

REFINITIV

DELTA REPORT

10-Q

AKR - ACADIA REALTY TRUST
10-Q - JUNE 30, 2024 COMPARED TO 10-Q - MARCH 31, 2024

The following comparison report has been automatically generated

TOTAL DELTAS	1472
CHANGES	378
DELETIONS	540
ADDITIONS	554

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

☒ QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended **March 31, June 30, 2024**

or

☐ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from to

Commission File Number 001-12002

ACADIA REALTY TRUST

(Exact name of registrant in its charter)

MARYLAND

(State or other jurisdiction of
incorporation or organization)

411 THEODORE FREMD AVENUE, SUITE 300, RYE, NY
(Address of principal executive offices)

23-2715194

(I.R.S. Employer
Identification No.)

10580
(Zip Code)

(914) 288-8100

(Registrant's telephone number, including area code)

Title of class of registered securities

Trading symbol

Name of exchange on which registered

Common shares of beneficial interest, par value \$0.001
per share

AKR

The New York Stock Exchange

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

YES ☒

NO ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).

YES ☒

NO ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large Accelerated Filer

☒ Accelerated Filer

☐ Emerging Growth Company

☐

Non-accelerated Filer

☐ Smaller Reporting Company

☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by checkmark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act) Yes ☐ No ☒

As of **April 26, 2024** **July 26, 2024** there were **103,181,468** **105,331,061** common shares of beneficial interest, par value \$0.001 per share ("Common Shares"), outstanding.

ACADIA REALTY TRUST AND SUBSIDIARIES
FORM 10-Q
INDEX

Item No.	Description	Page	Description	Page
	<u>PART I - FINANCIAL INFORMATION</u>		<u>PART I - FINANCIAL INFORMATION</u>	
1.	Financial Statements	4	Financial Statements	4
	Condensed Consolidated Balance Sheets (Unaudited) as of March 31, 2024 and December 31, 2023	4	Condensed Consolidated Balance Sheets (Unaudited) as of June 30, 2024 and December 31, 2023	4
	Condensed Consolidated Statements of Income (Unaudited) for the Three Months Ended March 31, 2024 and 2023	5	Condensed Consolidated Statements of Operations (Unaudited) for the Three and Six Months Ended June 30, 2024 and 2023	5
	Condensed Consolidated Statements of Comprehensive Income (Loss) (Unaudited) for the Three Months Ended March 31, 2024 and 2023	6	Condensed Consolidated Statements of Comprehensive Income (Unaudited) for the Three and Six Months Ended June 30, 2024 and 2023	6
	Condensed Consolidated Statements of Changes in Equity (Unaudited) for the Three Months Ended March 31, 2024 and 2023	7	Condensed Consolidated Statements of Changes in Equity (Unaudited) for the Three and Six Months Ended June 30, 2024 and 2023	7
	Condensed Consolidated Statements of Cash Flows (Unaudited) for the Three Months Ended March 31, 2024 and 2023	8	Condensed Consolidated Statements of Cash Flows (Unaudited) for the Six Months Ended June 30, 2024 and 2023	9
	Notes to Condensed Consolidated Financial Statements (Unaudited)	10	Notes to Condensed Consolidated Financial Statements (Unaudited)	11
2.	Management's Discussion and Analysis of Financial Condition and Results of Operations	36	Management's Discussion and Analysis of Financial Condition and Results of Operations	40
3.	Quantitative and Qualitative Disclosures about Market Risk	47	Quantitative and Qualitative Disclosures about Market Risk	53
4.	Controls and Procedures	49	Controls and Procedures	55
	<u>PART II - OTHER INFORMATION</u>		<u>PART II - OTHER INFORMATION</u>	
1.	Legal Proceedings	50	Legal Proceedings	56
1A.	Risk Factors	50	Risk Factors	56
2.	Unregistered Sales of Equity Securities and Use of Proceeds	50	Unregistered Sales of Equity Securities and Use of Proceeds	56
3.	Defaults Upon Senior Securities	50	Defaults Upon Senior Securities	56
4.	Mine Safety Disclosures	50	Mine Safety Disclosures	56
5.	Other Information	50	Other Information	56
6.	Exhibits	51	Exhibits	56
	Signatures	52	Signatures	58

SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this Quarterly Report on Form 10-Q (this "Report") of Acadia Realty Trust, a Maryland real estate investment trust, (the "Company") may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Forward-looking statements, which are based on certain assumptions and describe our future plans, strategies and expectations are generally identifiable by the use of the words such as "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend" or "project," or the negative thereof, or other variations thereon or comparable terminology. Forward-looking statements involve known and unknown risks, uncertainties and other factors that could cause our actual results and financial performance to be materially different from future results and financial performance expressed or implied by such forward-looking statements, including, but not limited to: (i) macroeconomic conditions, including due to geopolitical conditions and instability, which may lead to a disruption of or lack of access to the capital markets, disruptions and instability in the banking and financial services industries and rising inflation; (ii) our success in implementing our business strategy and our ability to identify, underwrite, finance, consummate and integrate diversifying acquisitions and investments; (iii) changes in general economic conditions or economic conditions in the markets in which we may, from time to time, compete, and their effect on our revenues, earnings and funding sources; (iv) increases in our borrowing costs as a result of rising inflation, changes in interest rates and other factors; (v) our ability to pay down, refinance, restructure or extend our indebtedness as it becomes due; (vi) our investments in joint ventures and unconsolidated entities, including our lack of sole decision-making authority and our reliance on our joint venture partners' financial condition; (vii) our ability to obtain the financial results expected from our development and redevelopment projects; (viii) our tenants' ability and willingness to renew their leases with us upon expiration, our ability to re-lease our properties on the same or better terms in the event of nonrenewal or in the event we exercise our right to replace an existing tenant, and obligations we may incur in connection with the replacement of an existing tenant; (ix) our potential liability for environmental matters; (x) damage to our properties from catastrophic weather and other natural events, and the physical effects of climate change; (xi) the economic, political and social impact of, and uncertainty surrounding, any public health crisis, such as the COVID-19 Pandemic, which adversely affected the Company and its tenants' business, financial condition, results of operations and liquidity; (xii) uninsured losses; (xiii) our ability and willingness to maintain our qualification as a real estate investment trust ("REIT") in light of economic, market, legal, tax and other considerations; (xiv) information technology security breaches, including increased cybersecurity risks relating to the use of remote technology; (xv) the loss of key executives; and (xvi) the accuracy of our methodologies and estimates regarding environmental, social and governance ("ESG") metrics, goals and targets, tenant willingness and ability to collaborate towards reporting ESG metrics and meeting ESG goals and targets, and the impact of governmental regulation on our ESG efforts.

The factors described above are not exhaustive and additional factors could adversely affect the Company's future results and financial performance, including the risk factors discussed under the section captioned "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2023 and other periodic or current reports the Company files with the SEC, including those set forth under the headings "[Item 1A. Risk Factors](#)" and "[Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations](#)" in this Report. These risks and uncertainties should be considered in evaluating any forward-looking statements contained or incorporated by reference herein. Any forward-looking statements speak only as of the date hereof. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements to reflect any changes in the Company's expectations with regard thereto or changes in the events, conditions or circumstances on which such forward-looking statements are based.

SPECIAL NOTE REGARDING CERTAIN REFERENCES

All references to "Notes" throughout the document refer to the Notes to the Condensed Consolidated Financial Statements of the registrant referenced in Part I, [Item 1. Financial Statements](#).

3

PART I – FINANCIAL INFORMATION

ITEM 1. FINANCIAL STATEMENTS.

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED BALANCE SHEETS (UNAUDITED)

(in thousands, except share amounts)

