor of Arts Degree from the University of Pennsylvania.
Kenneth F. Bernstein	Chief Executive Officer and President	Mr. Bernstein is responsible for strategic planning as well as overseeing all day to day activities of the Company including operations, acquisitions and capital markets. Mr. Bernstein served as the Chief Operating Officer of RD Capital, Inc. from 1990 until the merger of RD Capital with Mark Centers Trust in August of 1998, forming Acadia Realty Trust. In such capacity, he was responsible for overseeing the day-to-day operations of RD Capital and its management companies, Acadia Management Company LLC and Sound View Management LLC. Prior to joining RD Capital, Mr. Bernstein was an associate with the New York law firm of Battle Fowler, LLP, from 1986 to 1990. Mr. Bernstein received his Bachelor of Arts Degree from the University of Vermont and his Juris Doctorate from Boston University School of Law.
Joel Braun	Senior Vice President, Acquisitions	Mr. Braun is responsible for the sourcing and financial analysis of acquisition properties for Acadia. Previously, Mr. Braun was Dir of Acquisitions and Finance for Rosenshein Associates, a regional shopping center developer based in New Rochelle, New York. During this time, Mr. Braun was instrumental in the initiation and formation of Kranzco Realty Trust, a publicly traded REIT. Mr. B holds a Bachelor's in Business Administration from Boston University and a Master's Degree in Planning from John Hopkins University.
Timothy J. Bruce	Senior Vice President, Director of Leasing	Mr. Bruce joined Acadia Realty Trust in December 1998 as Senior Vice President, Director of Leasing. Mr. Bruce has more than 14 years of redevelopment and leasing experience. From April 1996 until joining Acadia Realty in December 1998, Mr. Bruce served as Vice President of the Strip Center Leasing Department at Pennsylvania Real Estate Trust where he was responsible for coordinating all leasing activity for the 4.5 million square foot strip center portfolio. From 1985 to 1996, Mr. Bruce was with Equity Properties and Development, L.P. as Senior Vice President, Real Estate. His responsibilities included the management of the day-to-day activities of the Real Estate, Construction, and Merchant Coordination Departments. Mr. Bruce received a Bachelor of Arts Degree from the University of Illinois at Chicago School of Architecture and a Masters of Management from the J. L. Kellogg Graduate School of Business at Northwestern University.
Joseph Hogan	Senior Vice President, Director of Construction	Most recently, Mr. Hogan served as Vice President with Kimco Realty Corporation (NYSE:KIM), where he was responsible for business development and management of all retail and commercial construction projects for Kimco, in addition to outside customers and development companies. Prior to joining Kimco, he was with Konover Construction Company, a subsidiary of Konover & Associates located in West Hartford, Connecticut, where he was responsible for construction projects throughout the eastern half of the United States.
Perry Kamerman	Senior Vice President, Chief Financial Officer	Mr. Kamerman oversees all the financial activities and asset management functions. Previously, he was the Chief Financial Officer Acadia of RD Capital, Inc. and its affiliates from 1995 until the merger of RD Capital with Mark Centers Trust in August of 1998, forming Realty Trust. From 1984 to 1994, Mr. Kamerman served as the Controller and the Director of Asset Management for the American Continental Properties Group, an international real estate investment and development firm whose assets exceeded \$1 billion. Prior to this, he was an audit manager at E&Y Kenneth Leventhal Real Estate Group. Mr. Kamerman is a Certified Public Accountant and received a Bachelor of Science in Accounting from the City University of New York in 1977.
Robert Masters, Esq.	Senior Vice President, General Counsel, Corporate Secretary	Prior to joining Acadia in December 1994, Mr. Masters was General Counsel for API Asset Management for over five years, Senior Vice President Deputy General Counsel for European American Bank from 1985 to 1990, and Vice President and Counsel for National Westminster Bank from 1977 to 1985. Mr. Masters received his Bachelor of Arts from the City University of New York and a J.D. from New York University Law School. Mr. Masters is also a member of the New York Bar.
Joseph M. Napolitano, CPM	Senior Vice President, Director of Retail Property	Mr. Napolitano is responsible for overseeing the retail property management department for Acadia Realty Trust. Prior to joining Acadia in 1995, Mr. Napolitano was employed by Rosen Associates Management Corp. as a Senior Property Manager Management overseeing a national portfolio of community shopping centers, and Roebing Management Co. as a Property Manager responsible for neighborhood and community shopping centers nationally. Mr. Napolitano holds a Bachelor's in Business Administration from Adelphi University, Garden City, NY; and is a

Certified Property Manager by the Institute of Property Management (IREM). Mr. Napolitano is also a member of the New York State Association of Realtors (NYSAR) International Council of Shopping Center (ICSC), Commercial Investment Real Estate Institute (CIREI), and the Building Owners and Managers Institute (BOMI).

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001 (1)

Net Asset Value ('NAV')

(amounts in thousands, except per share amounts)

	Notes	Total	Redevelopments		
			Stabilized	Completed	In Progress
Number of Properties		57	31	2	2
Net Operating income ("NOI") for the year ended December 31, 2001					
Wholly-owned properties	(2)	\$ 55,024	\$ 38,595	\$ 878	\$ 1,278
Pro-rata share of unconsolidated joint ventures	(2)	2,489	2,489	--	--
Total NOI		57,513	41,084	878	1,278
Less adjustments to NOI:					
Redevelopments in progress		(1,278)	--	--	(1,278)
Properties sold					
- Sold during 2001		(5,222)	--	--	--
- Sold in January 2002	(3)	(562)	--	--	--
- Currently under contract for sale	(4)	(8,489)	--	--	--
Other adjustments of NOI	(5)	643	(237)	880	--
ADJUSTED PUBLIC BASIS NOI	(6)	42,605	40,847	1,758	--
Structural reserves	(7)	(1,498)	(1,460)	(38)	--
Imputed management fees (4%)		(2,387)	(2,294)	(93)	--
PRIVATE BASIS NOI		\$ 38,720	\$ 37,093	\$ 1,627	\$ --

Sold or Under
Contract for Sale

Number of Properties	22
Net Operating income ("NOI") for the year ended December 31, 2001	
Wholly-owned properties	\$ 14,273
Pro-rata share of unconsolidated joint ventures	--
Total NOI	14,273
Less adjustments to NOI:	
Redevelopments in progress	--
Properties sold	
- Sold during 2001	(5,222)
- Sold in January 2002	(562)
- Currently under contract for sale	(8,489)
Other adjustments of NOI	--
ADJUSTED PUBLIC BASIS NOI	--
Structural reserves	--
Imputed management fees (4%)	--
PRIVATE BASIS NOI	\$ --

CAP RATE RANGES USED FOR VALUATION (Excluding redevelopments in progress):			
Private Basis	(8)	9.75%	10.00%
Equivalent Public Basis		10.73%	11.00%
		-----	-----
Gross market value of real estate (excluding redevelopments in progress)		397,128	387,200
Redevelopment properties	(9)	27,215	27,215
Value of other net assets	(10)	67,794	67,794
Net proceeds (net of debt) from January 2002 sale and anticipated sale of properties under contract	(3), (4)	13,150	13,150
		-----	-----
GROSS MARKET VALUE OF ASSETS		505,287	495,359
Mortgage debt - Consolidated properties (Excluding debt related to assets under contract)	(4)	(218,969)	(218,969)
- Unconsolidated Joint Ventures		(16,725)	(16,725)
Preferred equity and Minority interest in majority owned partnerships		(4,700)	(4,700)
		-----	-----
NET MARKET VALUE OF ASSETS (before stock buyback)		264,893	254,965
Cost of stock buyback (including \$200 of associated costs)		(33,620)	(33,620)
		-----	-----
NET MARKET VALUE OF ASSETS (after stock buyback)		231,273	221,345
Outstanding Common Shares and O.P. Units (after stock buyback)		28,386,298	28,386,298
		-----	-----
NAV PER COMMON SHARE	(6)	\$ 8.15	\$ 7.80
		=====	=====

CAP RATE RANGES USED FOR VALUATION (Excluding redevelopments in progress):			
Private Basis		10.25%	10.50%
Equivalent Public Basis		11.28%	11.55%
		-----	-----
Gross market value of real estate (excluding redevelopments in progress)		377,756	368,762
Redevelopment properties		27,215	27,215
Value of other net assets		67,794	67,794
Net proceeds (net of debt) from January 2002 sale and anticipated sale of properties under contract		13,150	13,150
		-----	-----
GROSS MARKET VALUE OF ASSETS		485,915	476,921
Mortgage debt - Consolidated properties (Excluding debt related to assets under contract)		(218,969)	(218,969)
- Unconsolidated Joint Ventures		(16,725)	(16,725)
Preferred equity and Minority interest in majority owned partnerships		(4,700)	(4,700)
		-----	-----
NET MARKET VALUE OF ASSETS (before stock buyback)		245,521	236,527
Cost of stock buyback (including \$200 of associated costs)		(33,620)	(33,620)
		-----	-----
NET MARKET VALUE OF ASSETS (after stock buyback)		211,901	202,907
Outstanding Common Shares and O.P. Units (after stock buyback)		28,386,298	28,386,298
		-----	-----
NAV PER COMMON SHARE		\$ 7.46	\$ 7.15
		=====	=====

See the following page for the notes to this schedule

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Net Asset Value ('NAV')

(amounts in thousands, except per share amounts)

Notes:

- (1) The enclosed Net Asset Value ("NAV") calculation is computed as of December 31, 2001. NAV is computed at the end of each year and will be updated during the year only if a material change in any determinant of NAV occurs. The computation of NAV as discussed herein is based upon the current capitalization rates for real property. These rates are subject to future changes based on market conditions, which may result in a lower or higher NAV.
- (2) NOI's exclude an aggregate \$774 of straight-line rents (net of write-offs).
- (3) In January of 2002, the Company sold the Union Plaza for a net \$4.2 million. There was no mortgage debt associated with this property.
- (4) As of December 31, 2001, the Company had seventeen shopping centers under contract for sale, which were subject to a cross-collateralized, \$42,639 securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and, as such, no assurance can be given as to the completion of this transaction.
- (5) Represents adjustments for major anchor tenant movement during 2001.
- (6) NAV excludes any transaction costs associated with any actual sales of the properties, other than those listed as "sold or under contract".
- (7) Structural reserves represent a \$0.20 per square foot replacement reserve for retail properties and \$300 per unit reserve for residential properties.
- (8) The above capitalization rates are based on those currently in place and are subject to future changes.
- (9) Redevelopment properties are valued at their current net book value.
- (10) Value of other net assets at December 31, 2000 is comprised of the following:

Cash and cash equivalents	\$ 34,138
Cash in escrow	5,246
Rents receivable, net of allowance and unbilled (straight-line) rent of \$3,862	3,252
Note Receivable	34,757
Prepaid expenses	2,308
Other Assets (Less Furn. & Fixt. And other intangible)	1,810
Other items, primarily pro-rata share of net working capital from unconsolidated joint ventures	345
Accounts payable and accrued expenses	(5,349)
Distributions payable	(4,119)
Due to related parties	(107)
Other liabilities	(4,487)

	\$ 67,794
	=====

[ACADIA REALTY TRUST LOGO]

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Total Market Capitalization (1)

	Percent of Total Equity -----		Percent of Total Market Capitalization -----
Total Common Shares Outstanding	83.8%	28,660,555 (2)	
Common O.P. Units	15.3%	5,249,717	

Combined Common Shares and O.P. Units		33,910,272	
Market Price at December 31, 2001		\$ 6.35	

Equity Capitalization - Common Shares and O.P. Units		215,330,227	
Preferred O.P. Units - at cost (2)	0.9%	2,212,000	
	-----	-----	
Total Equity Capitalization	100.0%	217,542,227	45.4%
	=====		
Debt Capitalization		261,606,924	54.6%

Total Market Capitalization		\$ 479,149,151	100.0%
		=====	=====

As adjusted for subsequent reduction in Common Shares and
anticipated reduction in outstanding debt 1

	Adjustment(1) -----	Adjusted Totals -----	Percent of Total Equity -----	Percent of Total Market Capitalization -----
Total Common Shares Outstanding	(4,136,321)	24,524,234	85.4%	
Common O.P. Units	(1,387,653)	3,862,064	13.4%	
	-----	-----		
Combined Common Shares and O.P. Units	(5,523,974)	28,386,298		
Market Price at December 31, 2001		\$ 6.35		

Equity Capitalization - Common Shares and O.P. Units		180,252,992		
Preferred O.P. Units - at cost (2)		2,212,000	1.2%	
		-----	-----	
Total Equity Capitalization		182,464,992	100.1%	45.5%
			=====	
Debt Capitalization	(42,638,672)	218,968,252		54.5%
		-----		-----
Total Market Capitalization		\$ 401,433,244		100.0%
		=====		=====

[PIE CHART - TOTAL MARKET CAPITALIZATION AS OF DECEMBER 31, 2001]

Variable-Rate Debt*	22.0%
Fixed-Rate Debt*	32.5%
Preferred O.P. Units	0.5%
Common O.P. Units	7.0%
Common Shares	36.0%

[PIE CHART - TOTAL MARKET CAPITALIZATION AS ADJUSTED ABOVE]

Variable-Rate Debt*	26.4%
Fixed-Rate Debt*	28.1%
Preferred O.P. Units	0.6%
Common O.P. Units	6.1%
Common Shares	36.8%

* Fixed-Rate Debt involves \$50 million of notional principal fixed through swap transactions and, conversely, variable-rate debt excludes this amount

Weighted Average Outstanding Common Shares and O.P. Units

	Common Shares -----	O.P. Units -----	Total -----
Quarter ended December 31, 2001 - Primary and Diluted	28,575,250	5,436,260	34,011,510
Year-to-date December 31, 2001 - Primary and Diluted	28,313,070	6,028,392	34,341,462
Quarter ended December 31, 2000 - Primary and Diluted	28,218,059	6,978,947	35,197,006
Year-to-date December 31, 2000 - Primary and Diluted	26,437,265	9,168,230	35,605,495

Notes:

- (1) Subsequent to December 31, 2001, the Company completed a tender offer for a total of 5,523,974 Common Shares. Of this amount, 1,387,653 Common Shares were the result of the conversion of O.P. units into Common shares on a one-for-one basis.