ASSETS

December		December	
March 31,	31,	June 30,	31,
2024	2023	2024	2023

Investments in real estate, at cost				
Operating real estate, net	\$ 3,499,695	\$ 3,517,281	\$ 3,446,912	\$ 3,517,281
Real estate under development	96,594	94,799	101,802	94,799
Net investments in real estate	3,596,289	3,612,080	3,548,714	3,612,080
Notes receivable, net (\$1,416 and \$1,279 of allowance for credit losses as of March 31, 2024 and December 31, 2023, respectively)	118,877	124,949		
Notes receivable, net (\$1,520 and \$1,279 of allowance for credit losses as of June 30, 2024 and December 31, 2023, respectively)	126,653	124,949		
Investments in and advances to unconsolidated affiliates	198,702	197,240	203,410	197,240
Other assets, net	212,699	208,460	213,779	208,460
Right-of-use assets - operating leases, net	28,348	29,286	27,748	29,286
Cash and cash equivalents	18,795	17,481	31,915	17,481
Restricted cash	8,119	7,813	23,139	7,813
Marketable securities	27,274	33,284	21,668	33,284
Rents receivable, net	51,532	49,504	54,012	49,504
Assets of properties held for sale	11,147	11,057	—	11,057
Total assets ^(a)	\$ 4,271,782	\$ 4,291,154	\$ 4,251,038	\$ 4,291,154
LIABILITIES, REDEEMABLE NONCONTROLLING INTERESTS AND EQUITY				
Liabilities:				
Mortgage and other notes payable, net	\$ 962,468	\$ 930,127	\$ 955,069	\$ 930,127
Unsecured notes payable, net	646,524	726,727	644,313	726,727
Unsecured line of credit	114,687	213,287	96,446	213,287
Accounts payable and other liabilities	218,116	229,375	218,095	229,375
Lease liability - operating leases	30,620	31,580	29,964	31,580
Dividends and distributions payable	19,978	18,520	20,285	18,520
Distributions in excess of income from, and investments in, unconsolidated affiliates	7,858	7,982	7,301	7,982
Total liabilities ^(a)	2,000,251	2,157,598	1,971,473	2,157,598
Commitments and contingencies (Note 9)				
Redeemable noncontrolling interests (Note 10)	45,462	50,339	40,874	50,339
Equity:				
Acadia Shareholders' Equity				
Common shares, \$0.001 par value per share, authorized 200,000,000 shares, issued and outstanding 103,155,933 and 95,361,676 shares, respectively	103	95		
Common shares, \$0.001 par value per share, authorized 200,000,000 shares, issued and outstanding 105,266,580 and 95,361,676 shares, respectively	105	95		
Additional paid-in capital	2,078,295	1,953,521	2,115,689	1,953,521
Accumulated other comprehensive income	46,942	32,442	47,621	32,442
Distributions in excess of accumulated earnings	(364,440)	(349,141)	(381,945)	(349,141)
Total Acadia shareholders' equity	1,760,900	1,636,917	1,781,470	1,636,917
Noncontrolling interests	465,169	446,300	457,221	446,300
Total equity	2,226,069	2,083,217	2,238,691	2,083,217
Total liabilities, redeemable noncontrolling interests, and equity	\$ 4,271,782	\$ 4,291,154	\$ 4,251,038	\$ 4,291,154

(a) Represents the consolidated assets and liabilities of Acadia Realty Limited Partnership (the "Operating Partnership"), which is a consolidated variable interest entity ("VIE") (Note 15). The consolidated balance sheets Condensed Consolidated Balance Sheets include the following amounts related to our consolidated VIEs that are consolidated by the Operating Partnership: \$1,672.4 million and \$1,679.8 million of Operating real estate, net; \$29.0 million and \$28.9 million of Real estate under development; \$90.2 million and \$92.8 million of Investments in and advances to unconsolidated affiliates; \$96.7 million and \$101.7 million of Other assets, net; \$2.0 million and \$2.1 million of Right-of-use assets - operating leases, net; \$15.5 million and \$10.8 million of Cash and cash equivalents; \$6.6 million and \$7.0 million of Restricted cash; \$22.5 million and \$21.4 million of Rents receivable, net; \$804.7 million and \$764.6 million of Mortgage and other notes payable, net; \$0.0 million and \$80.5 million of Unsecured notes payable, net; \$130.5 million and \$127.2 million of Accounts payable and other liabilities; \$2.1 million and \$2.2 million of Lease liability- operating leases, net as of March 31, 2024 June 30, 2024 and December 31, 2023, respectively.

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF INCOME OPERATIONS (UNAUDITED)

(in thousands, except per share amounts)	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Revenues						
Rental	\$ 86,037	\$ 80,737	\$ 85,626	\$ 88,141	\$ 171,663	\$ 168,878
Other	5,319	1,102	1,628	1,807	6,947	2,909
Total revenues	91,356	81,839	87,254	89,948	178,610	171,787
Expenses						
Depreciation and amortization	34,940	33,173	34,281	34,056	69,221	67,229
General and administrative	9,768	9,946	10,179	10,643	19,947	20,589
Real estate taxes	12,346	11,479	9,981	11,381	22,327	22,860
Property operating	19,096	15,133	15,781	14,210	34,877	29,343
Total expenses	76,150	69,731	70,222	70,290	146,372	140,021
Loss related to a previously disposed property	(1,198)	—				
Gain (loss) on disposition of properties	757	—	(441)	—		
Operating income	14,008	12,108	17,789	19,658	31,797	31,766
Equity in (losses) earnings of unconsolidated affiliates	(312)	29				
Equity in earnings (losses) of unconsolidated affiliates	4,480	(1,437)	4,168	(1,408)		
Interest income	5,238	4,818	5,413	4,970	10,651	9,788
Realized and unrealized holding (losses) gains on investments and other	(2,051)	26,757	(2,364)	1,815	(4,415)	28,572
Interest expense	(23,709)	(21,587)	(23,581)	(22,089)	(47,290)	(43,676)
(Loss) income from continuing operations before income taxes	(6,826)	22,125				
Income (loss) from continuing operations before income taxes	1,737	2,917	(5,089)	25,042		
Income tax provision	(31)	(123)	(155)	(165)	(186)	(288)
Net (loss) income	(6,857)	22,002				
Net income (loss)	1,582	2,752	(5,275)	24,754		
Net loss attributable to redeemable noncontrolling interests	2,554	2,075	2,292	1,091	4,846	3,166
Net loss (income) attributable to noncontrolling interests	7,572	(10,717)				
Net (income) loss attributable to noncontrolling interests	(2,431)	5,433	5,141	(5,284)		
Net income attributable to Acadia shareholders	\$ 3,269	\$ 13,360	\$ 1,443	\$ 9,276	\$ 4,712	\$ 22,636
Basic income per share	\$ 0.03	\$ 0.14	\$ 0.01	\$ 0.09	\$ 0.04	\$ 0.23
Diluted income per share	\$ 0.03	\$ 0.14	\$ 0.01	\$ 0.09	\$ 0.04	\$ 0.23
Weighted average shares for basic income per share	102,128	95,189	103,592	95,260	102,860	95,225
Weighted average shares for diluted income per share	102,128	95,189	103,592	95,260	102,860	95,225

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS) (UNAUDITED)

(in thousands)	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Net (loss) income	\$ (6,857)	\$ 22,002				
Other comprehensive income (loss):						
Net income (loss)	\$ 1,582	\$ 2,752	\$ (5,275)	\$ 24,754		
Other comprehensive (loss) income:						
Unrealized gain (loss) on valuation of derivatives	25,819	(15,242)	8,210	33,513	34,029	18,271
Reclassification of realized interest on swap derivatives	(8,833)	(6,553)	(8,850)	(8,262)	(17,683)	(14,815)
Other comprehensive income (loss)	16,986	(21,795)				
Other comprehensive (loss) income	(640)	25,251	16,346	3,456		
Comprehensive income	10,129	207	942	28,003	11,071	28,210
Comprehensive loss attributable to redeemable noncontrolling interests	2,554	2,075	2,292	1,091	4,846	3,166
Comprehensive loss (income) attributable to noncontrolling interests	5,086	(5,736)				
Comprehensive income (loss) attributable to Acadia shareholders	\$ 17,769	\$ (3,454)				
Comprehensive (income) loss attributable to noncontrolling interests	(1,112)	34	3,974	(5,702)		
Comprehensive income attributable to Acadia shareholders	\$ 2,122	\$ 29,128	\$ 19,891	\$ 25,674		

The accompanying notes are an integral part of these condensed consolidated financial statements. statements (unaudited).

6

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (UNAUDITED)

Three Months Ended March 31, 2024 June 30, 2024 and 2023

(in thousands, except per share amounts)	Acadia Shareholders								
	Common Shares	Share Amount	Additional Paid-in Capital	Accumulated Other Comprehensive Income (Loss)	Distributions in Excess of Accumulated Earnings	Total Common Shareholders' Equity	Noncontrolling Interests	Total Equity	Redeemable Noncontrolling Interests
Balance as of January 1, 2024	95,362	\$ 95	\$ 1,953,521	\$ 32,442	\$ (349,141)	\$ 1,636,917	\$ 446,300	\$ 2,083,217	\$ 50,339
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	795	1	12,912	—	—	12,913	(12,913)	—	—
Issuance of Common Shares, net	6,987	7	113,841	—	—	113,848	—	113,848	—

Dividends/distributions declared (\$0.18 per Common Share/OP Unit)	—	—	—	—	(18,568)	(18,568)	(1,453)	(20,021)	—
City Point Loan accrued interest	—	—	—	—	—	—	—	—	(2,323)
Employee and trustee stock compensation, net	12	—	202	—	—	202	4,043	4,245	—
Capital call receivable	—	—	—	—	—	—	(6,153)	(6,153)	—
Noncontrolling interest distributions	—	—	—	—	—	—	(5,459)	(5,459)	—
Noncontrolling interest contributions	—	—	—	—	—	—	43,709	43,709	—
Comprehensive income (loss)	—	—	—	14,500	3,269	17,769	(5,086)	12,683	(2,554)
Reallocation of noncontrolling interests	—	—	(2,181)	—	—	(2,181)	2,181	—	—
Balance as of March 31, 2024	103,156	\$ 103	\$ 2,078,295	\$ 46,942	\$ (364,440)	\$ 1,760,900	\$ 465,169	\$ 2,226,069	\$ 45,462
Balance as of January 1, 2023	95,121	\$ 95	\$ 1,945,322	\$ 46,817	\$ (300,402)	\$ 1,691,832	\$ 489,364	\$ 2,181,196	\$ 67,664
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	37	—	631	—	—	631	(631)	—	—
Dividends/distributions declared (\$0.18 per Common Share/OP Unit)	—	—	—	—	(17,131)	(17,131)	(1,343)	(18,474)	—
City Point Loan accrued interest	—	—	—	—	—	—	—	—	(2,320)
Employee and trustee stock compensation, net	50	—	988	—	—	988	3,897	4,885	—
Noncontrolling interest distributions	—	—	—	—	—	—	(70,868)	(70,868)	—
Noncontrolling interest contributions	—	—	—	—	—	—	31,242	31,242	—
Comprehensive (loss) income	—	—	—	(16,814)	13,360	(3,454)	5,736	2,282	(2,075)
Reallocation of noncontrolling interests	—	—	(1,784)	—	—	(1,784)	1,784	—	—
Balance as of March 31, 2023	95,208	\$ 95	\$ 1,945,157	\$ 30,003	\$ (304,173)	\$ 1,671,082	\$ 459,181	\$ 2,130,263	\$ 63,269
Acadia Shareholders									
(in thousands, except per share amounts)					Accumulated Other Comprehensive Income (Loss)	Distributions in Excess of Accumulated Earnings	Total Common Shareholders' Equity	Noncontrolling Interests	Redeemable Noncontrolling Interests
	Common Shares	Share Amount	Additional Paid-in Capital					Total Equity	
Balance as of April 1, 2024	103,156	\$ 103	\$ 2,078,295	\$ 46,942	\$ (364,440)	\$ 1,760,900	\$ 465,169	\$ 2,226,069	\$ 45,462
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	400	—	6,427	—	—	6,427	(6,427)	—	—
Issuance of Common Shares, net	1,652	2	28,273	—	—	28,275	—	28,275	—
Dividends/distributions declared (\$0.18 per Common Share/OP Unit)	—	—	—	—	(18,948)	(18,948)	(1,228)	(20,176)	—
City Point Loan accrued interest	—	—	—	—	—	—	—	—	(2,290)
Employee and trustee stock compensation, net	59	—	623	—	—	623	2,473	3,096	—
Capital call receivable	—	—	—	—	—	—	6,153	6,153	—
Noncontrolling interest distributions	—	—	—	—	—	—	(7,960)	(7,960)	(6)

Noncontrolling interest contributions	—	—	—	—	—	—	—	—	—
Comprehensive income (loss)	—	—	—	679	1,443	2,122	1,112	3,234	(2,292)
Reallocation of noncontrolling interests	—	—	2,071	—	—	2,071	(2,071)	—	—
Balance as of June 30, 2024	105,267	\$ 105	\$ 2,115,689	\$ 47,621	\$ (381,945)	\$ 1,781,470	\$ 457,221	\$ 2,238,691	\$ 40,874
Balance as of April 1, 2023	95,208	\$ 95	\$ 1,945,157	\$ 30,003	\$ (304,173)	\$ 1,671,082	\$ 459,181	\$ 2,130,263	\$ 63,269
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	54	—	901	—	—	901	(901)	—	—
Dividends/distributions declared (\$0.18 per Common Share/OP Unit)	—	—	—	—	(17,160)	(17,160)	(1,341)	(18,501)	—
City Point Loan	—	—	—	—	—	—	—	—	(796)
City Point Loan accrued interest	—	—	—	—	—	—	—	—	(2,345)
Employee and trustee stock compensation, net	35	—	277	—	—	277	2,468	2,745	—
Noncontrolling interest distributions	—	—	—	—	—	—	(5,492)	(5,492)	—
Noncontrolling interest contributions	—	—	—	—	—	—	—	—	796
Comprehensive income (loss)	—	—	—	19,852	9,276	29,128	(34)	29,094	(1,091)
Reallocation of noncontrolling interests	—	—	1,444	—	—	1,444	(1,444)	—	—
Balance as of June 30, 2023	95,297	\$ 95	\$ 1,947,779	\$ 49,855	\$ (312,057)	\$ 1,685,672	\$ 452,437	\$ 2,138,109	\$ 59,833

The accompanying notes are an integral part of these condensed consolidated financial statements (unaudited).

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (UNAUDITED)

Six Months Ended June 30, 2024 and 2023

(in thousands, except per share amounts)	Acadia Shareholders								
				Accumulated					
				Other					
	Common Shares	Share Amount	Additional Paid-in Capital	Comprehensive Income (Loss)	Distributions in Excess of Accumulated Earnings	Total Common Shareholders' Equity	Noncontrolling Interests	Total Equity	Redeemable Noncontrolling Interest
Balance at January 1, 2024	95,362	\$ 95	\$ 1,953,521	\$ 32,442	\$ (349,141)	\$ 1,636,917	\$ 446,300	\$ 2,083,217	\$ 50,339
Issuance of Common Shares, net	8,639	9	142,114	—	—	142,123	—	142,123	—
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	1,195	1	19,340	—	—	19,341	(19,341)	—	—
Dividends/distributions declared (\$0.36 per Common Share/OP Unit)	—	—	—	—	(37,516)	(37,516)	(2,681)	(40,197)	—

City Point Loan	—	—	—	—	—	—	—	—	—	—
City Point Loan accrued interest	—	—	—	—	—	—	—	—	—	(4,613)
Employee and trustee stock compensation, net	71	—	824	—	—	824	6,523	7,347	—	—
Noncontrolling interest distributions	—	—	—	—	—	—	(13,425)	(13,425)	—	(6)
Noncontrolling interest contributions	—	—	—	—	—	—	43,709	43,709	—	—
Comprehensive income (loss)	—	—	—	15,179	4,712	19,891	(3,974)	15,917	—	(4,846)
Reallocation of noncontrolling interests	—	—	(110)	—	—	(110)	110	—	—	—
Balance at June 30, 2024	105,267	\$ 105	\$ 2,115,689	\$ 47,621	\$ (381,945)	\$ 1,781,470	\$ 457,221	\$ 2,238,691	\$	40,874
Balance at January 1, 2023	95,121	\$ 95	\$ 1,945,322	\$ 46,817	\$ (300,402)	\$ 1,691,832	\$ 489,364	\$ 2,181,196	\$	67,664
Conversion of OP Units to Common Shares by limited partners of the Operating Partnership	91	—	1,533	—	—	1,533	(1,533)	—	—	—
Dividends/distributions declared (\$0.36 per Common Share/OP Unit)	—	—	—	—	(34,291)	(34,291)	(2,684)	(36,975)	—	—
Acquisition of noncontrolling interest	—	—	—	—	—	—	—	—	—	—
City Point Loan	—	—	—	—	—	—	—	—	—	(796)
City Point Loan accrued interest	—	—	—	—	—	—	—	—	—	(4,665)
Employee and trustee stock compensation, net	85	—	1,264	—	—	1,264	6,366	7,630	—	—
Noncontrolling interest distributions	—	—	—	—	—	—	(76,360)	(76,360)	—	—
Noncontrolling interest contributions	—	—	—	—	—	—	31,242	31,242	—	796
Comprehensive income (loss)	—	—	—	3,038	22,636	25,674	5,702	31,376	—	(3,166)
Reallocation of noncontrolling interests	—	—	(340)	—	—	(340)	340	—	—	—
Balance at June 30, 2023	95,297	\$ 95	\$ 1,947,779	\$ 49,855	\$ (312,057)	\$ 1,685,672	\$ 452,437	\$ 2,138,109	\$	59,833

The accompanying notes are an integral part of these condensed consolidated financial statements (unaudited).

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED)

(in thousands)	Three Months Ended March 31,		Six Months Ended June 30,	
	2024	2023	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES				
Net (loss) income	\$ (6,857)	\$ 22,002	\$ (5,275)	\$ 24,754
Adjustments to reconcile net (loss) income to net cash provided by operating activities:				
Depreciation and amortization	34,940	33,173	69,221	67,229

Loss related to a previously disposed property	1,198	—		
Loss on disposition of properties	441	—		
Net unrealized holding losses on investments	2,015	2,059	4,035	346
Stock compensation expense	4,245	4,885	7,347	7,630
Straight-line rents	(76)	(767)	(98)	(1,518)
Equity in losses (gains) of unconsolidated affiliates	312	(29)		
Equity in (earnings) losses of unconsolidated affiliates	(4,168)	1,408		
Distributions of operating income from unconsolidated affiliates	1,245	1,097	3,024	1,789
Adjustments to straight-line rent reserves	—	473	(181)	—
Amortization of financing costs	1,766	1,647	3,915	3,093
Non-cash lease expense	938	901	1,859	1,800
Adjustments to allowance for credit loss	(73)	326		
Acceleration of below market lease	—	(8,057)		
Other, net	(1,232)	(1,568)	(2,107)	(2,881)
Changes in assets and liabilities:				
Rents receivable	(3,253)	3,562	(4,619)	3,548
Other liabilities	(2,844)	(1,281)	(4,419)	1,895
Accounts payable and accrued expenses	(3,164)	(6,256)	(2,210)	(3,523)
Prepaid expenses and other assets	(2,213)	118	(6,808)	(6,193)
Lease liability - operating leases	(959)	(910)	(1,938)	(1,825)
Net cash provided by operating activities	25,988	59,432	58,019	89,495
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from the disposition of properties	58,670	—		
Investments in and advances to unconsolidated affiliates	(2,532)	(24,911)	(6,355)	(29,114)
Development, construction and property improvement costs	(12,775)	(12,529)	(37,412)	(30,570)
Refund of deposits for properties under purchase contract	—	930		
Payment of deposits for properties under purchase contract	(1,250)	(995)		
Return of capital from unconsolidated affiliates	2,615	35,406	4,689	38,097
Payment of deferred leasing costs	(1,132)	(2,508)	(4,001)	(4,071)
Proceeds from sale of marketable securities	3,995	—	7,580	—
Proceeds from repayment of notes receivable	6,000	—		
Net cash used in investing activities	(3,829)	(3,612)		
Proceeds from repayment of note receivable	6,000	—		
Issuance of note receivable	(7,945)	—		
Net cash provided by (used in) investing activities	19,976	(26,653)		
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from unsecured debt	31,750	43,309	96,384	95,699
Principal payments on unsecured debt	(210,950)	(88,395)	(293,825)	(133,109)
Proceeds from the sale of Common Shares	113,848	—	142,123	—
Capital contributions from noncontrolling interests	37,556	31,242	43,709	31,242
Principal payments on mortgage and other notes	(12,976)	(2,196)	(25,213)	(61,153)
Distributions to noncontrolling interests	(6,790)	(22,999)	(16,170)	(29,834)
Dividends paid to Common Shareholders	(17,165)	(17,122)	(35,733)	(34,252)
Proceeds received from mortgage and other notes	45,553	—	49,226	67,702
Payment of deferred financing and other costs	(1,323)	(498)	(8,647)	(1,840)
Payments of finance lease obligations	(42)	—	(89)	—
Net cash used in financing activities	(20,539)	(56,659)	(48,235)	(65,545)
Increase (decrease) in cash and restricted cash	1,620	(839)		
Increase (decrease) in cash and cash equivalents and restricted cash	29,760	(2,703)		