As of December 31, 2001, the Company also had seventeen shopping centers under contract for sale, which were subject to a cross-collateralized, \$42,638,672 securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the to assume the loan and other customary conditions, and as such, no assurance can be given as to the completion of this transaction

- (2) As of December 31, 2001, the Company had purchased 1,965,542 shares (net of reissuance of 86,063 shares) under its Stock Repurchase Program

- (3) In connection with the acquisition of the Pacesetter Park Shopping Center, the Company issued 2,212 Preferred O.P. Units which are reflected above at their stated cost of \$1,000 per unit

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Shareholder Information

Ten Largest Institutional/Non-Retail Shareholders (1)

Shareholder -----	Common Shares Held (2) -----	Percent of Out- standing Common Shares (2) -----
Yale University (3)	8,421,759	34.3%
Rothschild Realty Investors II L.L.C	2,366,667	9.7%
Stanford University	2,133,333	8.7%
Harvard Private Capital Realty, Inc.	2,000,000	8.2%
The Vanderbilt University	1,346,647	5.5%
Carnegie Corporation of New York	942,653	3.8%
CS First Boston Inc.	429,164	1.7%
Yale University Retirement Plan	403,994	1.6%
First Manhattan Capital Management	353,055	1.4%
Barclays Global Investors	240,852	1.0%
	-----	-----
Total of Ten Largest Institutional/Non-Retail Shareholders	18,638,124	76.0%
	=====	=====
Total of all Institutional/Non-Retail Shareholders	19,571,705	79.8%
	=====	=====

Operating Partnership
Unit Information (2)

		Percent of Total O.P. Units -----
Institutional/Non-Retail O.P. Unit Holders	2,077,106	53.8%
Employee/Director O.P. Unit Holders	1,093,504	28.3%
Other O.P. Unit Holders	691,454	17.9%
	-----	-----
Total O.P. Units	3,862,064	100.0%
	=====	=====

[PIE CHART - TOTAL SHARE/O.P. UNIT OWNERSHIP (COMBINED) (2)]

Institutional/Non-Retail Share & O.P. Unit Holders	77%
Retail Shareholders	17%
Employee/Director O.P. Unitholders	4%
Other O.P. Unitholders	2%

- (1) Based on Schedule 13F filings with the U.S. Securities and Exchange Commission
- (2) Subsequent to December 31, 2001, the Company completed a tender offer for a total of 5,523,974 Common Shares. Of this amount, 1,387,653 Common Shares were the result of the conversion of O.P. units into Common shares on a one-for-one basis. The above Common Share and O.P. Unit data reflects the results of the completed tender offer.
- (3) The Company and Yale University have established a voting trust whereby all shares that Yale University owns in excess of 30% of the Company's outstanding Common Shares, will be voted in the same proportion (excluding Yale) as all other shares voted.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Statements of Operations - Including Joint Venture Activity (1)
Current Year-to-Date - by Quarter

(in thousands)

	Year-to-Date Year ended December 31, 2001			Current Quarter 3 months ended December 31, 2001		
	Wholly Owned	JV's	Total	Wholly Owned	JV's	Total
PROPERTY REVENUES						
Minimum rents	\$ 66,053	\$ 2,429	\$ 68,482	\$ 16,010	\$ 613	\$ 16,623
Percentage rents	2,330	81	2,411	949	11	960
Expense reimbursements	13,768	984	14,752	3,463	232	3,695
Other property income	693	40	733	139	3	142
	82,844	3,534	86,378	20,561	859	21,420
PROPERTY EXPENSES						
Property operating	16,611	437	17,048	3,897	107	4,004
Real estate taxes	11,209	608	11,817	2,751	152	2,903
	27,820	1,045	28,865	6,648	259	6,907
NET OPERATING INCOME - PROPERTIES	55,024	2,489	57,513	13,913	600	14,513
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	(3,472)	--	(3,472)	(681)	--	(681)
General and administrative	(5,557)	--	(5,557)	(1,860)	--	(1,860)
JV formation expenses (2)	--	(14)	(14)	--	(14)	(14)
Interest income	930	--	930	263	--	263
Management income	706	--	706	305	--	305
Residential property management fees	(159)	--	(159)	(40)	--	(40)
Straight-line rent (net of write-offs)	805	(31)	774	201	(12)	189
Other income	21	--	21	4	--	4
EBIDTA	48,298	2,444	50,742	12,105	574	12,679
Depreciation and amortization	(19,478)	(656)	(20,134)	(4,741)	(164)	(4,905)
Interest expense	(18,590)	(1,284)	(19,874)	(4,149)	(320)	(4,469)
Impairment of real estate	(15,886)	--	(15,886)	(1,130)	--	(1,130)
Gain on sale of properties	17,734	--	17,734	9,454	--	9,454
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	12,078	504	12,582	11,539	90	11,629
Extraordinary item - Loss on early extinguishment of debt	(140)	--	(140)	--	--	--
Minority interest	(2,491)	--	(2,491)	(1,941)	--	(1,941)
Cumulative effect of a change in accounting principal (FAS 133)	(149)	--	(149)	--	--	--
NET INCOME	\$ 9,298	\$ 504	\$ 9,802	\$ 9,598	\$ 90	\$ 9,688

	3 months ended March 31, 2001		
	----- Wholly Owned -----	JV's ----	Total -----
PROPERTY REVENUES			
Minimum rents	\$ 17,209	\$ 609	\$ 17,818
Percentage rents	732	64	796
Expense reimbursements	3,909	236	4,145
Other property income	230	15	245
	-----	-----	-----
	22,080	924	23,004
	-----	-----	-----
PROPERTY EXPENSES			
Property operating	5,253	125	5,378
Real estate taxes	2,800	152	2,952
	-----	-----	-----
	8,053	277	8,330
	-----	-----	-----
NET OPERATING INCOME - PROPERTIES	14,027	647	14,674
OTHER INCOME (EXPENSE)			
Property management and leasing - Home office	(905)	--	(905)
General and administrative	(1,189)	--	(1,189)
JV formation expenses (2)	--	--	--
Interest income	166	--	166
Management income	106	--	106
Residential property management fees	(40)	--	(40)
Straight-line rent (net of write-offs)	237	(3)	234
Other income	--	--	--
	-----	-----	-----
EBIDTA	12,402	644	13,046
Depreciation and amortization	(4,964)	(164)	(5,128)
Interest expense	(5,278)	(328)	(5,606)
Impairment of real estate	--	--	--
Gain on sale of properties	--	--	--
	-----	-----	-----
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	2,160	152	2,312
Extraordinary item - Loss on early extinguishment of debt	(140)	--	(140)
Minority interest	(440)	--	(440)
Cumulative effect of a change in accounting principal (FAS 133)	(149)	--	(149)
	-----	-----	-----
NET INCOME	\$ 1,431	\$ 152	\$ 1,583
	=====	=====	=====

(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. The Company's equity in the earnings of unconsolidated partnerships is reflected separately for revenues and expenses by calculating it's pro-rata share for each of the above line items. In total, this agrees with the equity in earnings of unconsolidated partnerships as reported in the Company's Form 10Q's for the corresponding periods.

(2) The Company currently participates in two JV's. The first is a 49% interest in a 311,000 square foot shopping center located in White Plains, NY. During the 4th quarter of 2001, the Company entered into its second joint venture with 4 of the Company's current institutional shareholders, together committing a total of \$90 million for the purposes of acquiring approximately \$300 million in real estate. As of December 31, 2001, this JV was actively seeking to acquire real estate, but due to the recent formation, had not yet acquired any properties. The above costs represent professional fees associated with the initial formation of this new joint venture.

	Current Year-to-Date			Historic Year-to-Date		
	Year ended December 31, 2001			Year ended December 31, 2000		
	Wholly Owned	JV	Total	Wholly Owned	JV	Total
PROPERTY REVENUES						
Minimum rents	\$ 66,053	\$ 2,429	\$ 68,482	\$ 72,970	\$ 2,447	\$ 75,417
Percentage rents	2,330	81	2,411	3,048	58	3,106
Expense reimbursements	13,768	984	14,752	14,230	910	15,140
Other property income	693	40	733	1,229	116	1,345
	-----	-----	-----	-----	-----	-----
	82,844	3,534	86,378	91,477	3,531	95,008
	-----	-----	-----	-----	-----	-----
PROPERTY EXPENSES						
Property operating	16,611	437	17,048	19,671	325	19,996
Real estate taxes	11,209	608	11,817	11,468	599	12,067
	-----	-----	-----	-----	-----	-----
	27,820	1,045	28,865	31,139	924	32,063
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME - PROPERTIES	55,024	2,489	57,513	60,338	2,607	62,945
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	(3,472)	--	(3,472)	(3,334)	--	(3,334)
General and administrative	(5,557)	--	(5,557)	(5,057)	--	(5,057)
JV formation expenses (2)	--	(14)	(14)	--	--	--
Interest income	930	--	930	1,202	--	1,202
Management income	706	--	706	902	--	902
Residential property management fees	--	(159)	(143)	--	(143)	--
Straight-line rent (net of write-offs)	805	(31)	774	1,141	13	1,154
Other income (3)	21	--	21	1,986	--	1,986
	-----	-----	-----	-----	-----	-----
EBIDTA	48,298	2,444	50,742	57,035	2,620	59,655
Depreciation and amortization	(19,478)	(656)	(20,134)	(20,460)	(652)	(21,112)
Interest expense	(18,590)	(1,284)	(19,874)	(25,163)	(1,323)	(26,486)
Impairment of real estate	(15,886)	--	(15,886)	--	--	--
Gain on sale of properties	17,734	--	17,734	13,742	--	13,742
	-----	-----	-----	-----	-----	-----
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	12,078	504	12,582	25,154	645	25,799
Extraordinary item - Loss on early extinguishment of debt	(140)	--	(140)	--	--	--
Minority interest	(2,491)	--	(2,491)	(5,892)	--	(5,892)
Cumulative effect of a change in accounting principal (FAS 133)	(149)	--	(149)	--	--	--
	-----	-----	-----	-----	-----	-----
NET INCOME	\$ 9,298	\$ 504	\$ 9,802	\$ 19,262	\$ 645	\$ 19,907
	=====	=====	=====	=====	=====	=====

(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. The Company's equity in the earnings of unconsolidated partnerships is reflected separately for revenues and expenses by calculating it's pro-rata share for each of the above line items. In total, this agrees with the equity in earnings of unconsolidated partnerships as reported in the Company's Form 10Q's for the corresponding periods.

(2) The Company currently participates in two JV's. The first is a 49% interest in a 311,000 square foot shopping center located in White Plains, NY. During the 4th quarter of 2001, the Company entered into its second joint venture with 4 of the Company's current institutional shareholders, together committing a total of \$90 million for the purposes of acquiring approximately \$300 million in real estate. As of December 31, 2001, this JV was actively seeking to acquire real estate, but due to the recent formation, had not yet acquired any properties. The above costs represent professional fees associated with the initial formation of this new joint venture.

(3) Other income for the year ended December 31, 2000 includes \$1,957 of lease termination income received from former tenants at the Abington Towne Center in connection with the redevelopment of the entire property, which was completed in 2001.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Statements of Operations - by Segment (1)
Current Year-to-Date - by Quarter

(in thousands)

	Year-to-Date				Current Quarter	
	Year ended December 31, 2001				3 months ended December 31, 2001	
	Retail	Multi-Family	Corporate	Total	Retail	Multi-Family
PROPERTY REVENUES						
Minimum rents	\$ 55,483	\$ 12,999	\$ --	\$ 68,482	\$ 13,762	\$ 2,861
Percentage rents	2,411	--	--	2,411	960	--
Expense reimbursements	14,752	--	--	14,752	3,695	--
Other property income	135	598	--	733	25	117
	72,781	13,597	--	86,378	18,442	2,978
PROPERTY EXPENSES						
Property operating	11,864	5,184	--	17,048	2,805	1,199
Real estate taxes	11,045	772	--	11,817	2,738	165
	22,909	5,956	--	28,865	5,543	1,364
NET OPERATING INCOME - PROPERTIES	49,872	7,641	--	57,513	12,899	1,614
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	--	--	(3,472)	(3,472)	--	--
General and administrative	--	--	(5,557)	(5,557)	--	--
JV formation expenses (2)	--	--	(14)	(14)	--	--
Interest income	--	--	930	930	--	--
Management income	--	--	706	706	--	--
Residential property management fees	--	(159)	--	(159)	--	(40)
Straight-line rent (net of write-offs)	774	--	--	774	189	--
Other income	--	--	21	21	--	--
EBIDTA	50,646	7,482	(7,386)	50,742	13,088	1,574
Depreciation and amortization	(17,907)	(1,919)	(308)	(20,134)	(4,383)	(445)
Interest expense	(16,111)	(3,763)	--	(19,874)	(3,667)	(802)
Impairment of real estate	(15,886)	--	--	(15,886)	(1,130)	--
Gain on sale of properties	2,121	15,524	89	17,734	876	8,578
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	2,863	17,324	(7,605)	12,582	4,784	8,905
Extraordinary item - Loss on early extinguishment of debt	--	--	(140)	(140)	--	--
Minority interest in Operating Partnership	--	--	(2,491)	(2,491)	--	--
Cumulative effect of a change in accounting principal (FAS 133)	--	--	(149)	(149)	--	--
NET INCOME	\$ 2,863	\$ 17,324	\$(10,385)	\$ 9,802	\$ 4,784	\$ 8,905

	Current Quarter					
	3 months ended December 31, 2001		3 months ended September 30, 2001			
	Corporate	Total	Retail	Multi-Family	Corporate	Total
PROPERTY REVENUES						
Minimum rents	\$ --	\$ 16,623	\$ 13,812	\$ 2,989	\$ --	\$ 16,801
Percentage rents	--	960	296	--	--	296
Expense reimbursements	--	3,695	3,513	--	--	3,513
Other property income	--	142	28	142	--	170
	--	21,420	17,649	3,131	--	20,780
PROPERTY EXPENSES						
Property operating	--	4,004	2,604	1,319	--	3,923
Real estate taxes	--	2,903	2,816	176	--	2,992
	--	6,907	5,420	1,495	--	6,915
NET OPERATING INCOME - PROPERTIES	--	14,513	12,229	1,636	--	13,865
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	(681)	(681)	--	--	(804)	(804)
General and administrative	(1,860)	(1,860)	--	--	(1,156)	(1,156)
JV formation expenses (2)	(14)	(14)	--	--	--	--
Interest income	263	263	--	--	261	261
Management income	305	305	--	--	151	151
Residential property management fees	--	(40)	--	(44)	--	(44)
Straight-line rent (net of write-offs)	--	189	31	--	--	31
Other income	4	4	--	--	--	--
EBIDTA	(1,983)	12,679	12,260	1,592	(1,548)	12,304
Depreciation and amortization	(77)	(4,905)	(4,483)	(441)	(77)	(5,001)
Interest expense	--	(4,469)	(3,867)	(830)	--	(4,697)
Impairment of real estate	--	(1,130)	(14,756)	--	--	(14,756)
Gain on sale of properties	--	9,454	1,245	--	--	1,245
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	(2,060)	11,629	(9,601)	321	(1,625)	(10,905)
Extraordinary item - Loss on early extinguishment of debt	--	--	--	--	--	--
Minority interest in Operating Partnership	(1,941)	(1,941)	--	--	1,636	1,636
Cumulative effect of a change in accounting principal (FAS 133)	--	--	--	--	--	--
NET INCOME	\$ (4,001)	\$ 9,688	\$ (9,601)	\$ 321	\$ 11	\$ (9,269)

	Previous Quarters				3 months ended March 31, 2001	
	3 months ended June 30, 2001				3 months ended March 31, 2001	
	Retail	Multi-Family	Corporate	Total	Retail	Multi-Family
PROPERTY REVENUES						
Minimum rents	\$ 13,864	\$ 3,376	\$ --	\$ 17,240	\$ 14,045	\$ 3,773
Percentage rents	359	--	--	359	796	--
Expense reimbursements	3,399	--	--	3,399	4,145	--
Other property income	(10)	186	--	176	92	153
	17,612	3,562	--	21,174	19,078	3,926
PROPERTY EXPENSES						
Property operating	2,410	1,333	--	3,743	4,045	1,333
Real estate taxes	2,767	203	--	2,970	2,724	228
	5,177	1,536	--	6,713	6,769	1,561
NET OPERATING INCOME - PROPERTIES	12,435	2,026	--	14,461	12,309	2,365
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	--	--	(1,082)	(1,082)	--	--
General and administrative	--	--	(1,352)	(1,352)	--	--
JV formation expenses (2)	--	--	--	--	--	--
Interest income	--	--	240	240	--	--
Management income	--	--	144	144	--	--
Residential property management fees	--	(35)	--	(35)	--	(40)
Straight-line rent (net of write-offs)	320	--	--	320	234	--
Other income	--	--	17	17	--	--
EBIDTA	12,755	1,991	(2,033)	12,713	12,543	2,325
Depreciation and amortization	(4,537)	(486)	(77)	(5,100)	(4,504)	(547)
Interest expense	(4,110)	(992)	--	(5,102)	(4,467)	(1,139)
Impairment of real estate	--	--	--	--	--	--
Gain on sale of properties	--	6,946	89	7,035	--	--
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	4,108	7,459	(2,021)	9,546	3,572	639
Extraordinary item - Loss on early extinguishment of debt	--	--	--	--	--	--
Minority interest in Operating Partnership	--	--	(1,746)	(1,746)	--	--
Cumulative effect of a change in accounting principal (FAS 133)	--	--	--	--	--	--
NET INCOME	\$ 4,108	\$ 7,459	\$ (3,767)	\$ 7,800	\$ 3,572	\$ 639

	3 months ended March 31, 2001	
	Corporate	Total
	-----	-----
PROPERTY REVENUES		
Minimum rents	\$ --	\$ 17,818
Percentage rents	--	796
Expense reimbursements	--	4,145
Other property income	--	245
	-----	-----
	--	23,004
	-----	-----
PROPERTY EXPENSES		
Property operating	--	5,378
Real estate taxes	--	2,952
	-----	-----
	--	8,330
	-----	-----
NET OPERATING INCOME - PROPERTIES	--	14,674
OTHER INCOME (EXPENSE)		
Property management and leasing - Home office	(905)	(905)
General and administrative	(1,189)	(1,189)
JV formation expenses (2)	--	--
Interest income	166	166
Management income	106	106
Residential property management fees	--	(40)
Straight-line rent (net of write-offs)	--	234
Other income	--	--
	-----	-----
EBIDTA	(1,822)	13,046
Depreciation and amortization	(77)	(5,128)
Interest expense	--	(5,606)
Impairment of real estate		
Gain on sale of properties	--	--
	-----	-----
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	(1,899)	2,312
Extraordinary item - Loss on early extinguishment of debt	(140)	(140)
Minority interest in Operating Partnership	(440)	(440)
Cumulative effect of a change in accounting principal (FAS 133)	(149)	(149)
	-----	-----
NET INCOME	\$ (2,628)	\$ 1,583
	=====	=====

(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. The Company's equity in the earnings of unconsolidated partnerships is reflected separately for revenues and expenses by calculating it's pro-rata share for each of the above line items. In total, this agrees with the equity in earnings of unconsolidated partnerships as reported in the Company's Form 10Q's for the corresponding periods.