Cash and cash equivalents of \$17,481 and \$17,158 and restricted cash of \$7,813 and \$15,063, respectively, beginning of period	25,294	32,221	25,294	32,221
Cash and cash equivalents of \$18,795 and \$17,125 and restricted cash of \$8,119 and \$14,257, respectively, end of period	\$ 26,914	\$ 31,382		
Cash and cash equivalents of \$31,915 and \$17,193 and restricted cash of \$23,139 and \$12,325, respectively, end of period	\$ 55,054	\$ 29,518		

The accompanying notes are an integral part of these condensed consolidated financial statements (unaudited).

89

ACADIA REALTY TRUST AND SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED) (Continued)

(in thousands)	Three Months Ended March 31,		Six Months Ended June 30,	
	2024	2023	2024	2023
Supplemental disclosure of cash flow information				
Cash paid during the period for interest, net of capitalized interest of \$1,648 and \$1,928 respectively (a)	\$ 31,612	\$ 23,107		
Cash paid during the period for interest, net of capitalized interest of \$3,348 and \$3,913 respectively (a)	\$ 62,126	\$ 55,349		
Cash paid for income taxes, net of refunds	\$ 31	\$ 123	\$ 187	\$ 123
Supplemental disclosure of non-cash investing and financing activities				
Dividends/distributions declared and payable	\$ 19,898	\$ 18,351	\$ 20,092	\$ 18,378
Issuance of note receivable used as capital contributions from redeemable noncontrolling interests	\$ —	\$ 796		
Conversion of Common OP Units to Common Shares	\$ 12,913	\$ 631	\$ 19,341	\$ 1,533
Accrued interest on note receivable recorded to redeemable noncontrolling interest	\$ 2,362	\$ 2,307	\$ 4,724	\$ 4,653
Recognition of non-refundable deposit upon expiration of sale agreement	\$ 3,315	\$ —		
Distributions to noncontrolling interests of marketable securities	\$ —	\$ 49,117	\$ —	\$ 49,117
Retained investment in an unconsolidated affiliate	\$ 2,432	\$ —		
Reclassification of investment in unconsolidated affiliate to marketable securities	\$ —	\$ 32,745	\$ —	\$ 32,745

(a) Interest paid for the three six months ended March 31, 2024 June 30, 2024 and 2023 excludes the cash flows from net settlements on interest rate swap contracts, which was a net receivable of cash of \$7.6 15.2 million and \$5.7 12.6 million, respectively.

The accompanying notes are an integral part of these condensed consolidated financial statements (unaudited).

910

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

1. Organization, Basis of Presentation and Summary of Significant Accounting Policies

Organization

Acadia Realty Trust (the "Trust", collectively with its consolidated subsidiaries, the "Company"), a Maryland real estate investment trust ("REIT"), is a fully-integrated equity REIT focused on the ownership, acquisition, development, and management of retail properties located primarily in high-barrier-to-entry, supply-constrained, densely populated metropolitan areas in the United States.

All of the Company's assets are held by, and all of its operations are conducted through, Acadia Realty Limited Partnership (the "Operating Partnership") and entities in which the Operating Partnership owns an interest. As of **March 31, 2024** **June 30, 2024** and December 31, 2023, the Trust controlled approximately **96% and 95%, respectively**, of the Operating Partnership as the sole general partner and is entitled to share, in proportion to its percentage interest, in the cash distributions and profits and losses of the Operating Partnership. The limited partners primarily represent entities or individuals that contributed their interests in certain properties or entities to the Operating Partnership in exchange for common or preferred units of limited partnership interest ("Common OP Units" or "Preferred OP Units") and employees who have been awarded restricted Common OP Units ("LTIP Units") as long-term incentive compensation ([Note 13](#)). Limited partners holding Common OP and LTIP Units are generally entitled to exchange their units on a one-for-one basis for common shares of beneficial interest, par value \$0.001 per share, of the Company ("Common Shares"). This structure is referred to as an umbrella partnership REIT or "UPREIT."

As of **March 31, 2024** **June 30, 2024**, the Company has ownership interests in 149 properties within its core portfolio, which consist of those properties either 100% owned, or partially owned through joint venture interests, by the Operating Partnership, or subsidiaries thereof, not including those properties owned through **its funds Investment Management** ("Core Portfolio"). The Company also has ownership interests in **52 50** properties within **its an Investment Management platform, through which our Operating Partnership and outside institutional investors invest in primarily opportunistic and value-add retail real estate ("Investment Management")**. As part of the Investment Management platform, we have **active investments through the following** opportunity funds, **including**: Acadia Strategic Opportunity Fund II, LLC ("Fund II"), Acadia Strategic Opportunity Fund III LLC ("Fund III"), Acadia Strategic Opportunity Fund IV LLC ("Fund IV"), and Acadia Strategic Opportunity Fund V LLC ("Fund V" and, collectively with Fund II, Fund III and Fund IV, **the "Funds" "the Funds"**). The **201 199** Core Portfolio and **Fund Investment Management** properties primarily consist of street and urban retail and suburban shopping centers. **In addition, the Company, together with the investors in the Funds, invested in operating companies through Acadia Mervyn Investors II, LLC ("Mervyns II"), all on a non-recourse basis.**

The Operating Partnership is the sole general partner or managing member of the Funds **and Mervyns II** and earns fees or priority distributions for asset management, property management, construction, development, leasing, and legal services. Cash flows from the Funds **and Mervyns II** are distributed pro-rata to their respective partners and members (including the Operating Partnership) until each receives a certain cumulative return ("Preferred Return") and the return of all capital contributions. Thereafter, remaining cash flow is distributed 20% to the Operating Partnership ("Promote") and 80% to the partners or members (including the Operating Partnership). All transactions between the Funds and the Operating Partnership have been eliminated in consolidation.

The following table summarizes the general terms and Operating Partnership's equity interests in the Funds **and Mervyns II** (dollars in millions):

Entity	Capital Called as of March 31, 2024 (a)							Capital Called as of June 30, 2024 (a)					
	Formation Date	Operating Partnership Share of Capital	Unfunded Commitment (a)	Equity Interest Held By Operating Partnership (b)	Preferred Return	Total Distributions as of March 31, 2024 (a)		Formation Date	Operating Partnership Share of Capital	Unfunded Commitment (a)	Equity Interest Held By Operating Partnership (b)	Preferred Return	Total Distributions as of June 30, 2024 (a)
Fund II and Mervyns II (c)	6/2004	61.67 %	\$ 559.4	\$ 0.0	61.67 %	8 %	\$ 172.9						
Fund II	6/2004	61.67 %	\$ 559.4	\$ 0.0	61.67 %	8 %	\$ 172.9						
Fund III	5/2007	24.54 %	448.1	1.9	24.54 %	6 %	603.5	5/2007	24.54 %	448.1	1.9	24.54 %	
Fund IV	5/2012	23.12 %	506.0	24.0	23.12 %	6 %	221.4	5/2012	23.12 %	506.0	24.0	23.12 %	
Fund V	8/2016	20.10 %	459.6	60.4	20.10 %	6 %	112.6	8/2016	20.10 %	459.6	60.4	20.10 %	

(a) Represents the total for the Funds, including the Operating Partnership and noncontrolling interests' share.

(b) Amount represents the current economic ownership as of **March 31, 2024** **June 30, 2024**, which could differ from the stated legal ownership based upon the cumulative preferred returns of the respective Fund

(c) The Company's ownership in Mervyns II is 40.0% as of March 31, 2024.