(2) The Company currently participates in two JV's. The first is a 49% interest in a 311,000 square foot shopping center located in White Plains, NY. During the 4th quarter of 2001, the Company entered into its second joint venture with 4 of the Company's current institutional shareholders, together committing a total of \$90 million for the purposes of acquiring approximately \$300 million in real estate. As of December 31, 2001, this JV was actively seeking to acquire real estate, but due to the recent formation, had not yet acquired any properties. The above costs represent professional fees associated with the initial formation of this new joint venture.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Statements of Operations - Including Joint Venture Activity (1)
Core Properties vs.
Non-Core Properties as of December 31, 2001 (2)

(in thousands)

	Current Quarter			Year-to-Date		
	3 months ended December 31, 2001			Year ended December 31, 2001		
	Core Properties	Non-Core Properties	Total	Core Properties	Non-Core Properties	Total
PROPERTY REVENUES						
Minimum rents	\$ 12,813	\$ 3,810	\$ 16,623	\$ 50,725	\$ 17,757	\$ 68,482
Percentage rents	541	419	960	1,294	1,117	2,411
Expense reimbursements	3,113	582	3,695	12,514	2,238	14,752
Other property income	127	15	142	481	252	733
	-----	-----	-----	-----	-----	-----
	16,594	4,826	21,420	65,014	21,364	86,378
	-----	-----	-----	-----	-----	-----
PROPERTY EXPENSES						
Property operating	2,824	1,180	4,004	12,257	4,791	17,048
Real estate taxes	2,373	530	2,903	9,517	2,300	11,817
	-----	-----	-----	-----	-----	-----
	5,197	1,710	6,907	21,774	7,091	28,865
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME - PROPERTIES	11,397	3,116	14,513	43,240	14,273	57,513
OTHER INCOME (EXPENSE)						
Property management and leasing - Home office	(681)	--	(681)	(3,472)	--	(3,472)
General and administrative	(1,860)	--	(1,860)	(5,557)	--	(5,557)
JV formation expenses (3)	(14)	--	(14)	(14)	--	(14)
Interest income	263	--	263	930	--	930
Management income	305	--	305	706	--	706
Residential property management fees	(40)	--	(40)	(159)	--	(159)
Straight-line rent (net of write-offs)	201	(12)	189	822	(48)	774
Other income	4	--	4	21	--	21
	-----	-----	-----	-----	-----	-----
EBIDTA	9,575	3,104	12,679	36,517	14,225	50,742
Depreciation and amortization	(3,778)	(1,127)	(4,905)	(14,914)	(5,220)	(20,134)
Interest expense	(3,153)	(1,316)	(4,469)	(14,207)	(5,667)	(19,874)
Impairment of real estate	(1,130)	--	(1,130)	(1,130)	(14,756)	(15,886)
Gain on sale of properties	--	9,454	9,454	--	17,734	17,734
	-----	-----	-----	-----	-----	-----
Income before extraordinary item, minority interest and cumulative effect of a change in accounting principal	1,514	10,115	11,629	6,266	6,316	12,582
Extraordinary item - Loss on early extinguishment of debt	--	--	--	(140)	--	(140)
Minority interest	(311)	(1,630)	(1,941)	(1,376)	(1,115)	(2,491)
Cumulative effect of a change in accounting principal (FAS 133)	--	--	--	(149)	--	(149)
	-----	-----	-----	-----	-----	-----
NET INCOME	\$ 1,203	\$ 8,485	\$ 9,688	\$ 4,601	\$ 5,201	\$ 9,802
	=====	=====	=====	=====	=====	=====

(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. The Company's equity in the earnings of unconsolidated partnerships is reflected separately for revenues and expenses by calculating its pro-rata share for each of the above line items. In total, this agrees with the equity in earnings of unconsolidated partnerships as reported in the Company's Form 10Q's for the corresponding periods.

(2) As of December 31, 2001, the Company had 18 retail properties under contract for sale. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan as well as other customary closing conditions and, as such, there can be no assurance that the transaction will be completed.

(3) The Company currently participates in two JV's. The first is a 49% interest in a 311,000 square foot shopping center located in White Plains, NY. During the 4th quarter of 2001, the Company entered into its second joint

venture with 4 of the Company's current institutional shareholders, together committing a total of \$90 million for the purposes of acquiring approximately \$300 million in real estate. As of December 31, 2001, this JV was actively seeking to acquire real estate, but due to the recent formation, had not yet acquired any properties. The above costs represent professional fees associated with the initial formation of this new joint venture.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

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

(in thousands)

	Current Year-to-date	Historical Year-to-date	Current Quarter
	Year ended December 31, 2001 ----	Year ended December 31, 2000 ----	Quarter ended December 31, 2001 ----
NOI - Consolidated properties	\$ 55,024	\$ 60,338	\$ 13,913
NOI - Unconsolidated partnerships	2,489	2,607	600
	-----	-----	-----
Total NOI	57,513	62,945	14,513
NOI - Properties Acquired	-	-	-
NOI - Redevelopment Properties	(2,158)	(2,375)	(753)
NOI - Properties Sold	(5,220)	(10,686)	(667)
	-----	-----	-----
Same Property NOI	\$ 50,135	\$ 49,884	\$ 13,093
	=====	=====	=====
Growth in Same Property NOI	0.5%		0.3%

Historical Quarter

	Quarter ended December 31, 2000 ----
NOI - Consolidated properties	\$ 15,481
NOI - Unconsolidated partnerships	673

Total NOI	16,154
NOI - Properties Acquired	-
NOI - Redevelopment Properties	(512)
NOI - Properties Sold	(2,590)

Same Property NOI	\$ 13,052
	=====
Growth in Same Property NOI	

(1) The above amounts includes the activity related to the Company's equity in the earnings of unconsolidated subsidiaries.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Funds from Operations (FFO) (1)

(in thousands)

	Year-to-date Year ended December 31, 2001	Current Quarter 3 months ended December 31, 2001
Net Income (Loss)	\$ 9,802	\$ 9,688
Add back:		
Depreciation of real estate and amortization of leasing costs:		
Wholly owned and consolidated subsidiaries	18,422	4,446
Unconsolidated subsidiaries	627	157
Income attributable to Operating Partnership units (2)	2,221	1,874
Impairment of real estate	15,886	1,130
Gain on sale of properties	(17,734)	(9,454)
Extraordinary item - Loss on early extinguishment of debt	140	-
Cumulative effect of a change in accounting principal (FAS 133)	149	-
Funds from Operations (3)	\$ 29,513 =====	\$ 7,841 =====
Funds from Operations per share (3)	\$ 0.860 =====	\$ 0.231 =====
	2001	Previous Quarters
	3 months ended September 30, 2001	3 months ended June 30, 2001
Net Income (Loss)	\$ (9,269)	\$ 7,800
Add back:		
Depreciation of real estate and amortization of leasing costs:		
Wholly owned and consolidated subsidiaries	4,579	4,708
Unconsolidated subsidiaries	157	156
Income attributable to Operating Partnership units (2)	(1,707)	1,675
Impairment of real estate	14,756	-
Gain on sale of properties	(1,245)	(7,035)
Extraordinary item - Loss on early extinguishment of debt	-	-
Cumulative effect of a change in accounting principal (FAS 133)	-	-
Funds from Operations (3)	\$ 7,271 =====	\$ 7,304 =====
Funds from Operations per share (3)	\$ 0.213 =====	\$ 0.213 =====
	Previous Quarters	2000 Historic
	3 months ended March 31, 2001	Year ended December 31, 2000
Net Income (Loss)	\$ 1,583	\$ 19,907
Add back:		
Depreciation of real estate and amortization of leasing costs:		
Wholly owned and consolidated subsidiaries	4,689	19,325
Unconsolidated subsidiaries	157	625
Income attributable to Operating Partnership units (2)	379	5,674
Impairment of real estate	-	-
Gain on sale of properties	-	(13,742)
Extraordinary item - Loss on early extinguishment of debt	140	-
Cumulative effect of a change in accounting principal (FAS 133)	149	-
Funds from Operations (3)	\$ 7,097 =====	\$ 31,789 =====

Funds from Operations per share (3)

\$ 0.203
=====

\$ 0.89 (4)
=====

2000
Historic

3 months ended
December 31, 2000

Net Income (Loss)	\$ 13,964
Add back:	
Depreciation of real estate and amortization of leasing costs:	
Wholly owned and consolidated subsidiaries	4,911
Unconsolidated subsidiaries	156
Income attributable to Operating Partnership units (2)	3,309
Impairment of real estate	-
Gain on sale of properties	(14,581)
Extraordinary item - Loss on early extinguishment of debt	-
Cumulative effect of a change in accounting principal (FAS 133)	-

Funds from Operations (3)	\$ 7,759
	=====
Funds from Operations per share (3)	\$ 0.22
	=====

- (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) Does not include distributions paid to Preferred O.P. unitholders.
- (3) Assumes full conversion of O.P. Units into Common Shares.
- (4) FFO for year ended December 31, 2000 includes \$1,957 (\$0.05 per share) of lease termination income received from former tenants at the Abington Towne Center in connection with the redevelopment of the entire property.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001Consolidated Balance Sheets
(in thousands)

	December 31, 2001 ----	December 31, 2000 ----
ASSETS		
Real estate		
Land	\$ 57,155	\$ 69,206
Buildings and improvements	357,658	444,933
	-----	-----
	414,813	514,139
Less: accumulated depreciation	(75,373)	(102,461)
	-----	-----
Net real estate	339,440	411,678
Property held for sale	49,080	49,445
Cash and cash equivalents	34,138	22,167
Cash in escrow	5,246	5,213
Investments in unconsolidated partnerships	5,169	6,784
Rents receivable, net	7,114	9,667
Note Receivable	34,757	-
Prepaid expenses	2,308	2,905
Due from related parties	-	-
Deferred charges, net	14,131	13,026
Other assets	2,556	2,726
	-----	-----
	\$ 493,939	\$ 523,611
	=====	=====
LIABILITIES AND SHAREHOLDERS' EQUITY		
Mortgage notes payable	\$ 261,607	\$ 277,112
Accounts payable and accrued expenses	5,705	7,495
Dividends and distributions payable	4,119	4,241
Due to related parties	107	111
Other liabilities	4,487	4,179
	-----	-----
Total liabilities	276,025	293,138
	-----	-----
Minority interest in Operating Partnership	37,387	48,959
Minority interests in majority owned partnerships	1,429	2,197
	-----	-----
Total minority interests	38,816	51,156
	-----	-----
Shareholders' equity:		
Common shares	29	28
Additional paid-in capital	189,378	188,392
Accumulated other comprehensive income	(1,206)	-
Deficit	(9,103)	(9,103)
	-----	-----
Total shareholders' equity	179,098	179,317
	-----	-----
	\$ 493,939	\$ 523,611
	=====	=====

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Selected Operating Ratios

3 Months Ended December 31,

	----- 2001 -----	----- 2000 -----
Coverage Ratios (1)		
Interest Coverage Ratio		
EBIDTA (2)	\$ 12,679	\$ 14,655
Divided by Interest expense	4,469	6,544
	-----	-----
	2.84 x	2.24 x
Fixed Charge Coverage Ratio		
EBIDTA (2)	\$ 12,679	\$ 14,655
Divided by (Interest expense	4,469	6,544
+ Preferred Dividends (3))	50	50
	-----	-----
	2.81 x	2.22 x
Debt Service Coverage Ratio		
EBIDTA (2)	\$ 12,679	\$ 14,655
Divided by (Interest expense	4,469	6,544
+ Principal Amortization)	1,046	1,152
	-----	-----
	2.30 x	1.90 x
Payout Ratios		
FFO Payout Ratio - Basic and Diluted Dividends (Shares) & Distributions (O.P. Units) paid - \$0.12 per Share/O.P. Unit for each of the 1st through 4th quarters in 2001 & 2000		
FFO (2)	\$ 4,069	\$ 4,191
	7,841	7,759
	-----	-----
	52%	54%
Overhead Ratios		
G&A/Real Estate Revenues		
General and Administrative expense	\$ 1,860	\$ 1,311
Real Estate Revenues	21,420	24,473
	-----	-----
	9%	5%
Leverage Ratios		
Debt/Total Market Capitalization (4)		
Debt		
Total Market Capitalization (5)		

Year Ended December 31,

	2001	2000
Coverage Ratios (1)		
Interest Coverage Ratio		
EBIDTA (2)	\$ 50,742	\$ 57,698
Divided by Interest expense	19,874	26,486
	2.55 x	2.18 x
Fixed Charge Coverage Ratio		
EBIDTA (2)	\$ 50,742	\$ 57,698
Divided by (Interest expense	19,874	26,486
+ Preferred Dividends (3))	199	199
	2.53 x	2.16 x
Debt Service Coverage Ratio		
EBIDTA (2)	\$ 50,742	\$ 57,698
Divided by (Interest expense	19,874	26,486
+ Principal Amortization)	3,794	4,125
	2.14 x	1.88 x
Payout Ratios		
FFO Payout Ratio - Basic and Diluted Dividends (Shares) & Distributions (O.P. Units) paid - \$0.12 per Share/O.P. Unit for each of the 1st through 4th quarters in 2001 & 2000		
FFO (2)	\$ 16,432	\$ 17,005
	29,513	29,832
	56%	57%
Overhead Ratios		
G&A/Real Estate Revenues		
General and Administrative expense	\$ 5,557	\$ 5,057
Real Estate Revenues	86,378	95,008
	6%	5%
Leverage Ratios		
Debt/Total Market Capitalization (4)		
Debt	\$ 261,607	\$ 277,112
Total Market Capitalization (5)	479,149	475,944
	55%	58%

Notes:

- (1) Quarterly results for 2001 and 2000 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 EBIDTA, interest expense and principal amortization related to the Company's investment in unconsolidated partnerships.
- (2) EBIDTA and FFO for the year ended December 31, 2000 have been adjusted for non-recurring income of \$1,957 representing lease termination income received from former tenants at the Abington Towne Center in connection with the redevelopment of the entire property. Gross property revenues already exclude these amounts. The adjustments are as follows:

	EBIDTA	FFO
Inclusive of lease termination revenue	\$ 59,655	\$ 31,789
Less lease termination revenue	(1,957)	(1,957)
	\$ 57,698	\$ 29,832
	=====	=====

- (3) Represents preferred distributions on Preferred Operating partnership Units.
- (4) Including the Company's pro-rata share of joint venture debt, the Debt to Total Market Capitalization increases to 56% and 60% as of December 31, 2001 and 2000, respectively.
- (5) The calculation of the December 31, 2001 Total Market Capitalization appears elsewhere in this supplement.

ANNUAL SUPPLEMENTAL DISCLOSURE
 December 31, 2001
 Debt Analysis - Wholly Owned Properties

Property	Lender	Notes

FIXED-RATE DEBT		
Gateway Mall	Huntoon Hastings Capital Corp.	
Pittston Plaza	Anchor National Life Insurance Co.	
Mad River	Mellon Mortgage Company	
Manahawkin K-Mart	Northern Life Insurance Co. and Reliastar Life Insurance Co. of New York	
Crescent Plaza	Metropolitan Life Insurance Co.	
East End Centre	Metropolitan Life Insurance Co.	
GHT Apartments	Bank of America, N.A.	
Colony Apartments	Bank of America, N.A.	
Mountainville Shopping Center	Morgan Stanley Mortgage Capital	(1)
King's Fairground	Morgan Stanley Mortgage Capital	(1)
Northside Mall	Morgan Stanley Mortgage Capital	(1)
Dunmore Plaza	Morgan Stanley Mortgage Capital	(1)
25th Street Plaza	Morgan Stanley Mortgage Capital	(1)
Cloud Springs Plaza	Morgan Stanley Mortgage Capital	(1)
Kingston Plaza	Morgan Stanley Mortgage Capital	(1)
Plaza 15	Morgan Stanley Mortgage Capital	(1)
Martintown Plaza	Morgan Stanley Mortgage Capital	(1)
Birney Plaza	Morgan Stanley Mortgage Capital	(1)
Midway Plaza	Morgan Stanley Mortgage Capital	(1)
Shillington Plaza	Morgan Stanley Mortgage Capital	(1)
Ames Plaza	Morgan Stanley Mortgage Capital	(1)
Circle Plaza	Morgan Stanley Mortgage Capital	(1)
New Smyrna Beach Shopping Center	Morgan Stanley Mortgage Capital	(1)
Monroe Plaza	Morgan Stanley Mortgage Capital	(1)
Troy Plaza	Morgan Stanley Mortgage Capital	(1)
TOTAL/WEIGHTED AVERAGE - FIXED-RATE DEBT		
VARIABLE-RATE DEBT		

Town Line	Fleet Bank, N.A.	
Smithtown Shopping Center	Fleet Bank, N.A.	
Merrillville Plaza	Sun America Life Insurance Co.	
Village Apartments	Sun America Life Insurance Co.	
Marketplace of Absecon	Fleet Bank, N.A.	(2)
Soundview Marketplace	Fleet Bank, N.A.	
Greenridge Plaza	Metropolitan Life Insurance Co.	
Luzerne Street Plaza	Metropolitan Life Insurance Co.	
Valmont Plaza	Metropolitan Life Insurance Co.	
239 Greenwich Avenue	First Union National Bank	
Berlin Shopping Center	Dime Savings Bank	
Bradford Towne Center	Dime Savings Bank	
Ledgewood Mall	Dime Savings Bank	
New Loudon Center	Dime Savings Bank	
Route 6 Plaza	Dime Savings Bank	
Abington Towne Center	Fleet Bank, N.A.	(3)
Branch Shopping Center	Fleet Bank, N.A.	(3)
Methuen Shopping Center	Fleet Bank, N.A.	(3)
Walnut Hill Plaza	Dime Savings Bank	(4)
Bloomfield Town Square	Dime Savings Bank	(4)
TOTAL/WEIGHTED AVERAGE - VARIABLE-RATE DEBT		
TOTAL/WEIGHTED AVERAGE - ALL DEBT		

Property	Principal Balance at December 31, 2001	Interest Rate	Rate as of December 31, 2001	Maturity Date
FIXED-RATE DEBT				
Gateway Mall	\$ 6,193,672	9.88%		9/1/02
Pittston Plaza	3,676,375	7.93%		1/1/04
Mad River	7,304,929	9.60%		5/23/05
Manahawkin K-Mart	4,424,031	7.70%		12/1/08
Crescent Plaza	8,765,922	8.13%		11/1/10
East End Centre	16,054,442	8.13%		11/1/10
GHT Apartments	11,016,885	7.55%		1/1/11
Colony Apartments	5,508,443	7.55%		1/1/11
Mountainville Shopping Center	2,992,147	8.84%		11/1/21
King's Fairground	836,624	8.84%		11/1/21
Northside Mall	3,200,095	8.84%		11/1/21
Dunmore Plaza	1,066,203	8.84%		11/1/21
25th Street Plaza	7,502,230	8.84%		11/1/21
Cloud Springs Plaza	2,493,069	8.84%		11/1/21
Kingston Plaza	2,139,834	8.84%		11/1/21
Plaza 15	2,033,074	8.84%		11/1/21
Martintown Plaza	2,735,181	8.84%		11/1/21
Birney Plaza	3,171,039	8.84%		11/1/21
Midway Plaza	2,349,547	8.84%		11/1/21
Shillington Plaza	2,714,294	8.84%		11/1/21
Ames Plaza	955,823	8.84%		11/1/21
Circle Plaza	1,175,191	8.84%		11/1/21
New Smyrna Beach Shopping Center	1,440,605	8.84%		11/1/21
Monroe Plaza	3,574,312	8.84%		11/1/21
Troy Plaza	2,259,404	8.84%		11/1/21
TOTAL/WEIGHTED AVERAGE - FIXED-RATE DEBT	105,583,371	8.51%		
VARIABLE-RATE DEBT				
Town Line	4,050,527	L + 175	3.79%	3/15/02
Smithtown Shopping Center	9,106,278	L + 178	3.82%	5/31/02
Merrillville Plaza	13,521,510	L + 205	4.28%	8/1/02
Village Apartments	9,681,593	L + 205	4.65%	10/1/02
Marketplace of Absecon	-	L + 150	-	3/1/03
Soundview Marketplace	8,852,810	L + 175	3.89%	8/1/03
Greenridge Plaza	6,100,000	L + 200	4.20%	11/1/03
Luzerne Street Plaza	1,600,000	L + 200	4.20%	11/1/03
Valmont Plaza	3,100,000	L + 200	4.20%	11/1/03
239 Greenwich Avenue	13,512,295	L + 145	3.49%	1/1/05
Berlin Shopping Center	4,927,842	L + 175	3.87%	4/1/05
Bradford Towne Center	8,623,724	L + 175	3.87%	4/1/05
Ledgewood Mall	31,291,799	L + 175	3.87%	4/1/05
New Loudon Center	7,391,764	L + 175	3.87%	4/1/05
Route 6 Plaza	5,913,411	L + 175	3.87%	4/1/05
Abington Towne Center		L + 175	3.73%	1/1/07
Branch Shopping Center	12,350,000	L + 175	3.73%	1/1/07
Methuen Shopping Center		L + 175	3.73%	1/1/07
Walnut Hill Plaza	2,000,000	L + 185	3.73%	1/1/07
Bloomfield Town Square	14,000,000	L + 185	3.73%	1/1/07
TOTAL/WEIGHTED AVERAGE - VARIABLE-RATE DEBT	156,023,553	L + 180	3.91%	
TOTAL/WEIGHTED AVERAGE - ALL DEBT	\$ 261,606,924		5.77%	

Notes:

- As of December 31, 2001 these properties are under contract for sale. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan. This loan allows for full repayment, without penalty, commencing October 31, 2006. Commencing on this date (the "Reset Date"), the interest rate is to be adjusted to a U.S. Treasury rate + 500 basis points (the treasury rate being the interpolated yield on treasuries most nearly approximating the period from the the Reset Date to the maturity date, November 1, 2001).
- This is a revolving facility for up to \$7,400,000 which bears interest at LIBOR plus 150 basis points (175 basis points if the loan to collateral value is > 50%). All outstanding amounts were repaid during the second quarter 2001 leaving \$7,400,000 available under this facility.
- There is an additional \$7,650,000 currently available under this facility which the Company is required to fully draw down prior to July 1, 2002. An additional \$3,000,000 (net of a \$150,000 holdback) is available through December 31, 2002 based upon additional lease-up at the collateral properties.
- There is an additional \$10,000,000 currently available under this facility which the Company is required to fully draw down prior to December 31, 2002.

(5) The Company has hedged \$50,000,000 of its variable-rate debt with two variable to fixed-rate swap agreements with Fleet Bank, N.A. Including the effect from these swaps, weighted-average interest rate on the Company's fixed-rate debt and total debt portfolio is 7.84% and 6.25%, respectively. Details of the swap agreements are as follows:

Notional principal	All-in Rate	Maturity Date
\$ 30,000,000	6.55%	4/1/05
20,000,000	6.28%	10/1/06
\$ 50,000,000	6.44%	

ANNUAL SUPPLEMENTAL DISCLOSURE
 December 31, 2001
 Debt Analysis - Unconsolidated Partnerships

FIXED-RATE DEBT (1)	Joint Venture Partner	Acadia Realty Trust Ownership	Total Principal Balance at December 31, 2001	Interest Rate	Maturity Date
Crossroads Shopping Center	Heyman-Greenburgh Associates LLC RMC Development Company LLC	49.0%	\$ 34,133,201	7.15%	10/1/07

Summary - Wholly-Owned Properties and Unconsolidated Partnerships

	% of Total	Outstanding Balance	Weighted Avg. Int. Rate	% of Wholly-Owned Only	% of Wholly-Owned and Unconsolidated Combined Basis
Wholly-Owned Properties					
Fixed-Rate Debt (2)	56%	\$ 155,583,371	7.84%	59%	62%
Variable-Rate Debt (2)	38%	106,023,553	3.91%	41%	38%
Wholly-Owned Properties - Total Debt	94%	261,606,924	6.25%	100%	100%
Unconsolidated Partnerships					
Fixed-Rate Debt	6%	16,725,268	7.15%		
Variable-Rate Debt	0%	-	0.00%		
Unconsolidated Partnerships - Total Debt	6%	16,725,268	7.15%		
Total Debt	100%	\$ 278,332,192	6.30%		

Notes:

- Acadia Realty Trust's 49% ownership represents \$16,725,268, of which \$5,000,000 is fixed at 7.53% and the remaining balance is fixed at 6.99% through interest rate swap transactions.
- Fixed-rate debt includes \$50 million of notional principal fixed through swap transactions. Conversely, variable-rate debt excludes this amount.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Future Debt Maturities (1)
(in thousands)

Year	Scheduled Amortization	Maturities	Total
----	-----	-----	-----
2002	\$ 4,633	\$ 42,066	\$ 46,699
2003	4,487	19,087	23,574
2004	4,307	3,454	7,761
2005	3,370	74,074	77,444
2006	2,974	37,862	40,836
Thereafter	4,723	60,570	65,293
	-----	-----	-----
	\$ 24,494	\$ 237,113	\$ 261,607
	=====	=====	=====

Future Debt Maturities (1)
(in thousands)

Weighted Average Interest Rate of Maturing Debt

Year	Total Debt	Fixed-Rate Debt	Variable-Rate Debt
----	-----	-----	-----
2002	5.04%	9.88%	3.78%
2003	4.06%	n/a	4.06%
2004	7.93%	7.93%	n/a
2005	4.33%	9.60%	3.80%
2006	8.84%	8.84%	n/a
Thereafter	6.15%	7.89%	3.73%

Capitalized interest related to the Company's development projects is as follows:

(in thousands)

1st Quarter 2001	\$ 52
2nd Quarter 2001	57
3rd Quarter 2001	83
4th Quarter 2001	180

	\$ 372
	=====

(1) Does not include debt from unconsolidated partnerships.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Unencumbered Properties

Center -----	Location -----	GLA ---
Blackman Plaza	Wilkes-Barre, PA	121,206
Elmwood Park Shopping Center (1)	Elmwood, NJ	106,671
Hobson West Plaza	Naperville, IL	99,950
Manahawkin Shopping Center (2)	Manahawkin, NJ	62,827
Mark Plaza	Edwardsville, PA	214,021
Pacesetter Park Shopping Center	Ramapo, New York	95,559
Plaza 422	Lebanon, PA	154,791 -----
Total GLA of Unencumbered Properties		855,025 =====

(1) This property is currently under redevelopment and will total approximately 135,000 square feet when completed.

(2) Excludes the Kmart portion of the shopping center which is encumbered.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Portfolio by Region and Property Type

(Square Feet)

Region -----	Strip Mall -----	Enclosed Mall -----	Properties Under Redevelopment (2) -----	Total Core Retail -----	Non-Core Retail (3) -----
Wholly-Owned Properties					
New England	866,395	-	45,871	912,266	-
New York Region	1,209,708	515,073	106,671	1,831,452	128,479
Mid-Atlantic	1,982,621	-	-	1,982,621	1,474,120
Southeast	-	-	-	-	938,417
Mid-west	714,726	-	-	714,726	-
	-----	-----	-----	-----	-----
Total Wholly-Owned Properties	4,773,450	515,073	152,542	5,441,065	2,541,016
Unconsolidated Partnerships -					
New York Region (1)	310,919	-	-	310,919	-
	-----	--	--	-----	--
	5,084,369	515,073	152,542	5,751,984	2,541,016
	=====	=====	=====	=====	=====
% of Total Square Feet	53.5%	5.4%	1.6%	60.5%	26.7%

Region -----	Residential -----	Total -----
Wholly-Owned Properties		
New England	-	912,266
New York Region	-	1,959,931
Mid-Atlantic	578,606	4,035,347
Southeast	-	938,417
Mid-west	628,891	1,343,617
	-----	-----
Total Wholly-Owned Properties	1,207,497	9,189,578
Unconsolidated Partnerships -		
New York Region (1)	-	310,919
	--	-----
	1,207,497	9,500,497
	=====	=====
% of Total Square Feet	12.7%	100.0%

(1) This center is 49% owned by unconsolidated partnerships.

(2) The Company currently has 2 redevelopment projects as further described in this supplement.

(3) As of December 31, 2001, the Company had 18 retail properties under contract for sale. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions, and as such, no assurance can be given as to the completion of this transaction.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001CORE PORTFOLIO (1)
Retail Properties by Region - Summary

	Gross Leasable Area			Occupancy		
	Anchors (2)	Shops	Total	Anchors	Shops	Total
Wholly-Owned Retail Properties						
Mid-Atlantic	1,419,060	563,561	1,982,621	90.29%	80.59%	87.53%
Midwest	305,549	409,177	714,726	100.00%	84.87%	91.34%
New England	566,760	299,635	866,395	100.00%	91.84%	97.18%
New York Region	1,107,357	617,424	1,724,781	100.00%	75.40%	91.19%
Total Retail Properties (2)	3,398,726	1,889,797	5,288,523	95.95%	81.60%	90.82%
Redevelopment Properties (3)	58,350	94,192	152,542	74.30%	72.10%	72.94%
Grand Total - Wholly-Owned Retail Properties (2)	3,457,076	1,983,989	5,441,065	95.58%	81.15%	90.32%
Unconsolidated Retail Properties						
New York Region (4)	191,363	119,556	310,919	100.00%	93.22%	97.39%
Total Unconsolidated Retail Properties	191,363	119,556	310,919	100.00%	93.22%	97.39%
Annualized Base Rent						
	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Totals
Wholly-Owned Retail Properties						
Mid-Atlantic	\$ 5,469,891	\$ 3,789,991	\$ 9,259,882	\$ 4.87	\$ 8.35	\$ 5.87
Midwest	2,304,833	4,496,425	6,801,258	7.54	12.95	10.42
New England	4,159,738	2,385,654	6,545,392	8.86	8.67	8.79
New York Region	9,660,928	7,326,465	16,987,393	8.72	15.74	10.80
Total Retail Properties (2)	21,595,390	17,998,535	39,593,925	7.18	11.67	8.71
Redevelopment Properties (3)	206,065	1,394,511	1,600,576	4.75	20.53	14.39
Grand Total - Wholly-Owned Retail Properties (2)	21,801,455	19,393,046	41,194,501	7.15	12.04	8.84
Unconsolidated Retail Properties						
New York Region (4)	1,790,546	3,268,798	5,059,344	9.36	29.33	16.71
Total Unconsolidated Retail Properties	\$ 1,790,546	\$ 3,268,798	\$ 5,059,344	\$ 9.36	\$ 29.33	\$ 16.71

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

- (1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan, and other customary closing conditions, and as such, no assurance can be given as to the completion of this transaction.
- (2) Anchor GLA includes a total of 254,916 square feet which is not owned by the Company. This square footage has been adjusted out in calculating annualized base rent per square foot.
- (3) The Company currently has 2 redevelopment projects as further described in this supplement.