10 11

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Basis of Presentation

The interim condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States ("GAAP") for interim financial information and the rules and regulations of the U.S. Securities and Exchange Commission ("SEC"). Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. Operating results for the interim periods presented are not necessarily indicative of the results that may be expected for the full fiscal year. The information furnished in the accompanying condensed consolidated financial statements reflects all adjustments that, in the opinion of management, are necessary for a fair presentation of the aforementioned condensed consolidated financial statements for the interim periods. Such adjustments consisted of normal recurring items.

GAAP requires the Company's management to make estimates and assumptions that affect the amounts reported in the interim condensed consolidated financial statements and accompanying notes. The most significant assumptions and estimates relate to the valuation of real estate, depreciable lives, revenue recognition and the collectability of notes receivable and rents receivable. Application of these estimates and assumptions requires the exercise of judgment as to future uncertainties and, as a result, actual results could differ from these estimates.

These interim condensed consolidated financial statements should be read in conjunction with the Company's 2023 consolidated financial statements included in the Company's Annual Report on Form 10-K for the year ended December 31, 2023.

Segment Reporting

The Company renamed its historical Funds segment as the Investment Management segment. No prior period information was recast and the designation change did not impact the Company's condensed consolidated financial statements. Refer to [Note 12](#).

Recent Accounting Pronouncements

In August 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") ASU 2023-05, "Business Combinations - Joint Venture Formations (Subtopic 805-60): Recognition and Initial Measurement" ("ASU 2023-05"). ASU 2023-05 addresses the accounting for contributions made to a joint venture, upon formation, in a joint venture's separate financial statements. Prior to the amendment, the FASB did not provide specific authoritative guidance on the initial measurement of assets and liabilities assumed by a joint venture upon its formation. ASU 2023-05 requires a joint venture to recognize and initially measure its assets and liabilities at fair value (with exceptions to fair value measurement that are consistent with the business combinations guidance). ASU 2023-05 is effective for all joint venture formations with a formation date on or after January 1, 2025, with early adoption permitted. The Company has elected not to early adopt ASU 2023-05 and does not expect the adoption will have a significant impact on our consolidated financial statements.

In November 2023, the FASB issued ASU 2023-07 "Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures" ("ASU 2023-07"). ASU 2023-07 provides for additional disclosures as it relates to the Company's segments. Additional requirements per the update include disclosures for significant segment expenses, measures of profit or loss used by the Chief Operating Decision Maker CODM and how these measures are used to allocate resources and assess segment performance. The amendments in ASU 2023-07 will also apply to entities with a single reportable segment. ASU 2023-07 is effective for fiscal years beginning after December 15, 2023. The Company is evaluating the impact of this update on its disclosures and will adopt the amendments in its December 31, 2024 Annual Report on Form 10-K.

In March 2024, the SEC issued final climate-disclosure rules to enhance and standardize climate-related disclosures by public companies. With regards to financial statements, the rules requires disclosure of (i) capitalized costs, expenditures expensed, charges, and losses incurred as a result of severe weather events and other natural conditions, subject to applicable 1% and de minimis disclosure thresholds; (ii) capitalized costs, expenditures expensed, and losses related to carbon offsets and renewable energy credits or certificates (RECs) if used as a material component of a company's plans to achieve its disclosed climate-related targets or goals; and (iii) if the estimates and assumptions the company Company uses to produce the financial statements were materially impacted by risks and uncertainties associated with severe weather events and other natural conditions or any disclosed climate-related targets or transition plans, a qualitative description of how the development of such estimates and assumptions was impacted. The rules are effective for annual periods beginning January 1, 2025 and are to be applied prospectively. On April 4, 2024, the SEC voluntarily stayed the rules pending judicial review as a result of litigation. The Company is continuing to review the final rule and monitoring the litigation progress for possible impacts on the disclosure requirements and will adopt the required disclosures in their effective periods.

Any other recently issued accounting standards or pronouncements not disclosed above have been excluded as they are not relevant to the Company, or they are not expected to have a material impact on the condensed consolidated financial statements.

11 12

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

2. Real Estate

The Company's consolidated real estate is comprised of the following for the periods presented (in thousands):

	March 31, 2024	December 31, 2023	June 30, 2024	December 31, 2023
Land	\$ 871,084	\$ 872,228	\$ 849,524	\$ 872,228
Buildings and improvements	3,137,273	3,128,650	3,106,413	3,128,650
Tenant improvements	264,548	257,955	283,309	257,955
Construction in progress	22,884	23,250	21,023	23,250
Right-of-use assets - finance leases (Note 11)	58,637	58,637	58,637	58,637
Total	4,354,426	4,340,720	4,318,906	4,340,720
Less: Accumulated depreciation and amortization	(854,731)	(823,439)	(871,994)	(823,439)
Operating real estate, net	3,499,695	3,517,281	3,446,912	3,517,281
Real estate under development	96,594	94,799	101,802	94,799
Net investments in real estate	\$ 3,596,289	\$ 3,612,080	\$ 3,548,714	\$ 3,612,080

Acquisitions

During the **three six** months ended **March 31, 2024** **June 30, 2024**, the Company did not acquire any **consolidated** retail properties **or** **and** other real estate investments.

Dispositions

During the **three six** months ended **March 31, 2024** **June 30, 2024**, **The Company disposed of the** **Company did not dispose of any consolidated retail following** properties **or** **and** other real estate **investments. The investments:**

Property and Location	Owner	Date Sold	Sale Price	Gain (Loss) on Sale
2024 Dispositions				
2208-2216 Fillmore Street - San Francisco, CA	Fund IV	4/3/2024	\$ 9,777	\$ 1,239
2207 Fillmore Street - San Francisco, CA	Fund IV	4/3/2024	4,283	1,130
Shops at Grand - Queens, NY	Core	5/16/2024	48,250	(2,213)
Canton Marketplace (Outparcel) - Canton, GA	Fund V	6/28/2024	2,200	601
Total 2024 Dispositions (a)			\$ 64,510	\$ 757

(a) During the six months ended June 30, 2024, the Company recorded a \$1.2 million loss related to a Fund IV property that was sold in 2019 in connection with a post-closing dispute.

On May 16, 2024, the Company sold a 95% interest in the Shops at Grand property located in Queens, NY for \$48.3 million and retained a 5% ownership interest through an investment in a newly formed joint venture which was fair valued at \$2.4 million. As a result of the transaction, the Company deconsolidated the property and accounted for its interest under the equity method of accounting effective May 16, 2024 as it no longer controls the investment (Note 4). The Company recognized a loss on deconsolidation of \$2.2 million related to transaction costs, which is included in the Gain on disposition of properties in the Condensed and Consolidated Statements of Operations.

Properties Held for Sale

The Company had **two properties** classified as held for sale as of **March 31, 2024** **and** one property classified as held for sale as of December 31, 2023. The property as of December 31, 2023 was moved to Investments in real estate, at cost during the first quarter of 2024, as the Company no longer believes it is probable the asset will be disposed within the next twelve months. **The Company sold the two properties held for sale as of March 31, 2024 in April 2024 and repaid the related debt upon disposition (Note 16).** Assets of the held for sale properties consisted of the following:

	March 31, 2024	December 31, 2023
Assets		
Land	\$ 4,524	\$ 3,380
Buildings and improvements	8,412	12,562
Tenant improvements	44	1,010

Less: Accumulated depreciation and amortization	(1,833)	(5,895)
	<u>\$ 11,147</u>	<u>\$ 11,057</u>

Real Estate Under Development

Real estate under development represents the Company's consolidated properties that have not yet been placed into service while undergoing substantial development or construction.

12 13

ACADIA REALTY TRUST AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Development activity for the Company's consolidated properties comprised the following during the periods presented (dollars in thousands):

	Three Months Ended March 31,						Six Months Ended June 30, 2024					
	January 1, 2024			2024			January 1, 2024			June 30, 2024		
	Number of Properties	Carrying Value	Transfers In	Capitalized Costs	Transfers Out	Number of Properties	Carrying Value	Transfers In	Capitalized Costs	Transfers Out	Number of Properties	Carrying Value
Core Fund III	2	\$ 66,083	\$ —	\$ 1,615	\$ —	2	\$ 66,083	\$ —	\$ 5,893	\$ —	2	\$ 71,000
III	1	28,716	—	180	—	1	28,716	—	1,110	—	1	29,000
Total	3	\$ 94,799	\$ —	\$ 1,795	\$ —	3	\$ 94,799	\$ —	\$ 7,003	\$ —	3	\$ 101,000

The number of properties in the tables above refers to projects comprising the entire property under development; however, certain projects represent a portion of a property. As of March 31, 2024 June 30, 2024, consolidated development projects included: portions of the Henderson 1 & 2 Portfolio in the Core Portfolio, and Broad Hollow Commons in Fund III.

During the three six months ended March 31, 2024 June 30, 2024, the Company did not place any assets into service.

Construction in progress pertains to construction activity at the Company's operating properties that are in service and continue to operate during the construction period.