(4) The Company has a 49% interest in two partnerships which, together, own the Crossroads Shopping Center.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

CORE PORTFOLIO (1)

Commercial Properties by Region - Detail

	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned						
Mid-Atlantic						
Pennsylvania						
ABINGTON TOWNE CENTER (2)	184,616	31,610	216,226	100.00%	83.64%	97.61%
BLACKMAN PLAZA	104,956	16,250	121,206	100.00%	43.08%	92.37%
BRADFORD TOWNE CENTRE	146,499	110,220	256,719	100.00%	71.69%	87.85%
EAST END CENTER	176,200	132,227	308,427	100.00%	91.32%	96.28%
GREENRIDGE PLAZA	145,420	52,882	198,302	100.00%	72.52%	92.67%
LUZERNE STREET SHOPPING CENTER (3)	54,618	3,097	57,715	100.00%	0.00%	94.63%
MARK PLAZA	157,595	56,426	214,021	100.00%	87.59%	96.73%
PITTSTON PLAZA	67,568	12,000	79,568	100.00%	100.00%	100.00%
PLAZA 422	124,113	30,678	154,791	100.00%	32.60%	86.64%
ROUTE 6 MALL	119,658	55,824	175,482	100.00%	97.31%	99.14%
VALMONT PLAZA	137,817	62,347	200,164	0.00%	91.18%	28.40%
Total: Pennsylvania	1,419,060	563,561	1,982,621	90.29%	80.59%	87.53%
Total: Mid-Atlantic	1,419,060	563,561	1,982,621	90.29%	80.59%	87.53%
Annualized Base Rent per Occupied Square Foot						
	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned						
Mid-Atlantic						
Pennsylvania						
ABINGTON TOWNE CENTER (2)	256,500	491,960	748,460	9.50	18.61	14.01
BLACKMAN PLAZA	204,664	56,840	261,504	1.95	8.12	2.34
BRADFORD TOWNE CENTRE	887,469	516,852	1,404,321	6.06	6.54	6.23
EAST END CENTER	1,117,500	1,055,606	2,173,106	6.34	8.74	7.32
GREENRIDGE PLAZA	659,405	367,224	1,026,629	4.53	9.58	5.59
LUZERNE STREET SHOPPING CENTER (3)	272,150	-	272,150	4.98	-	4.98
MARK PLAZA	625,776	373,114	998,890	3.97	7.55	4.83
PITTSTON PLAZA	496,446	120,625	617,071	7.35	10.05	7.76
PLAZA 422	262,030	63,450	325,480	2.11	6.34	2.43
ROUTE 6 MALL	687,951	369,977	1,057,928	5.75	6.81	6.08
VALMONT PLAZA	-	374,343	374,343	-	6.58	6.58
Total: Pennsylvania	5,469,891	3,789,991	9,259,882	4.87	8.35	5.87
Total: Mid-Atlantic	5,469,891	3,789,991	9,259,882	4.87	8.35	5.87

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

- As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and as such, no assurance can be given as to the completion of this transaction.
- Anchor GLA includes a 157,616 square foot Target store which is not owned by the Company. This square footage has been adjusted out in calculating annualized base rent per square foot.
- The Price Chopper supermarket which leases 40,618 square feet is not operating in the space, but remains obligated under the lease and continues to pay rent.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

CORE PORTFOLIO (1)

Commercial Properties by Region - Detail

	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned						
Midwest						
Illinois						
HOBSON WEST PLAZA	42,037	57,913	99,950	100.00%	94.62%	96.88%
Total: Illinois	42,037	57,913	99,950	100.00%	94.62%	96.88%
Indiana						
MERRILLVILLE PLAZA	101,357	134,063	235,420	100.00%	97.82%	98.76%
Total: Indiana	101,357	134,063	235,420	100.00%	97.82%	98.76%
Michigan						
BLOOMFIELD TOWN SQUARE	103,970	118,749	222,719	100.00%	70.62%	84.34%
Total: Michigan	103,970	118,749	222,719	100.00%	70.62%	84.34%
Ohio						
MAD RIVER STATION (2)	58,185	98,452	156,637	100.00%	78.69%	86.61%
Total: Ohio	58,185	98,452	156,637	100.00%	78.69%	86.61%
Total: Midwest	305,549	409,177	714,726	100.00%	84.87%	91.34%
New England						
Connecticut						
TOWN LINE PLAZA (3)	161,965	43,893	205,858	100.00%	100.00%	100.00%
239 GREENWICH AVENUE (4)	16,834	-	16,834	100.00%	-	100.00%
Total: Connecticut	178,799	43,893	222,692	100.00%	100.00%	100.00%
Massachusetts						
METHUEN SHOPPING CENTER	120,004	10,234	130,238	100.00%	100.00%	100.00%
CRESCENT PLAZA (5)	154,865	61,230	216,095	100.00%	97.55%	99.31%
Total: Massachusetts	274,869	71,464	346,333	100.00%	97.90%	99.57%
Rhode Island						
WALNUT HILL PLAZA	113,092	184,278	297,370	100.00%	87.55%	92.28%
Total: Rhode Island	113,092	184,278	297,370	100.00%	87.55%	92.28%
Total: New England	566,760	299,635	866,395	100.00%	91.84%	97.18%

	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned Midwest						
Illinois						
HOBSON WEST PLAZA	170,000	888,236	1,058,236	4.04	16.21	10.93
Total: Illinois	170,000	888,236	1,058,236	4.04	16.21	10.93
Indiana						
MERRILLVILLE PLAZA	835,417	1,552,011	2,387,428	8.24	11.83	10.27
Total: Indiana	835,417	1,552,011	2,387,428	8.24	11.83	10.27
Michigan						
BLOOMFIELD TOWN SQUARE	767,849	1,014,260	1,782,109	7.39	12.09	9.49
Total: Michigan	767,849	1,014,260	1,782,109	7.39	12.09	9.49
Ohio						
MAD RIVER STATION (2)	531,567	1,041,918	1,573,485	9.14	13.45	11.60
Total: Ohio	531,567	1,041,918	1,573,485	9.14	13.45	11.60
Total: Midwest	2,304,833	4,496,425	6,801,258	7.54	12.95	10.42
New England						
Connecticut						
TOWN LINE PLAZA (3)	730,000	599,639	1,329,639	11.29	13.66	12.25
239 GREENWICH AVENUE (4)	1,125,165	-	1,125,165	66.84	-	66.84
Total: Connecticut	1,855,165	599,639	2,454,804	22.76	13.66	19.58
Massachusetts						
METHUEN SHOPPING CENTER	736,464	92,308	828,772	6.14	9.02	6.36
CRESCENT PLAZA (5)	812,385	448,500	1,260,885	5.25	7.51	5.88
Total: Massachusetts	1,548,849	540,808	2,089,657	5.63	7.73	6.06
Rhode Island						
WALNUT HILL PLAZA	755,724	1,245,207	2,000,931	6.68	7.72	7.29
Total: Rhode Island	755,724	1,245,207	2,000,931	6.68	7.72	7.29
Total: New England	4,159,738	2,385,654	6,545,392	8.86	8.67	8.79

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

- (2) The GLA for this property includes 27,702 square feet of office space.
- (3) Anchor GLA includes a 97,300 square foot Wal*Mart store which is not owned by the Company. This square footage has been adjusted out in calculating annualized base rent per square foot.
- (4) 239 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.
- (5) Home Depot, which has leased 104,640 square feet at this center, assumed this space from Bradlees during 2001 following Bradlees' bankruptcy and liquidation. As of this date, they have not yet opened, however they are currently paying rent. As such, this space is currently reflected as occupied.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

CORE PORTFOLIO (1)

Commercial Properties by Region - Detail

	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned						
New York Region						
New Jersey						
MARKETPLACE OF ABSECON	58,031	46,875	104,906	100.00%	68.38%	85.87%
BERLIN SHOPPING CENTER	127,850	59,328	187,178	100.00%	41.01%	81.30%
LEDGEWOOD MALL	342,468	172,605	515,073	100.00%	71.00%	90.28%
MANAHAWKIN VILLAGE SHOPPING CENTER	144,053	31,175	175,228	100.00%	100.00%	100.00%
Total: New Jersey	672,402	309,983	982,385	100.00%	67.78%	89.83%
New York						
SOUNDVIEW MARKETPLACE	66,800	113,820	180,620	100.00%	83.30%	89.48%
VILLAGE COMMONS SHOPPING CENTER	25,192	61,963	87,155	100.00%	97.50%	98.22%
BRANCH SHOPPING PLAZA	63,000	62,951	125,951	100.00%	76.90%	88.45%
NEW LOUDON CENTER	227,911	25,200	253,111	100.00%	100.00%	100.00%
PACESETTER PARK SHOPPING CENTER	52,052	43,507	95,559	100.00%	61.16%	82.32%
Total: New York	434,955	307,441	742,396	100.00%	83.09%	93.00%
Total: New York Region	1,107,357	617,424	1,724,781	100.00%	75.40%	91.19%
Total: Retail Properties (before redevelopment properties)	3,398,726	1,889,797	5,288,523	95.95%	81.60%	90.82%
Annualized Base Rent						
Annualized Base Rent per Occupied Square Foot						
	Anchors	Shops	Total	Anchors	Shops	Total
Retail Properties - Wholly Owned						
New York Region						
New Jersey						
MARKETPLACE OF ABSECON	927,574	504,827	1,432,401	15.98	15.75	15.90
BERLIN SHOPPING CENTER	619,400	183,936	803,336	4.84	7.56	5.28
LEDGEWOOD MALL	2,949,673	1,569,713	4,519,386	8.61	12.81	9.72
MANAHAWKIN VILLAGE SHOPPING CENTER	1,238,493	379,446	1,617,939	8.60	12.17	9.23
Total: New Jersey	5,735,140	2,637,922	8,373,062	8.53	12.56	9.49
New York						
SOUNDVIEW MARKETPLACE	1,010,250	1,466,455	2,476,705	15.12	15.47	15.33
VILLAGE COMMONS SHOPPING CENTER	416,119	1,477,957	1,894,076	16.52	24.46	22.13
BRANCH SHOPPING PLAZA	837,270	846,088	1,683,358	13.29	17.48	15.11
NEW LOUDON CENTER	1,348,003	418,050	1,766,053	5.91	16.59	6.98
PACESETTER PARK SHOPPING CENTER	314,146	479,993	794,139	6.04	18.04	10.10
Total: New York	3,925,788	4,688,543	8,614,331	9.03	18.35	12.48
Total: New York Region	9,660,928	7,326,465	16,987,393	8.72	15.74	10.80
Total: Retail Properties (before redevelopment properties)	\$ 21,595,390	\$ 17,998,535	\$ 39,593,925	\$ 7.18	\$ 11.67	\$ 8.71

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

CORE PORTFOLIO (1)

Commercial Properties by Region - Detail

	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total

Redevelopment Properties (2)						
THE GATEWAY SHOPPING CENTER (Vermont) (3)	31,600	14,271	45,871	100.00%	77.26%	92.93%
ELMWOOD PARK SHOPPING CENTER (New Jersey)	26,750	79,921	106,671	43.93%	71.18%	64.35%

Total: Retail Properties - Redevelopment Properties	58,350	94,192	152,542	74.30%	72.10%	72.94%

Total: All Wholly-Owned Retail Properties	3,457,076	1,983,989	5,441,065	95.58%	81.15%	90.32%

	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Total

Redevelopment Properties (2)						
THE GATEWAY SHOPPING CENTER (Vermont) (3)	126,400	193,286	319,686	4.00	17.53	7.50
ELMWOOD PARK SHOPPING CENTER (New Jersey)	79,665	1,201,225	1,280,890	6.78	21.12	18.66

Total: Retail Properties - Redevelopment Properties	\$ 206,065	\$ 1,394,511	\$ 1,600,576	\$ 4.75	\$ 20.53	\$ 14.39

Total: All Wholly-Owned Retail Properties	\$ 21,801,455	\$ 19,393,046	\$ 41,194,501	\$ 7.15	\$ 12.04	\$ 8.84

Unconsolidated Retail Properties

New York Region	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total
New York						
CROSSROADS JOINT VENTURE (4)	138,933	57,116	196,049	100.00%	88.69%	96.70%
CROSSROADS II (4)	52,430	62,440	114,870	100.00%	97.36%	98.56%
Total: New York	191,363	119,556	310,919	100.00%	93.22%	97.39%
Total: New York Region	191,363	119,556	310,919	100.00%	93.22%	97.39%
Total: Unconsolidated Retail Properties	191,363	119,556	310,919	100.00%	93.22%	97.39%

New York Region	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Total
New York						
CROSSROADS JOINT VENTURE (4)	\$ 1,070,250	\$ 1,441,573	\$ 2,511,823	\$ 7.70	\$ 28.46	\$ 13.25
CROSSROADS II (4)	720,296	1,827,225	2,547,521	13.74	30.06	22.50
Total: New York	1,790,546	3,268,798	5,059,344	9.36	29.33	16.71
Total: New York Region	1,790,546	3,268,798	5,059,344	9.36	29.33	16.71
Total: Unconsolidated Retail Properties	\$ 1,790,546	\$ 3,268,798	\$ 5,059,344	\$ 9.36	\$ 29.33	\$ 16.71

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

- (2) The Company currently has 2 redevelopment projects as further described in this supplement.
- (3) The Company has executed a lease agreement with Shaw's Supermarkets, Inc. for a new 66,000 square foot store to be constructed. This is not reflected in the above amounts.
- (4) The Company has a 49% interest in these partnerships which, together, own the Crossroads Shopping Center.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001CORE PORTFOLIO (1)
Top 25 Retail Tenants - Ranked by Annualized Base Rent
(excludes Unconsolidated Partnerships)

Ranking	Retail Tenant	Number of Stores in Core Portfolio	Total GLA	Annualized Base Rent (2)	Percentage of Total Represented by Retail Tenant	
					Total Portfolio GLA (3)	Annualized Base Rent (3)
1	Kmart	6	632,655	\$ 2,713,739	11.6%	6.6%
2	T.J. Maxx	8	238,061	1,788,957	4.4%	4.3%
3	Wal*Mart	2	210,114	1,515,409	3.9%	3.7%
4	Price Chopper (4)	3	168,068	1,295,727	3.1%	3.1%
5	Eckerd Drug (5)	9	102,234	1,134,344	1.9%	2.8%
6	Shaw's (6)	3	134,217	1,141,084	2.5%	2.8%
7	Ames (7)	4	326,301	1,080,122	6.0%	2.6%
8	Acme (Albertson's)	2	76,864	918,664	1.4%	2.2%
9	Pathmark (8)	1	63,000	837,270	1.2%	2.0%
10	Redner's Supermarket	2	111,739	837,112	2.1%	2.0%
11	Restoration Hardware	1	12,293	830,000	0.2%	2.0%
12	A&P (Waldbaum's)	1	64,665	730,000	1.2%	1.8%
13	Fashion Bug (9)	8	89,794	641,571	1.7%	1.6%
14	Macy's	1	73,349	610,745	1.3%	1.5%
15	Clearview Cinemas (10)	1	25,400	596,250	0.5%	1.4%
16	Kay Bee Toys	5	41,025	559,050	0.8%	1.4%
17	JC Penney	2	72,580	546,747	1.3%	1.3%
18	Payless Shoe Source	11	38,209	524,727	0.7%	1.3%
19	Circuit City	1	33,294	449,469	0.6%	1.1%
20	Blockbuster Video	4	21,930	443,860	0.4%	1.1%
21	King Kullen	1	41,400	414,000	0.8%	1.0%
22	Penn Traffic Co. (P&C Foods)	1	51,658	413,264	0.9%	1.0%
23	Ahold (Giant Food Stores) (11)	2	102,873	411,435	1.9%	1.0%
24	Manahawkin Village Cinema	1	31,619	395,238	0.6%	1.0%
25	CVS	3	28,600	392,234	0.5%	1.0%
		--	----	-----	----	----
	Total	83	2,791,942	\$ 21,221,018	51.3%	51.5%
		===	=====	=====	=====	=====

(1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing provisions and as such, no assurance can be given as to the completion of this transaction.

(2) Base rents do not include percentage rents (except where noted), additional rents for property expense reimbursements, and contractual rent escalations due after December 31, 2001.

(3) Represents total GLA and annualized base rent for the Company's core retail properties excluding joint venture properties.

(4) The tenant is currently not operating the store at the Luzerne Street Shopping Center. They are obligated, and continue, to pay annual minimum rent of \$177,650 until the lease expires in April 30, 2004.

(5) Subsidiary of JC Penney. The stores at the Route 6 Plaza and Berlin Shopping Center have ceased operating but continue to pay annual rent of \$106,560 and \$29,129, respectively, through January 31, 2011 and November 30, 2002, respectively, pursuant to the leases.

(6) As of December 31, 2001, Shaw's has signed an agreement to expand their premise at the Gateway Shopping Center in connection with the redevelopment of the entire center. Their current space of 31,600 square feet for which they pay an annual rental of \$126,400 (this current lease is reflected in the above table) will be expanded to 66,328 square feet with an annual rent of \$1,193,904. Additionally, the Company and Shaw's are currently in discussions to further expand this space by an additional approximate 5,000 square feet.

(7) The tenant is currently operating under Chapter 11 Bankruptcy and, as of December 31, 2001, had rejected the lease at the Valmont Shopping Center (rents and GLA for this lease are not included above). Ames has neither affirmed nor rejected its leases at the remaining locations.

(8) The Company has also signed a lease with Pathmark (not reflected above as the tenant has not yet taken occupancy) for 48,770 square feet at the Elmwood Shopping Center in connection with the redevelopment of the center.

(9) This tenant pays percentage rent only (no minimum rent) at 4 of these locations. Included in the above rent is \$367,368 of percentage rent paid for calendar 2001.

(10) Subsidiary of Cablevision.

(11) Giant has sub-leased their space at one location and remains liable under the lease which expires in September 2004.

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Anchor Tenant Summary

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
THE COMPANY CONSIDERS THOSE TENANTS WHO COMPRISE GREATER THAN 10% OF A CENTER'S GLA AS ANCHOR TENANTS (The below detail does not include space which is currently leased, but for which rent payment has not yet commenced)					
Retail Anchor Properties- Wholly Owned					
New England					
Connecticut					
TOWN LINE PLAZA, ROCKY HILL					
WAL-MART (2)	97,300	--	\$ --	\$ --	REA AGREEMENT
A&P SUPERFRESH	64,665	3/8/17	730,000	11.29	(7) 5 YEAR (6 MONTHS)
Total: TOWN LINE PLAZA	161,965		730,000	11.29	
239 GREENWICH AVE., GREENWICH					
CHICO'S FASHION	4,541	1/31/10	\$ 295,165	\$ 65.00	(2) 5 YEARS
RESTORATION HARDWARE INC.	12,293	4/30/15	830,000	67.52	(2) 5 YEARS (6 MONTHS)
Total: 239 GREENWICH AVE.	16,834		1,125,165	66.84	
Massachusetts					
METHUEN SHOPPING CENTER, METHUEN					
DEMOULAS SUPER MARKETS	30,460	1/31/05	109,656	3.60	(2) 5 YEAR
WAL-MART	89,544	10/23/11	626,808	7.00	(8) 5 YEAR (6 MONTHS)
Total: METHUEN SHOPPING CENTER	120,004		736,464	6.14	
CRESCENT PLAZA, BROCKTON					
HOME DEPOT (3)	104,640	10/31/08	295,425	2.82	(1) 8 YR & (2) 5 YEAR
SHAWS SUPERMARKETS	50,225	12/31/12	516,960	10.29	(6) 5 YEAR (6 MONTHS)
Total: CRESCENT PLAZA	154,865		812,385	5.25	
Rhode Island					
WALNUT HILL PLAZA, WOONSOCKET					
SEARS	60,700	8/31/03	258,000	4.25	(6) 5 YEAR (12 MONTHS)
SHAWS SUPERMARKETS	52,392	12/31/13	497,724	9.50	(6) 5 YEAR (9 MONTHS)
Total: WALNUT HILL PLAZA	113,092		755,724	6.68	
Vermont					
THE GATEWAY SHOPPING CENTER, BURLINGTON					
SHAWS SUPERMARKETS (4)	31,600	6/30/05	126,400	4.00	(1) 5 YEAR (12 MONTHS)
Total: THE GATEWAY SHOPPING CENTER	31,600		126,400	4.00	
Total : New England	598,360		4,286,138	8.55	

- (1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing provisions and as such, no assurance can be given as to the completion of this transaction.
- (2) This space is contiguous to the Company's property and is not owned by the Company.
- (3) Home Depot aquired this lease from the former Bradlees. Although they have not yet opened, they are currently paying rent pursuant to the lease.
- (4) This is one of the Company's two current redevelopment properties. As of December 31, 2001, Shaw's signed an agreement to expand their premise at the Gateway Shopping Center in connection with the redevelopment of the entire center. Their current space of 31,600 square feet, for which they pay an annual rental of \$126,400 (this current lease is reflected in the above table as of December 31, 2001), will be expanded to 66,328 square feet with an annual rent of \$1,193,904. Additionally, the Company and Shaw's are currently in discussions to further expand this space by an additonal approximate 5,000 square feet.

Retail Anchor Properties - Wholly Owned

New York Region

New Jersey

ELMWOOD PARK SHOPPING CENTER,

ELMWOOD PARK (2)

VALLEY NATIONAL BANK

11,750

5/31/05

79,665

6.78 (1) 10 YEAR (10 MONTHS)

Total: ELMWOOD PARK SHOPPING CENTER

11,750

79,665

6.78

MARKETPLACE OF ABSECON, ABSECON

ECKERD DRUG

13,207

9/20/20

329,310

24.93 (4) 5 YEAR (6 MONTHS)

ACME MARKETS

44,824

4/30/15

598,264

13.35 (8) 5 YEAR (12 MONTHS)

Total: MARKETPLACE OF ABSECON

58,031

927,574

15.98

BERLIN SHOPPING CENTER, BERLIN

ACME MARKETS

32,040

4/30/05

320,400

10.00 (2) 5 YEAR (6 MONTHS)

KMART

95,810

11/30/04

299,000

3.12 (4) 5 YEAR (6 MONTHS)

Total: BERLIN SHOPPING CENTER

127,850

619,400

4.84

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Anchor Tenant Summary

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
THE COMPANY CONSIDERS THOSE TENANTS WHO COMPRISE GREATER THAN 10% OF A CENTER'S GLA AS ANCHOR TENANTS (The below detail does not include space which is currently leased, but for which rent payment has not yet commenced)					
LEDGEWOOD MALL, LEDGEWOOD (Enclosed Mall)					
CIRCUIT CITY	33,294	1/31/20	449,469	13.50	(4) 5 YEAR (6 MONTHS)
MARSHALL'S	27,228	1/31/07	313,122	11.50	(4) 5 YEAR (6 MONTHS)
PHARMHOUSE (3)	47,271	5/31/09	519,981	11.00	(2) 5 YEAR (6 MONTHS)
THE SPORTS AUTHORITY	52,205	5/31/07	225,000	4.31	(6) 5 YEAR (15 MONTHS)
MACY'S DEPARTMENT STORE (4)	61,900	1/31/05	553,500	8.94	(4) 5 YEAR (6 MONTHS)
WAL*MART	120,570	3/31/19	888,601	7.37	(6) 5 YEAR (6 MONTHS)
Total: LEDGEWOOD MALL	342,468		2,949,673	8.61	
MANAHAWKIN VILLAGE, MANAHAWKIN					
KMART	112,434	1/31/19	843,255	7.50	(8) 5 YEAR (12 MONTHS)
HOYTS	31,619	11/30/18	395,238	12.50	(4) 5 YEAR (6 MONTHS)
Total: MANAHAWKIN VILLAGE SHOPPING CENTER	144,053		1,238,493	8.60	
New York					
SOUNDVIEW MARKETPLACE, PORT WASHINGTON					
KING KULLEN	41,400	9/26/07	414,000	10.00	(3) 5 YEAR (11 MONTHS)
CLEARVIEW CINEMA	25,400	5/31/10	596,250	23.47	(4) 5 YEAR (12 MONTHS)
Total: SOUNDVIEW MARKETPLACE	66,800		1,010,250	15.12	
SMITHTOWN SHOPPING CENTER, SMITHTOWN					
DAFFY'S	16,125	5/30/08	262,031	16.25	(4) 5 YEAR (12 MONTHS)
WALGREENS	9,067	12/31/21	154,088	16.99	-
Total: SMITHTOWN SHOPPING CENTER	25,192		416,119	16.52	
THE BRANCH SHOPPING CENTER, SMITHTOWN					
PATHMARK	63,000	11/30/13	837,270	13.29	(1) 10 YEAR & (1) 5 YEAR
Total: RD BRANCH ASSOCIATES L.P.	63,000		837,270	13.29	
NEW LOUDON CENTER, LATHAM					
AMES	76,641	2/28/20	268,244	3.50	(3) 5 YEAR (12 MONTHS)
CLUB PRO	47,805	4/30/06	215,123	4.50	(1) 5 YEAR (12 MONTHS)
MARSHALLS	26,015	1/31/04	104,060	4.00	(1) 5 YEAR (12 MONTHS)
PRICE CHOPPER	77,450	5/31/15	760,577	9.82	(4) 5 YEAR (12 MONTHS)
Total: NEW LOUDEN CENTER	227,911		1,348,004	5.91	
PACESETTER PARK SHOPPING CENTER, POMONA					
STOP & SHOP (Ahold subsidiary)	52,052	8/31/20	314,145	6.04	(2) 10 YEAR
Total: PACESETTER PARK SHOPPING CENTER	52,052		314,145	6.04	
Total: New York Region	1,119,107		9,740,593	8.70	

- (2) This is a redevelopment property. The Company has signed a lease with Pathmark (not reflected above as the tenant has not yet taken occupancy) for 48,770 square feet at this center.
- (2) Subsequent to December 31, 2001, this tenant declared Chapter 11 Bankruptcy and rejected the lease at this location.
- (3) The tenant has additional expansion space bringing the total space to 74,815 s.f. with total rents of \$618,075.

Retail Anchor Properties- Wholly Owned
 Mid-Atlantic

Pennsylvania					
ABINGTON TOWNE CENTER, ABINGTON (2)					
T.J. MAXX	27,000	11/30/10	256,500	9.50	(2) 5 YEAR (6 MONTHS)
TARGET (2)	157,616	-	-	-	CONDOMINIUM AGREEMENT
Total: ABINGTON TOWNE CENTER	184,616		256,500	9.50	

BLACKMAN PLAZA, WILKES-BARRE				
KMART	104,956	10/31/04	204,664	1.95 (9) 5 YEAR (12 MONTHS)
	-----		-----	
Total: BLACKMAN PLAZA	104,956		204,664	1.95
	-----		-----	
BRADFORD TOWNE CENTRE, TOWANDA				
KMART	94,841	3/31/19	474,205	5.00 (10) 5 YEAR (6 MONTHS)
PENN TRAFFIC	51,658	9/30/14	413,264	8.00 (2) 5 YEAR (6 MONTHS)
	-----		-----	
Total: BRADFORD TOWNE CENTRE	146,499		887,469	6.06
	-----		-----	

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Anchor Tenant Summary

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
THE COMPANY CONSIDERS THOSE TENANTS WHO COMPRISE GREATER THAN 10% OF A CENTER'S GLA AS ANCHOR TENANTS (The below detail does not include space which is currently leased, but for which rent payment has not yet commenced)					
EAST END CENTER, WILKES-BARRE					
AMES	83,000	1/31/07	436,000	5.25	(6) 5 YEAR (6 MONTHS)
PHAR-MOR	43,200	3/31/03	324,000	7.50	(3) 5 YEAR (6 MONTHS)
PRICE CHOPPER	50,000	4/30/08	357,500	7.15	(4) 5 YEAR (6 MONTHS)
Total: EAST END CENTER	176,200		1,117,500	6.34	
GREENRIDGE PLAZA, SCRANTON					
GIANT FOOD STORES	62,090	4/30/21	279,405	4.50	(6) 5 YEAR (AUTO)
AMES	83,330	1/31/07	380,000	4.56	(6) 5 YEAR (6 MONTHS)
Total: GREENRIDGE PLAZA	145,420		659,405	4.53	
LUZERNE STREET SHOPPING CENTER. SCRANTON					
ECKERD DRUGS	14,000	4/30/04	94,500	6.75	(3) 5 YEAR (6 MONTHS)
PRICE CHOPPER (3)	40,618	4/30/04	177,650	4.37	(4) 5 YEAR (12 MONTHS)
Total: LUZERNE STREET SHOPPING CENTER	54,618		272,150	4.98	
MARK PLAZA, EDWARDSVILLE					
KMART	104,956	10/31/04	204,664	1.95	(10) 5 YEAR (12 MONTHS)
REDNER'S MARKET	52,639	5/31/18	421,112	8.00	(2) 5 YEAR (6 MONTHS)
Total: MARK PLAZA	157,595		625,776	3.97	
PITTSTON PLAZA, PITTSTON					
ECKERD DRUGS	8,468	6/30/06	80,446	9.50	(2) 5 YEAR (6 MONTHS)
REDNER'S MARKETS	59,100	12/31/18	416,000	7.04	(2) 5 YEAR
Total: PITTSTON PLAZA	67,568		496,446	7.35	
PLAZA 422, LEBANON					
PLAYTIME INC, (Sub-leased from Giant Food Stores)	40,783	9/23/04	132,030	3.24	(5) 5 YEAR
AMES	83,330	10/31/06	130,000	1.56	(3) 5 YEAR (6 MONTHS)
Total: PLAZA 422	124,113		262,030	2.11	
ROUTE 6 MALL, HONESDALE					
KMART	119,658	4/30/20	687,951	5.75	(10) 5 YEAR (AUTOMATIC)
Total: ROUTE 6 MALL	119,658		687,951	5.75	
VALMONT PLAZA, WEST HAZELTON	--	--	--	--	
Total : Mid-Atlantic	1,281,243		5,469,891	4.87	

(2) Target owns the portion of the main building (157,616 square feet) that their store is located in.

(3) This tenant has ceased operations at this location, however continues to pay rent pursuant to the lease.