3. Notes Receivable, Net

Earnings from these notes and mortgages receivable are reported within the Company's Structured Financing segment (Note 12). Interest receivable is included in Other assets, net (Note 5). The Company's notes receivable, net are generally collateralized either by the underlying properties or the borrowers' ownership interests in the entities that own the properties, and were as follows (dollars in thousands):

Description	March 31, 2024	December 31, 2023	March 31, 2024			June 30, 2024	December 31, 2023	June 30, 2024		
			Number	Maturity Date	Interest Rate			Number	Maturity Date	Interest Rate
Core Portfolio (a)	\$ 120,293	\$ 126,228	5	Apr 2020 - Dec 2027	4.65% - 10.00%	\$ 128,173	\$ 126,228	6	Apr 2020 - Dec 2027	4.65% - 12.00%
Allowance for credit losses	(1,416)	(1,279)				(1,520)	(1,279)			
Notes receivable, net	<u>\$ 118,877</u>	<u>\$ 124,949</u>	<u>5</u>			<u>\$ 126,653</u>	<u>\$ 124,949</u>	<u>6</u>		

(a) Includes one note receivable from an OP Unit holder, with a balance of \$6.0 million as of December 31, 2023. The note was paid off during the three six months ended March 31, 2024 June 30, 2024.

Changes in the Company's credit allowance were as follows (in thousands):

	Three Months Ended March 31,		Six Months Ended June 30,	
	2024	2023	2024	2023
Allowance for credit losses as of beginning of periods	\$ 1,279	\$ 898	\$ 1,279	\$ 834
Provision of loan losses	137	(64)	241	65
Total - credit losses and reserves	\$ 1,416	\$ 834	\$ 1,520	\$ 899

Due to the lack of comparability across the Structured Financing portfolio, each note was evaluated separately. As a result, the Company did not elect the collateral-dependent allowance for credit losses practical expedient for **four** **five** of its notes with a total amortized cost of \$**122.9** **132.8** million, inclusive of accrued interest of \$**20.5** **22.4** million, for which an allowance for credit losses has been recorded aggregating \$**1.4** **1.5** million as of **March 31, 2024** **June 30, 2024**. For one note in this portfolio, aggregating \$21.6 million, inclusive of accrued interest of \$3.8 million as of **March 31, 2024** **June 30, 2024**, the Company has elected to apply the practical expedient in accordance with ASC **326** **Topic 326: Financial Instruments - Credit Losses ("ASC 326")** and did not establish an allowance for credit losses because (i) this note is a collateral-dependent note, which due to their settlement terms is not expected to be settled in cash but rather by the Company's possession of the real estate collateral; and (ii) as of **March 31, 2024** **June 30, 2024**, the Company determined that the estimated fair value of the collateral at the expected realization date for this loans was sufficient to cover the carrying value of its investments in this note receivable.

13 **14**

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

One Core Portfolio note aggregating \$21.6 million including accrued interest (exclusive of default interest and other amounts due on the loan that have not been recognized) was in default as of **March 31, 2024** **June 30, 2024** and December 31, 2023. On April 1, 2020, the loan matured and was not repaid. The Company expects to take appropriate actions to recover the amounts due under the loan and has issued a reservation of rights letter to the borrowers and guarantor, reserving all of its rights and remedies under the applicable loan documents and otherwise. The Company has determined that the collateral for this loan is sufficient to cover the loan's carrying value as of **March 31, 2024** **June 30, 2024** and December 31, 2023.

During the **three** **six** months ended **March 31, 2024** **June 30, 2024**, the Company:

- **originated one Core note receivable of \$7.6 million to a related party, which is secured by the borrower's equity interest in the Renaissance Portfolio, 1238 Wisconsin Avenue, and another Georgetown property, bears interest at 12% and matures on December 31, 2025;**
- extended the maturity date of one Core note receivable of \$54.0 million from January 9, 2024 to January 9, 2025; and
- received full payment on a \$6.0 million Core Portfolio note.

14 **15**

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

4. Investments in and Advances to Unconsolidated Affiliates

The Company accounts for its investments in and advances to unconsolidated affiliates primarily under the equity method of accounting. The Company's investments in and advances to unconsolidated affiliates consist of the following (dollars in thousands):

Portfolio	Property	Ownership Interest	March 31,	December 31,	Property	Ownership Interest	June 30,	December 31,
		March 31, 2024	2024	2023		June 30, 2024	2024	2023
Core:	Renaissance Portfolio	20%	\$ 30,552	\$ 30,745	Renaissance Portfolio	20%	\$ 30,203	\$ 30,745
	Gotham Plaza	49%	30,650	30,772	Gotham Plaza	49%	30,616	30,772
	Georgetown Portfolio ^(a)	50%	4,235	4,230	Georgetown Portfolio ^(a)	50%	4,211	4,230
	1238 Wisconsin Avenue ^(a, b)	80%	19,346	19,719	1238 Wisconsin Avenue ^(a, b)	80%	19,169	19,719
	840 N. Michigan Avenue ^(c)	91.85%	18,964	15,761	840 N. Michigan Avenue ^(c)	91.85%	22,384	15,761
			103,747	101,227			106,583	101,227
Investment Management:								
Fund IV:	Fund IV Other Portfolio	90%	4,924	5,221	Fund IV Other Portfolio	90%	5,510	5,221
	650 Bald Hill Road	90%	9,438	9,486	650 Bald Hill Road	90%	9,767	9,486
	Paramus Plaza	50%	—	70	Paramus Plaza ^(d)	50%	4,133	70
			14,362	14,777			19,410	14,777
Fund V:	Family Center at Riverdale ^(c)	89.42%	2,260	2,552	Family Center at Riverdale ^(c)	89.42%	1,847	2,552
	Tri-City Plaza	90%	6,094	6,452	Tri-City Plaza	90%	5,363	6,452
	Frederick County Acquisitions	90%	12,560	11,345	Frederick County Acquisitions	90%	12,365	11,345
	Wood Ridge Plaza	90%	10,475	10,313	Wood Ridge Plaza	90%	10,014	10,313
	La Frontera Village	90%	16,574	17,483	La Frontera Village	90%	15,638	17,483
	Shoppes at South Hills	90%	10,684	11,707	Shoppes at South Hills	90%	10,426	11,707
	Mohawk Commons	90%	15,669	16,434	Mohawk Commons	90%	14,728	16,434
			74,316	76,286			70,381	76,286
Other:	Shops at Grand	5%	2,441	—				
Various:	Due from (to) Related Parties		1,764	396	Due from (to) Related Parties		299	396
	Other ^(d)		4,513	4,554	Other ^(e)		4,296	4,554
	Investments in and advances to unconsolidated affiliates		\$ 198,702	\$ 197,240	Investments in and advances to unconsolidated affiliates		\$ 203,410	\$ 197,240
Core:	Crossroads ^(e)	49%	\$ 7,680	\$ 7,982	Crossroads ^(f)	49%	\$ 7,301	\$ 7,982
					Distributions in excess of income from, and investments in, unconsolidated affiliates		\$ 7,301	\$ 7,982
Fund IV:	Paramus Plaza ^(e)	50%	178	—				
	Distributions in excess of income from, and investments in, unconsolidated affiliates		\$ 7,858	\$ 7,982				

(a) Represents a variable interest entity ("VIE") for which the Company is not the primary beneficiary (Note 15).

(b) Includes the amounts advanced against a \$12.8 million construction commitment from the Company to the venture that holds its investment in 1238 Wisconsin. As of March 31, 2024, June 30, 2024 and December 31, 2023 the note receivable from a related party had a balance of \$12.8 million, net of an allowance for credit losses of \$0.1 0.2 million, as of each period. The loan is collateralized by the venture members' equity interest in the entity that holds the 1238 Wisconsin development property, bears interest at Prime + 1.0% subject to a 4.5% floor and matures on December 28, 2024.

(c) Represents a tenancy-in-common interest.

(d) As of June 30, 2024, the investment balance relates to undistributed proceeds from the disposition of the property. These proceeds were distributed to Fund IV in July 2024.

(e) Includes cost-method investments in Fifth Wall.

(e) (f) Distributions have exceeded the Company's investment; however, the Company recognizes a liability balance as it may elect to contribute capital to the entity.

During the six months ended June 30, 2024, the Company:

- retained a 5% interest through an investment in a newly formed joint venture, Shops at Grand, which was fair valued at \$2.4 million upon deconsolidation (Note 2);
- through Fund IV, sold its investment in Paramus Plaza for \$36.8 million and repaid the related \$27.9 million mortgage loan. Fund IV recognized a gain of \$4.1 million of which the Company's proportionate share was \$1.0 million; and

16

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

- extended the maturity date on a property mortgage loan at Gotham Plaza to September 2, 2024, which had an outstanding balance of \$17.1 million.

Fees earned from and paid to Unconsolidated Affiliates

The Company earned property management, construction, development, legal and leasing fees from its investments in unconsolidated affiliates totaling \$0.3 million and \$0.1 million for each of the three months ended March 31, 2024 June 30, 2024 and 2023, respectively, and \$0.4 million and \$0.2 for the six months ended June 30, 2024 and 2023, respectively, which are included in Other revenues in the Condensed Consolidated Statements of Operations.

In addition, the Company's Company's unconsolidated joint ventures paid third party fees to affiliates of \$1.1 million and \$0.6 0.8 million for the three months ended March 31, 2024 June 30, 2024 and 2023, respectively, and \$2.2 million and \$1.6 million for the six months ended June 30, 2024 and 2023, respectively, for leasing commissions, development, management, construction and overhead fees.