Retail Anchor Properties- Wholly Owned

Midwest

Illinois

HOBSON WEST PLAZA, NAPERVILLE					
EAGLE FOOD CENTERS	42,037	11/30/07	170,000	4.04	(5) 5 YEAR (6 MONTHS)
Total: HOBSON WEST PLAZA,	42,037		170,000	4.04	

Indiana

MERRILLVILLE PLAZA, MERILLVILLE					
JC PENNEY	50,000	1/31/08	450,000	9.00	(2) 5 YEAR (12 MONTHS)
OFFICEMAX	26,157	7/31/08	202,717	7.75	(4) 5 YEAR (6 MONTHS)
TJ MAXX	25,200	1/31/04	182,700	7.25	(2) 5 YEAR (6 MONTHS)

Total: MERRILLVILLE PLAZA

101,357

835,417

8.24

Michigan

BLOOMFIELD TOWN SQUARE, BLOOMFIELD
HILLS

HOME GOODS

39,646

5/31/10

307,257

7.75 (3) 5 YEAR

MARSHALLS

28,324

9/30/11

226,592

8.00 (3) 5 YEAR (6 MONTHS)

TJ MAXX

36,000

3/31/03

234,000

6.50 (2) 5 YEAR (6 MONTHS)

Total: BLOOMFIELD TOWN SQUARE

103,970

767,849

7.39

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Anchor Tenant Summary

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
THE COMPANY CONSIDERS THOSE TENANTS WHO COMPRISE GREATER THAN 10% OF A CENTER'S GLA AS ANCHOR TENANTS (The below detail does not include space which is currently leased, but for which rent payment has not yet commenced)					
Ohio					
MAD RIVER STATION - RETAIL, DAYTON					
BABIES 'R' US	33,147	2/28/05	243,630	7.35	(3) 5 YEAR
OFFICE DEPOT	25,038	8/31/05	287,937	11.50	(1) 5 YEAR (6 MONTH)
Total: MAD RIVER STATION - RETAIL SPACE	58,185		531,567	9.14	
Total: Midwest	305,549		2,304,833	7.54	
Total: Retail Anchor Properties - Wholly Owned	3,304,259		\$ 21,801,455	\$ 7.15	
Unconsolidated Retail Properties					
New York Region					
New York					
CROSSROADS SHOPPING CENTER, WHITEPLAINS					
K-MART	100,725	1/31/12	\$ 566,250	\$ 5.62	(5) 5 YEAR (9 MONTHS)
WALDBAUMS	38,208	12/31/07	504,000	13.19	(5) 5 YEAR (9 MONTHS)
B. DALTON	12,430	5/28/12	321,813	25.89	(2) 5 YEAR (18 MONTHS)
MODELL'S	15,000	1/11/02	204,733	13.65	-
MODELL'S (2)	25,000	2/28/09	193,750	7.75	(2) 5 YEAR (12 MONTHS)
Total: CROSSROADS SHOPPING CENTER	191,363		1,790,546	9.36	
Total : New York Region	191,363		1,790,546	9.36	
Total: Unconsolidated Retail Properties	191,363		\$ 1,790,546	\$ 9.36	

(2) This space was formerly leased to Pergament's. Modell's acquired this lease in connection with Pergaments' bankruptcy proceedings during 2001.

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Lease Expirations

	Number of Leases Expiring	Gross Leased Area		Annualized Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Average per Sq. Ft.
Retail Properties						
Anchor Tenant Expirations						
2003	3	139,900	4.59%	816,000	3.74%	5.83
2004	8	452,338	14.83%	1,399,268	6.42%	3.09
2005	7	225,935	7.41%	1,721,188	7.89%	7.62
2006	3	139,603	4.58%	425,569	1.95%	3.05
2007	6	329,200	10.80%	1,938,122	8.89%	5.89
2008	5	246,922	8.10%	1,567,673	7.19%	6.35
2009	2	47,271	1.55%	519,981	2.39%	11.00
2010	4	96,587	3.17%	1,455,171	6.67%	15.07
2011	2	117,868	3.87%	853,400	3.91%	7.24
2012	1	50,225	1.65%	516,960	2.37%	10.29
2013	2	115,392	3.78%	1,334,994	6.12%	11.57
2014	1	51,658	1.69%	413,264	1.90%	8.00
2015	3	134,567	4.41%	2,188,841	10.04%	16.27
2017	1	64,665	2.12%	730,000	3.35%	11.29
2018	3	143,358	4.70%	1,232,350	5.65%	8.60
2019	3	327,845	10.75%	2,206,061	10.12%	6.73
2020	5	294,852	9.67%	2,049,120	9.40%	6.95
2021	2	71,157	2.33%	433,493	2.00%	6.09
Total Occupied	61	3,049,343	100.00%	\$21,801,455	100.00%	\$ 7.15
Anchor GLA Owned by Tenants		254,916				
Total Vacant		152,817				
Total Square Feet		3,457,076				

(1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and, as such, no assurance can be given as to the completion of this transaction.

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Lease Expirations

	Number of Leases Expiring	Gross Leased Area		Annualized Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Average per Sq. Ft.
Retail Properties						
Shop Tenant Expirations						
Month to Month	15	60,302	3.75%	\$ 645,336	3.33%	\$ 10.70
2002	47	135,946	8.45%	1,692,791	8.73%	12.45
2003	57	156,300	9.72%	2,160,848	11.14%	13.83
2004	56	235,976	14.67%	2,929,268	15.10%	12.41
2005	50	247,779	15.40%	2,737,943	14.12%	11.05
2006	46	158,467	9.85%	2,056,578	10.60%	12.98
2007	18	137,341	8.54%	1,585,100	8.17%	11.54
2008	20	113,470	7.05%	1,365,235	7.04%	12.03
2009	22	107,835	6.70%	1,305,812	6.73%	12.11
2010	15	113,134	7.03%	1,037,332	5.35%	9.17
2011	18	86,486	5.38%	1,149,945	5.93%	13.30
2012	1	1,675	0.10%	51,196	0.26%	30.56
2014	2	26,472	1.65%	167,024	0.86%	6.31
2015	1	9,592	0.60%	184,838	0.95%	19.27
2019	1	14,887	0.93%	236,800	1.22%	15.91
2020	1	3,000	0.18%	87,000	0.47%	29.00
Total Occupied	370	1,608,662	100.00%	\$19,393,046	100.00%	\$ 12.04
Total Vacant		375,327				
Total Square Feet		1,983,989				

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Lease Expirations

	Number of Leases Expiring	Gross Leased Area		Annualized Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Average per Sq. Ft.
Retail Properties						
Total Retail Expirations						
Month to Month	15	60,302	1.29%	\$ 645,336	1.57%	\$ 10.70
2002	47	135,946	2.92%	1,692,791	4.11%	12.45
2003	60	296,200	6.36%	2,976,848	7.23%	10.05
2004	64	688,314	14.78%	4,328,536	10.51%	6.29
2005	57	473,714	10.17%	4,459,131	10.82%	9.41
2006	49	298,070	6.40%	2,482,147	6.03%	8.33
2007	24	466,541	10.02%	3,523,222	8.55%	7.55
2008	25	360,392	7.74%	2,932,908	7.12%	8.14
2009	24	155,106	3.33%	1,825,793	4.43%	11.77
2010	19	209,721	4.50%	2,492,503	6.05%	11.88
2011	20	204,354	4.39%	2,003,345	4.86%	9.80
2012	2	51,900	1.11%	568,156	1.38%	10.95
2013	2	115,392	2.48%	1,334,994	3.24%	11.57
2014	3	78,130	1.68%	580,288	1.41%	7.43
2015	4	144,159	3.09%	2,373,679	5.76%	16.47
2017	1	64,665	1.39%	730,000	1.77%	11.29
2018	3	143,358	3.08%	1,232,350	2.99%	8.60
2019	4	342,732	7.36%	2,442,861	5.93%	7.13
2020	6	297,852	6.39%	2,136,120	5.19%	7.17
2021	2	71,157	1.52%	433,493	1.04%	6.09
Total Occupied	431	4,658,005	100.00%	41,194,501	100.00%	8.84
Anchor GLA Owned by Tenants		254,916				
Total Vacant		528,144				
Total Square Feet		5,441,065				

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 CORE PORTFOLIO (1)
 Lease Expirations

	Number of Leases Expiring	Gross Leased Area		Percent of Total	Annualized Base Rent		
		Square Footage			Amount	Percent of Total	Average per Sq. Ft.
Unconsolidated Property							
Month to Month	1	3,000		0.99%	\$ 95,700	1.89%	31.90
2002	6	22,699		7.50%	468,521	9.26%	20.64
2003	5	20,241		6.68%	638,998	12.63%	31.57
2004	7	30,516		10.08%	828,750	16.38%	27.16
2005	5	16,015		5.29%	466,123	9.21%	29.11
2006	3	7,240		2.39%	218,876	4.33%	30.23
2007	4	51,076		16.87%	866,214	17.12%	16.96
2008	3	10,093		3.33%	267,882	5.29%	26.54
2009	2	26,462		8.74%	247,844	4.90%	9.37
2011	1	2,310		0.76%	72,372	1.43%	31.33
2012	2	113,155		37.37%	888,064	17.56%	7.85
Total Occupied	39	302,807		100.00%	5,059,344	100.00%	16.71
Total Vacant		8,112					
Total Square Feet		310,919					

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Residential (Multi-family) Properties

Property -----	Location -----	Square Feet -----	Units -----	% Occupied December 31, 2001 -----	% Occupied September 30, 2001 -----
Mid-Atlantic					
North Carolina Village Apartments	Winston Salem	578,606	600	82%	84%
Mid-West					
Missouri Gate House, Holiday House, Tiger Village, Colony Apartments (2)	Columbia	628,891 -----	874 -----	94% ---	93% ---
Totals		1,207,497 =====	1,474 =====	89% ===	89% ===

(1) As this property has tenants associated with the University of Missouri, occupancy trends are correlated to semester sessions.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

Properties Under Redevelopment

The Company's redevelopment program focuses on selecting well-located neighborhood and community shopping centers and creating significant value through retenanting and property redevelopment. At the beginning of 2001, the Company had four properties under redevelopment. Two of these projects were completed in 2001 as follows:

Abington Towne Center - During 2001, the Company completed the redevelopment of this previously enclosed multi-level mall located in the Philadelphia suburb of Abington, Pennsylvania. Previously, the Company sold approximately 157,000 square feet representing the top two floors and the rear portion of the ground level and the related parking area to the Target Corp. that completed the build-out of the space and opened the store for business during October 2001. The Company has "de-malled" the balance of the center consisting of approximately 46,000 square feet of the main building and 13,000 square feet of store space in outparcel buildings that it will continue to own and operate. Costs incurred on this redevelopment project (net of reimbursements from Target) totaled \$3.5 million.

Methuen Shopping Center - This center, located in Methuen, Massachusetts (part of the Boston metropolitan statistical area) was formerly anchored by a Caldor discount department store. The Company purchased this lease in bankruptcy and has executed a lease with Wal*Mart for an 89,000 square foot department store which opened for business in October 2001. Costs associated with this project were approximately \$400,000.

The two properties currently under redevelopment are as follows:

Elmwood Park Shopping Center - This center, located in Elmwood Park, New Jersey, is approximately ten miles west of New York City. The redevelopment consists of reanchoring, renovating and expanding the existing 125,000 square foot shopping center by 30,000 square feet. Demolition of the main parcel and former office tower has been completed. A new freestanding 49,000 square foot supermarket will be constructed to replace an undersized (28,000 square feet) in-line former Grand Union supermarket. The project also includes the expansion of an existing Walgreens drug store. As of December 31, 2001, costs incurred on this project totaled \$4.1 million. The Company expects remaining redevelopment costs of approximately \$3.3 million (net of reimbursements) to complete this project. In conjunction with the supermarket rent commencement, the Operating Partnership is also obligated to issue OP Units of up to \$2.8 million to the original owners who contributed the property to the Company in connection with the RDC Transaction in August 1998.

Gateway Shopping Center - The redevelopment of the Gateway Shopping Center, a partially enclosed mall located in South Burlington, Vermont, includes the demolition of 90% of the property and the construction of a new anchor supermarket. Following the bankruptcy of the former anchor Grand Union, the lease was assigned to and assumed by Shaw's supermarket. During October 2001, the Company executed a new lease with Shaw's for a new 66,000 square foot store to be constructed. The Company is also currently involved in discussions with Shaw's to possibly expand the new store by an additional approximate 5,000 square feet. This replaces the 32,000 square foot store formerly occupied by Grand Union. Total costs to date for this project (including the original acquisition of the property in 1999) were \$8.2 million. The Company expects remaining redevelopment costs of approximately \$9.2 million to complete this project.

ANNUAL SUPPLEMENTAL DISCLOSURE
DECEMBER 31, 2001

NON-CORE PORTFOLIO (1)
Commercial Properties by Region - Detail

Retail Properties - Wholly Owned

Mid-Atlantic

Gross Leasable Area

	Anchors	Shops	Total
	-----	-----	-----
Pennsylvania			
AMES PLAZA	88,354	7,800	96,154
BIRNEY PLAZA	135,493	58,406	193,899
CIRCLE PLAZA	92,171	--	92,171
DUNMORE PLAZA	39,680	5,700	45,380
KINGSTON PLAZA	51,500	13,324	64,824
MONROE PLAZA	128,129	2,440	130,569
MOUNTAINVILLE SHOPPING CENTER	69,608	49,239	118,847
PLAZA 15	81,800	31,730	113,530
SHILLINGTON PLAZA	134,607	16,135	150,742
25TH STREET SHOPPING CENTER	28,800	102,677	131,477
UNION PLAZA	217,992	--	217,992
	-----	-----	-----
Total: Pennsylvania	1,068,134	287,451	1,355,585
	-----	-----	-----
Virginia			
KINGS FAIRGROUNDS	103,335	15,200	118,535
	-----	-----	-----
Total: Virginia	103,335	15,200	118,535
	-----	-----	-----
Total: Mid-Atlantic	1,171,469	302,651	1,474,120
	-----	-----	-----

Occupancy

	Anchors	Shops	Total
	-----	-----	-----
Pennsylvania			
AMES PLAZA	100.00%	0.00%	91.89%
BIRNEY PLAZA	100.00%	59.76%	87.88%
CIRCLE PLAZA	100.00%	--	100.00%
DUNMORE PLAZA	100.00%	100.00%	100.00%
KINGSTON PLAZA	100.00%	84.99%	96.91%
MONROE PLAZA	100.00%	100.00%	100.00%
MOUNTAINVILLE SHOPPING CENTER	100.00%	90.86%	96.21%
PLAZA 15	100.00%	92.12%	97.80%
SHILLINGTON PLAZA	100.00%	100.00%	100.00%
25TH STREET SHOPPING CENTER	100.00%	82.02%	85.96%
UNION PLAZA	100.00%	--	100.00%
	-----	-----	-----
Total: Pennsylvania	100.00%	79.56%	95.67%
	-----	-----	-----
Virginia			
KINGS FAIRGROUNDS	100.00%	57.89%	94.60%
	-----	-----	-----
Total : Virginia	100.00%	57.89%	94.60%
	-----	-----	-----
Total: Mid-Atlantic	100.00%	78.47%	95.58%
	-----	-----	-----

Annualized Base Rent

	Anchors	Shops	Total

Pennsylvania			
AMES PLAZA	189,263	--	189,263
BIRNEY PLAZA	311,544	302,750	614,294
CIRCLE PLAZA	252,289	--	252,289
DUNMORE PLAZA	89,134	64,695	153,829
KINGSTON PLAZA	284,000	117,050	401,050
MONROE PLAZA	425,699	34,720	460,419
MOUNTAINVILLE SHOPPING CENTER	309,000	364,256	673,256
PLAZA 15	216,988	148,208	365,196
SHILLINGTON PLAZA	367,720	215,067	582,787
25TH STREET SHOPPING CENTER	274,450	1,091,421	1,365,871
UNION PLAZA	938,730	--	938,730

Total: Pennsylvania	3,658,817	2,338,167	5,996,984

Virginia			
KINGS FAIRGROUNDS	333,684	42,000	375,684

Total: Virginia	333,684	42,000	375,684

Total: Mid-Atlantic	3,992,501	2,380,167	6,372,668

[ACADIA REALTY TRUST LOGO]

Annualized Base Rent
per Occupied Square Foot

	Anchors	Shops	Total

Pennsylvania			
AMES PLAZA	2.14	--	2.14
BIRNEY PLAZA	2.30	8.67	3.61
CIRCLE PLAZA	2.74	--	2.74
DUNMORE PLAZA	2.25	11.35	3.39
KINGSTON PLAZA	5.51	10.34	6.38
MONROE PLAZA	3.32	14.23	3.53
MOUNTAINVILLE SHOPPING CENTER	4.44	8.14	5.89
PLAZA 15	2.65	5.07	3.29
SHILLINGTON PLAZA	2.73	13.33	3.87
25TH STREET SHOPPING CENTER	9.53	12.96	12.09
UNION PLAZA	4.31	--	4.31

Total: Pennsylvania	3.43	10.22	4.62

Virginia			
KINGS FAIRGROUNDS	3.23	4.77	3.35

Total: Virginia	3.23	4.77	3.35

Total: Mid-Atlantic	3.41	10.02	4.52

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

- (1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and as such, no assurance can be given as to the completion of this transaction.