Summarized Financial Information of Unconsolidated Affiliates

15 The following Combined and Condensed Balance Sheets and Statements of Operations, in each period, summarize the financial information of the Company's investments in unconsolidated affiliates that were held as of June 30, 2024 (in thousands):

	June 30, 2024	December 31, 2023
Combined and Condensed Balance Sheets		
Assets:		
Rental property, net	\$ 734,373	\$ 723,411
Real estate under development	-	—
Other assets	128,786	125,699
Total assets	<u>\$ 863,159</u>	<u>\$ 849,110</u>
Liabilities and partners' equity:		
Mortgage notes payable	\$ 630,882	\$ 662,552
Other liabilities	89,409	100,270
Partners' equity	142,868	86,288
Total liabilities and partners' equity	<u>\$ 863,159</u>	<u>\$ 849,110</u>
Company's share of accumulated equity	\$ 136,176	\$ 128,690
Basis differential	51,336	51,824
Deferred fees, net of portion related to the Company's interest	4,002	3,794
Amounts receivable/payable by the Company	299	396
Investments in and advances to unconsolidated affiliates, net of Company's share of distributions in excess of income from and investments in unconsolidated affiliates	191,813	184,704
Investments carried at fair value or cost	4,296	4,554
Company's share of distributions in excess of income from and investments in unconsolidated affiliates	7,301	7,982
Investments in and advances to unconsolidated affiliates	<u>\$ 203,410</u>	<u>\$ 197,240</u>

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Summarized Financial Information of Unconsolidated Affiliates

The following combined and condensed balance sheets and statements of operations, in each period, summarize the financial information of the Company's investments in unconsolidated affiliates that were held as of March 31, 2024, and accordingly exclude the results of any investments disposed of or consolidated prior to that date (in thousands):

	March 31, 2024	December 31, 2023
Combined and Condensed Balance Sheets		
Assets:		
Rental property, net	\$ 720,004	\$ 723,411
Other assets	116,100	125,699
Total assets	<u>\$ 836,104</u>	<u>\$ 849,110</u>
Liabilities and partners' equity:		
Mortgage notes payable	\$ 659,692	\$ 662,552
Other liabilities	90,189	100,270
Partners' equity	86,223	86,288
Total liabilities and partners' equity	<u>\$ 836,104</u>	<u>\$ 849,110</u>
Company's share of accumulated equity	\$ 129,231	\$ 128,690
Basis differential	51,580	51,824
Deferred fees, net of portion related to the Company's interest	3,756	3,794
Amounts receivable/payable by the Company	<u>1,764</u>	<u>396</u>
Investments in and advances to unconsolidated affiliates, net of Company's share of distributions in excess of income from and investments in unconsolidated affiliates	186,331	184,704
Investments carried at fair value or cost	4,513	4,554
Company's share of distributions in excess of income from and investments in unconsolidated affiliates	7,858	7,982
Investments in and advances to unconsolidated affiliates	<u>\$ 198,702</u>	<u>\$ 197,240</u>

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Combined and Condensed Statements of Operations						
Total revenues	\$ 28,004	\$ 28,218	\$ 28,180	\$ 28,667	\$ 56,184	\$ 56,885
Operating and other expenses	(9,986)	(8,632)	(10,149)	(8,708)	(20,135)	(17,349)
Interest expense	(10,414)	(9,233)	(10,205)	(9,901)	(20,619)	(19,134)
Depreciation and amortization	(11,666)	(8,901)	(10,129)	(11,233)	(21,795)	(20,134)
Gain on extinguishment of debt	1,158	—	853	—	2,011	—
Net (loss) gain attributable to unconsolidated affiliates	<u>\$ (2,904)</u>	<u>\$ 1,452</u>				
Impairment of Investment	(288)	—	(288)	—		
Gain on disposition of property	8,519	—	8,519	—		

Net income (loss) attributable to unconsolidated affiliates	\$ 6,781	\$ (1,175)	\$ 3,877	\$ 268		
Company's share of equity in net (losses) earnings of unconsolidated affiliates	\$ (68)	\$ 276				
Company's share of equity in net earnings (losses) of unconsolidated affiliates	\$ 4,724	\$ (1,190)	\$ 4,656	\$ (914)		
Basis differential amortization	(244)	(247)	(244)	(247)	(488)	(494)
Company's equity in (losses) earnings of unconsolidated affiliates	\$ (312)	\$ 29				
Company's equity in earnings (losses) of unconsolidated affiliates	\$ 4,480	\$ (1,437)	\$ 4,168	\$ (1,408)		

16

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

5. Other Assets, Net and Accounts Payable and Other Liabilities

Other assets, net and accounts payable and other liabilities are comprised of the following for the periods presented:

(in thousands)	March 31, 2024	December 31, 2023	June 30, 2024	December 31, 2023
Other Assets, Net:				
Lease intangibles, net (Note 6)	\$ 93,679	\$ 100,594	\$ 86,429	\$ 100,594
Derivative financial instruments (Note 8)	40,841	28,989	40,338	28,989
Deferred charges, net (A)	30,617	31,074	36,071	31,074
Accrued interest receivable (Note 3)	27,004	25,553	28,768	25,553
Prepaid expenses	12,802	15,204	13,242	15,204
Due from seller	2,389	2,631	2,343	2,631
Income taxes receivable	1,839	1,141	1,472	1,141
Deposits	574	575	1,816	575
Corporate assets, net	833	924	740	924
Other receivables	2,121	1,775	2,560	1,775
	<u>\$ 212,699</u>	<u>\$ 208,460</u>	<u>\$ 213,779</u>	<u>\$ 208,460</u>
(A) Deferred Charges, Net:				
Deferred leasing and other costs	\$ 74,955	\$ 73,908	\$ 77,445	\$ 73,908
Deferred financing costs related to line of credit	9,879	9,829	12,111	9,829
	<u>84,834</u>	<u>83,737</u>	<u>89,556</u>	<u>83,737</u>
Accumulated amortization	(54,217)	(52,663)	(53,485)	(52,663)
Deferred charges, net	<u>\$ 30,617</u>	<u>\$ 31,074</u>	<u>\$ 36,071</u>	<u>\$ 31,074</u>
Accounts Payable and Other Liabilities:				
Lease intangibles, net (Note 6)	\$ 72,136	\$ 73,994	\$ 69,414	\$ 73,994
Accounts payable and accrued expenses	58,163	61,425	62,198	61,425
Deferred income	36,248	34,386	36,086	34,386
Tenant security deposits, escrow and other	14,181	17,939	13,988	17,939
Lease liability - finance leases, net (Note 11)	32,696	32,739	32,649	32,739
Derivative financial instruments (Note 8)	4,692	8,892	3,760	8,892
	<u>\$ 218,116</u>	<u>\$ 229,375</u>	<u>\$ 218,095</u>	<u>\$ 229,375</u>

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

6. Lease Intangibles

Upon acquisitions of real estate ([Note 2](#)), the Company assesses the relative fair value of acquired assets (including land, buildings and improvements, and identified intangibles such as above- and below-market leases, including below-market options and acquired in-place leases) and assumed liabilities. The lease intangibles are amortized over the remaining terms of the respective leases, including option periods where applicable.

17

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Intangible assets and liabilities are included in Other assets, net and Accounts payable and other liabilities ([Note 5](#)) on the Condensed Consolidated Balance Sheets and summarized as follows (in thousands):

	March 31, 2024			December 31, 2023			June 30, 2024			December 31, 2023		
	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount
Amortizable Intangible Assets												
In-place lease intangible assets	\$ 327,484	\$ (241,194)	\$ 86,290	\$ 327,484	\$ (234,808)	\$ 92,676	\$ 323,051	\$ (243,503)	\$ 79,548	\$ 327,484	\$ (234,808)	\$ 92,676
Above-market rent	27,294	(19,905)	7,389	27,294	(19,376)	7,918	26,290	(19,409)	6,881	27,294	(19,376)	7,918
	<u>\$ 354,778</u>	<u>\$ (261,099)</u>	<u>\$ 93,679</u>	<u>\$ 354,778</u>	<u>\$ (254,184)</u>	<u>\$ 100,594</u>	<u>\$ 349,341</u>	<u>\$ (262,912)</u>	<u>\$ 86,429</u>	<u>\$ 354,778</u>	<u>\$ (254,184)</u>	<u>\$ 100,594</u>
Amortizable Intangible Liabilities												
Below-market rent	\$ (188,098)	\$ 116,234	\$ (71,864)	\$ (188,098)	\$ 114,393	\$ (73,705)	\$ (184,029)	\$ 114,873	\$ (69,156)	\$ (188,098)	\$ 114,393	\$ (73,705)
Above-market ground lease	(671)	399	(272)	(671)	382	(289)	(671)	413	(258)	(671)	382	(289)
	<u>\$ (188,769)</u>	<u>\$ 116,633</u>	<u>\$ (72,136)</u>	<u>\$ (188,769)</u>	<u>\$ 114,775</u>	<u>\$ (73,994)</u>	<u>\$ (184,700)</u>	<u>\$ 115,286</u>	<u>\$ (69,414)</u>	<u>\$ (188,769)</u>	<u>\$ 114,775</u>	<u>\$ (73,994)</u>

The Company did not have any acquisitions of real estate or acquired lease intangibles. During the six months ended June 30, 2024, the Company:

- recorded accelerated amortization related to below-market rent of \$0.2 million and in-place lease intangible assets of \$0.5 million, of which the Company's share was \$0.2 million and \$0.4 million, respectively, related to early tenant lease terminations; and
- derecognized below-market rent of \$0.7 million, of which the Company's share was \$0.6 million, related to disposed properties ([Note 2](#)).