Retail Properties - Wholly Owned

New York Region

	Gross Leasable Area			Occupancy		
	Anchors	Shops	Total	Anchors	Shops	Total
New York						
TROY PLAZA	100,709	27,770	128,479	100.00%	100.00%	100.00%
Total: New York	100,709	27,770	128,479	100.00%	100.00%	100.00%
Total: New York Region	100,709	27,770	128,479	100.00%	100.00%	100.00%
Southeast						
Alabama						
MIDWAY PLAZA	105,775	101,763	207,538	55.58%	71.41%	63.34%
NORTHSIDE MALL	111,970	270,329	382,299	100.00%	49.44%	64.25%
Total: Alabama	217,745	372,092	589,837	78.42%	55.45%	63.93%
Florida						
NEW SMYRNA BEACH SHOPPING CENTER	35,980	65,341	101,321	68.87%	89.75%	82.34%
Total: Florida	35,980	65,341	101,321	68.87%	89.75%	82.34%
Georgia						
CLOUD SPRINGS PLAZA	74,260	39,107	113,367	100.00%	84.40%	94.62%
Total: Georgia	74,260	39,107	113,367	100.00%	84.40%	94.62%
South Carolina						
MARTINTOWN PLAZA	91,996	41,896	133,892	80.43%	94.80%	84.93%
Total: South Carolina	91,996	41,896	133,892	80.43%	94.80%	84.93%
Total: Southeast	419,981	518,436	938,417	81.86%	65.14%	72.62%
Total: Retail Properties	1,692,159	848,857	2,541,016	95.50%	71.03%	87.32%

	Annualized Base Rent			Annualized Base Rent per Occupied Square Foot		
	Anchors	Shops	Total	Anchors	Shops	Total
New York						
TROY PLAZA	196,000	294,625	490,625	1.95	10.61	3.82
Total: New York	196,000	294,625	490,625	1.95	10.61	3.82
Total: New York Region	196,000	294,625	490,625	1.95	10.61	3.82
Southeast						
Alabama						
MIDWAY PLAZA	102,380	337,179	439,559	1.74	4.64	3.34
NORTHSIDE MALL	227,974	656,298	884,272	2.04	4.91	3.60
Total: Alabama	330,354	993,477	1,323,831	1.93	4.82	3.51
Florida						
NEW SMYRNA BEACH SHOPPING CENTER	223,020	465,200	688,220	9.00	7.93	8.25
Total: Florida	223,020	465,200	688,220	9.00	7.93	8.25
Georgia						
CLOUD SPRINGS PLAZA	340,371	171,950	512,321	4.58	5.21	4.78
Total: Georgia	340,371	171,950	512,321	4.58	5.21	4.78
South Carolina						
MARTINTOWN PLAZA	296,500	230,989	527,489	4.01	5.82	4.64
Total: South Carolina	296,500	230,989	527,489	4.01	5.82	4.64
Total: Southeast	1,190,245	1,861,616	3,051,861	3.46	5.51	4.48
Total: Retail Properties	\$5,378,746	\$4,536,408	\$9,915,154	\$ 3.33	\$ 7.52	\$ 4.47

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. Tenants who comprise greater than 10% of a center's GLA are considered anchor tenants.

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 NON-CORE PORTFOLIO (1)

 Anchor Tenant Summary

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
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THE COMPANY CONSIDERS THOSE TENANTS WHO COMPRISE GREATER THAN 10% OF A CENTER'S
 GLA AS ANCHOR TENANTS
 (The below detail does not include space which is currently leased, but for
 which rent payment has not yet commenced)

Retail Anchor Properties - Wholly Owned

New York Region

TROY PLAZA, TROY					
AMES	71,665	5/31/06	140,000	1.95	(1) 5 YEAR (6 MONTHS)
PRICE CHOPPER	29,044	9/30/04	56,000	1.93	(2) 5 YEAR
Total: TROY PLAZA	100,709		196,000	1.95	

Total: New York Region

100,709	196,000	1.95
---------	---------	------

Mid-Atlantic

Pennsylvania

AMES PLAZA, SHAMOKIN					
AMES	59,116	1/31/03	84,006	1.42	(2) 5 YEAR (6 MONTHS)
BUY-RITE LIQUIDATORS	29,238	8/30/10	105,257	3.60	(1) 5 YEAR (9 MONTHS)
Total: AMES PLAZA	88,354		189,263	2.14	

BIRNEY PLAZA, MOOSIC					
BIG LOTS	30,537	1/31/03	106,880	3.50	(1) 5 YEAR (6 MONTHS)
KMART	104,956	10/31/04	204,664	1.95	(9) 5 YEAR (6 MONTHS)
Total: BIRNEY PLAZA	135,493		311,544	2.30	

CIRCLE PLAZA, SHAMOKIN DAM					
KMART	92,171	11/7/04	252,289	2.74	(9) 5 YEAR (12 MONTHS)
Total: CIRCLE PLAZA	92,171		252,289	2.74	

DUNMORE PLAZA, DUNMORE					
ECKERD DRUGS	13,205	11/30/04	89,134	6.75	(3) 5 YEAR (6 MONTHS)
PRICE CHOPPER (2)	26,475	11/30/05	--	--	(3) 5 YEAR (6 MONTHS)
Total: DUNMORE PLAZA	39,680		89,134	2.25	

KINGSTON PLAZA, KINGSTON					
DOLLAR GENERAL	6,500	6/30/04	39,000	6.00	(1) 3 YEAR (6 MONTHS)
PRICE CHOPPER	45,000	12/31/06	245,000	5.44	(4) 5 YEAR (6 MONTHS)
Total: KINGSTON PLAZA	51,500		284,000	5.51	

MONROE PLAZA, STROUDSBURG					
AMES	61,489	1/29/09	94,434	1.54	(3) 5 YEAR
ECKERD DRUGS	13,716	10/31/02	48,006	3.50	(2) 5 YEAR (6 MONTHS)
SHOP-RITE	52,924	10/31/05	283,259	5.35	(3) 5 & (1) 3 YEAR
Total: MONROE PLAZA	128,129		425,699	3.32	

MOUNTAINVILLE SHOPPING CENTER, ALLENTOWN					
PRICE RITE	33,800	7/31/11	169,000	5.00	(4) 5 YEAR (12 MONTHS)
ECKERD DRUGS	15,808	4/30/04	60,000	3.80	(3) 5 YEAR (6 MONTHS)
KLING'S HANDYMAN	20,000	1/31/05	80,000	4.00	-
Total: MOUNTAINVILLE SHOPPING CENTER	69,608		309,000	4.44	

PLAZA 15, LEWISBURG					
AMES	53,000	4/30/06	121,900	2.30	(3) 5 YEAR (6 MONTHS)
WEIS MARKETS	28,800	12/31/06	95,088	3.30	(3) 5 YEAR (3 MONTHS)
Total: PLAZA 15	81,800		216,988	2.65	

- (1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and as such, no assurance can be given as to the closing of this transaction.
- (2) Acadia owns only the land and not the building for this tenant.

Retail Anchor Properties - Wholly Owned

Mid-Atlantic (continued)

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
Pennsylvania					
SHILLINGTON PLAZA, READING					
KMART	94,500	7/31/04	261,000	2.76	(9) 5 YEAR (12 MONTHS)
WEIS MARKETS	40,107	8/31/04	106,720	2.66	(2) 5 YEAR (12 MONTHS)
Total: SHILLINGTON PLAZA	134,607		367,720	2.73	
25TH STREET SHOPPING CENTER, EASTON					
CVS	13,400	12/31/05	147,400	11.00	(1) 5 YEAR (6 MONTHS)
PETCO	15,400	1/31/09	127,050	8.25	(2) 5 YEAR
Total: 25TH STREET SHOPPING CENTER	28,800		274,450	9.53	
UNION PLAZA, NEW CASTLE (2)					
AMES	94,000	1/31/17	493,500	5.25	(2) 5 YEAR
PEEBLES (pays percentage rent only)	25,052	1/31/17	--	--	(3) 3 YEAR (AUTOMATIC)
SEARS	98,940	10/25/11	445,230	4.50	(4) 5 YEAR
Total: UNION PLAZA	217,992		938,730	4.31	
Virginia					
KINGS FAIRGROUNDS, DANVILLE					
CVS (3)	12,160	2/28/02	29,184	2.40	(2) 5 YEAR
SCHEWEL FURNITURE	60,200	1/31/06	180,600	3.00	(1) 5 YEAR (3 MONTHS)
TRACTOR SUPPLY CO.	30,975	11/30/08	123,900	4.00	(3) 5 YEAR (6 MONTHS)
Total: KINGS FAIRGROUNDS	103,335		333,684	3.23	
Total : Mid-Atlantic	1,171,469		3,992,501	3.41	

(2) The property was sold subsequent to December 31, 2001.

(3) This tenant has ceased operations at this location, however continues to pay rent pursuant to the lease.

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
Retail Anchor Properties - Wholly Owned					
Southeast					
Alabama					
MIDWAY PLAZA, OPELIKA					
BEALL'S OUTLET	30,000	4/30/04	33,000	1.10	-
OFFICE DEPOT	28,787	10/31/07	69,380	2.41	(3) 5 YEAR (AUTOMATIC)
Total: MIDWAY PLAZA	58,787		102,380	1.74	
NORTHSIDE MALL, DOTHAN					
WAL*MART	111,970	1/31/04	227,974	2.04	(6) 5 YEAR (6 MONTHS)
Total: NORTHSIDE MALL	111,970		227,974	2.04	
Florida					
NEW SMYRNA BEACH SHOPPING CNTR, NEW SMYRNA BEACH					
THEATRE MANAGEMENT INC. (2)	24,780	11/30/05	223,020	9.00	(4) 5 YEAR (6 MONTHS)
Total: NEW SMYRNA BEACH SHOPPING CNTR	24,780		223,020	9.00	
Georgia					
CLOUD SPRINGS PLAZA, FORT OGLETHORPE					
BIG LOTS	30,000	10/31/05	108,000	3.60	-
FOOD LION	29,000	1/31/11	181,250	6.25	(4) 5 YEAR
W.S. BADCOCK	15,260	9/28/05	51,121	3.35	(1) 5 YEAR (6 MONTHS)
Total: CLOUD SPRINGS PLAZA	74,260		340,371	4.58	

Property/Tenant Name (Type of Center)	Square Footage	Lease Expiration	Annual Rent	Annual Rent PSF	Options/Required Notice
South Carolina					
MARTINTOWN PLAZA, NORTH AUGUSTA					
BELK'S	44,000	1/31/04	154,000	3.50	(4) 5 YEAR (6 MONTHS)
OFFICE DEPOT	29,996	6/30/08	142,500	4.75	(2) 5 YEAR (12 MONTHS)
Total: MARTINTOWN PLAZA	73,996		296,500	4.01	
Total : Southeast	343,793		1,190,245	3.46	
Total: Retail Anchor Properties - Wholly Owned	1,615,971		5,378,746	\$ 3.33	

(2) The tenant has expanded bringing the total space to 35,280 s.f. with rents of \$349,020.

ANNUAL SUPPLEMENTAL DISCLOSURE
 DECEMBER 31, 2001
 NON-CORE PORTFOLIO (1)

 Lease Expirations

	Number of Leases Expiring -----	Gross Leased Area -----		Annualized Base Rent -----		
		Square Footage -----	Percent of Total -----	Amount -----	Percent of Total -----	Average per Sq. Ft. -----
Retail Properties						
Anchor Tenant Expirations						
2002	2	25,876	1.60%	77,190	1.44%	2.98
2003	2	89,653	5.55%	190,886	3.55%	2.13
2004	11	582,261	36.03%	1,483,781	27.59%	2.55
2005	7	182,839	11.31%	902,800	16.78%	4.94
2006	5	258,665	16.01%	782,588	14.55%	3.03
2007	1	28,787	1.78%	69,380	1.29%	2.41
2008	2	60,971	3.77%	266,400	4.95%	4.37
2009	2	76,889	4.76%	221,484	4.12%	2.88
2010	1	29,238	1.81%	105,257	1.96%	3.60
2011	3	161,740	10.01%	795,480	14.79%	4.92
2017	2	119,052	7.37%	483,500	8.98%	4.06
Total Occupied	38	1,615,971	100.00%	\$ 5,378,746	100.00%	\$ 3.33
Total Vacant		76,188				
Total Square Feet		1,692,159				

(1) As of December 31, 2001, the Company had 18 retail properties under contract for sale. As such, the Company refers to these as Non-core Properties. Subsequent to year-end, the sale of one of these properties was completed. The remaining seventeen shopping centers are subject to a cross-collateralized and securitized loan. The sale is conditioned upon obtaining the lender's consent permitting the buyer to assume the loan and other customary closing conditions and, as such, no assurance can be given as to the completion of this transaction.

	Number of Leases Expiring -----	Gross Leased Area		Annualized Base Rent		
		Square Footage -----	Percent of Total -----	Amount -----	Percent of Total -----	Average per Sq. Ft. -----
Retail Properties						
Shop Tenant Expirations						
Month to Month	13	42,902	7.11%	\$ 323,228	7.13%	\$ 7.53
2002	29	128,327	21.27%	683,694	15.07%	5.33
2003	30	146,037	24.21%	1,139,755	25.12%	7.80
2004	24	76,875	12.74%	726,904	16.02%	9.46
2005	19	77,016	12.77%	636,971	14.04%	8.27
2006	16	71,017	11.77%	592,732	13.07%	8.35
2007	2	9,370	1.55%	114,680	2.53%	12.24
2010	3	41,886	6.94%	260,544	5.74%	6.22
2011	2	9,850	1.64%	57,900	1.28%	5.88
Total Occupied	----- 138	----- 603,280	----- 100.00%	----- \$ 4,536,408	----- 100.00%	----- \$ 7.50
Total Vacant		244,777 -----				
Total Square Feet		848,057 =====				

	Number of Leases Expiring	Gross Leased Area		Annualized Base Rent		
		Square Footage	Percent of Total	Amount	Percent of Total	Average per Sq. Ft.
Retail Properties						
Total Retail Expirations						
Month to Month	13	42,902	1.93%	\$ 323,228	3.26%	\$ 7.53
2002	31	154,203	6.95%	760,884	7.67%	4.93
2003	32	235,690	10.62%	1,330,641	13.42%	5.65
2004	35	659,136	29.70%	2,210,685	22.30%	3.35
2005	26	259,855	11.71%	1,539,771	15.53%	5.93
2006	21	329,682	14.86%	1,375,320	13.87%	4.17
2007	3	38,157	1.72%	184,060	1.86%	4.82
2008	2	60,971	2.75%	266,400	2.69%	4.37
2009	2	76,889	3.46%	221,484	2.23%	2.88
2010	4	71,124	3.20%	365,801	3.69%	5.14
2011	5	171,590	7.73%	853,380	8.61%	4.97
2017	2	119,052	5.37%	483,500	4.86%	4.06
Total Occupied	176	2,219,251	100.00%	9,915,154	100.00%	4.47
Total Vacant		320,965				
Total Square Feet		2,540,216				