Amortization of in-place lease intangible assets is recorded in depreciation and amortization expense and amortization of above-market rent and below-market rent is recorded as a reduction to and increase to rental income, respectively, in the Condensed Consolidated Statements of Operations. Amortization of above-market ground leases are recorded as a reduction to rent expense in the Condensed Consolidated Statements of Operations.

The scheduled amortization of acquired lease intangible assets and assumed liabilities as of **March 31, 2024** **June 30, 2024** is as follows (in thousands):

Years Ending December 31,	Net Increase in Rental Revenues	Increase to Amortization Expense	Reduction of Property Operating Expense	Net Increase in Rental Revenues	Increase to Amortization Expense	Reduction of Property Operating Expense
2024 (Remainder)	\$ 3,860	\$ (17,180)	\$ 44	\$ 2,408	\$ (11,088)	\$ 29
2025	4,751	(17,914)	58	4,496	(17,774)	58
2026	4,523	(14,430)	58	4,446	(14,335)	58
2027	4,452	(11,159)	58	4,388	(11,066)	58
2028	4,536	(7,299)	54	4,472	(7,206)	55

18 19

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

7. Debt

A summary of the Company's consolidated indebtedness is as follows (dollars in thousands):

	Carrying Value as of				Carrying Value as of			
	Interest Rate as of	Maturity Date as of	March 31,	December 31,	Interest Rate as of	Maturity Date as of	June 30,	December 31,
	March 31, 2024	March 31, 2024	2024	2023	June 30, 2024	June 30, 2024	2024	2023
<u>Mortgages Payable</u>								
Core	3.99% - 5.89%	Jan 2025 - Apr 2035	\$184,035	\$191,830	3.99% - 5.89%	Jul 2027 - Apr 2035	\$181,099	\$191,830
Fund II ^(a)	SOFR+2.61%	Aug 2025	137,485	137,485	SOFR+2.61%	Aug 2025	137,485	137,485
Fund III	SOFR+3.75%	Oct 2025	33,000	33,000	SOFR+3.75%	Oct 2025	33,000	33,000
Fund IV ^(b)	SOFR+2.25% - SOFR+3.33%	March 2025 - Jun 2028	115,896	115,925	SOFR+2.25% - SOFR+3.33%	March 2025 - Jun 2028	109,484	115,925
Fund V	SOFR+1.80% - SOFR+2.85%	Jul 2024 - Jun 2028	499,360	458,960	SOFR+1.80% - SOFR+2.85%	Jul 2024 - Jun 2028	500,144	458,960
Net unamortized debt issuance costs			(7,536)	(7,313)			(6,366)	(7,313)
Unamortized premium			228	240			223	240
Total Mortgages Payable			\$962,468	\$930,127			\$955,069	\$930,127
<u>Unsecured Notes Payable</u>								
Core Term Loans ^(c)	SOFR+1.60% - SOFR+1.95%	Jun 2026 - Jul 2029	\$650,000	\$650,000	SOFR+1.50% - SOFR+1.95%	Apr 2027 - Jul 2029	\$650,000	\$650,000
Fund V Subscription Line ^(d)			—	80,600			—	80,600
Net unamortized debt issuance costs			(3,476)	(3,873)			(5,687)	(3,873)
Total Unsecured Notes Payable			\$646,524	\$726,727			\$644,313	\$726,727
<u>Unsecured Line of Credit</u>								
Revolving Credit Facility ^(e)	SOFR+1.45%	Jun 2025	\$114,687	\$213,287	SOFR+1.35%	Apr 2028	\$96,446	\$213,287
Total Debt ^{(e)(f)}			\$1,734,463	\$1,881,087			\$1,707,658	\$1,881,087
Net unamortized debt issuance costs			(11,012)	(11,186)			(12,053)	(11,186)
Unamortized premium			228	240			223	240
Total Indebtedness			\$1,723,679	\$1,870,141			\$1,695,828	\$1,870,141

- (a) The Company has a total borrowing capacity of \$198.0 million on the Fund II mortgage as of both **March 31, 2024** **June 30, 2024** and December 31, 2023.
- (b) Includes the outstanding balance on the Fund IV secured bridge facility of \$36.2 million as of both **March 31, 2024** **June 30, 2024** and December 31, 2023.
- (c) The Company has entered into various swap agreements to effectively fix its interest costs on a portion of its Revolver and term loans as of **March 31, 2024** **June 30, 2024** and December 31, 2023.
- (d) Fund V paid off the subscription line and terminated the outstanding letters of credit during the **three six** months ended **March 31, 2024** **June 30, 2024**.
- (e) Includes **\$1,207.6** **1,188.3** million and \$1,249.8 million, respectively, of variable-rate debt that has been fixed with interest rate swap agreements as of the periods presented. The effective fixed rates ranged from 1.14% to 4.69%.
- (f) Includes **\$151.3** **151.2** million and \$151.4 million, respectively, of variable-rate debt that is subject to interest cap agreements as of the periods presented. The effective fixed rates ranged from 4.50% to 6.00%.

Unsecured Debt

Credit Facility

The In April 2024, the Operating Partnership has entered into a \$700.0 million Third Amended and Restated Credit Agreement, with Bank of America, N.A., as administrative agent, to amend its existing senior unsecured credit facility as amended (the "Credit "Amended Credit Facility"), with Bank of America, N.A. as administrative agent, comprised of a \$300.0 million senior . The Amended Credit Facility provides for an increase in the existing unsecured revolving credit facility (the "Revolver") from \$300.0 million to \$350.0 million, which bears includes the capacity to issue letters of credit in an amount up to \$60.0 million, and the extension of the term from June 29, 2025 to April 15, 2028, with two additional six-month extension options. The Amended Credit Facility also provides for the extension of the term on the existing \$400.0 million unsecured term loan ("Term Loan") from June 29, 2026 to April 15, 2028, with two additional six-month extension options. The Amended Credit Facility has an accordion feature to increase its capacity up to \$900 million at the option of the Operating Partnership, subject to customary conditions. Borrowings under the Revolver and the Term Loan will accrue interest at a floating rate based on SOFR with margins based on leverage or credit rating, and a \$400.0 million senior unsecured term loan (the "Term Loan") which bears interest at a floating rate based on SOFR with margins based on leverage or credit rating. The Credit Facility provides for an accordion feature, which allows for one or more increases in the revolving credit facility or term loan facility, for a maximum aggregate principal amount not to exceed \$900.0 million. The Credit Facility is guaranteed by the Trust and certain subsidiaries of the Trust (Note 9). In April 2024, the Company amended the existing Credit Facility (Note 16).

Revolving Credit Facility

As of **March 31, 2024** **June 30, 2024**, the Revolver bears interest at SOFR + **1.45** **1.35**% and matures on **June 29, 2025** **April 15, 2028**, subject to two six-month extension options. The outstanding balance and total available credit of the Revolver was **\$114.7** **96.4** million and **\$185.3** **253.6** million, respectively, as of **March 31, 2024** **June 30, 2024**, reflecting no letters of credit outstanding. The outstanding balance and total available credit of the Revolver was \$213.3 million and \$86.7 million, respectively, as of December 31, 2023, reflecting no letters of credit outstanding.

19 20

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Core Term Loans

As of **March 31, 2024** **June 30, 2024**, the Term Loan bears interest at SOFR + **1.60** **1.50**% and matures on **June 29, 2026** **April 15, 2028**. The Operating Partnership has a \$175.0 million term loan facility (the "\$175.0 Million Term Loan"), with Bank of America, N.A. as administrative agent, which bears interest at a floating rate based on SOFR with margins based on leverage or credit rating, matures on April 6, 2027, and is guaranteed by the Trust and certain subsidiaries of the Trust (Note 9). As of **March 31, 2024** **June 30, 2024**, the \$175.0 Million Term Loan bears interest at SOFR + 1.60%.

The Operating Partnership has a \$75.0 million term loan (the "\$75.0 Million Term Loan"), with TD Bank, N.A., as administrative agent, which bears interest at a floating rate based on SOFR with margins based on leverage or credit rating, matures on July 29, 2029, and is guaranteed by the Trust and certain subsidiaries of the Trust (Note 9). As of **March 31, 2024** **June 30, 2024**, the \$75.0 Million Term Loan bears interest at SOFR + 1.95%.

Mortgages and Other Notes Payable

During the **three six** months ended **March 31, 2024** **June 30, 2024**, the Company (amounts represent balances at the time of transactions):

- repaid a Core mortgage loan totaling \$7.3 million at maturity;
- extended a Core mortgage loan of \$60.0 million (excluding principal reductions of \$2.5 million);
- repaid the Fund V subscription line totaling \$80.6 million;
- entered into a new Fund mortgage loan of \$43.4 million;

- repaid two consolidated Fund mortgage loans of \$6.4 million upon disposition of the properties (Note 2);
- repaid a portion of one consolidated Fund mortgage loan of \$1.5 million in connection with an outparcel disposition (Note 2);
- extended two Fund mortgages mortgage loans totaling \$67.7 million; and
- made scheduled principal payments totaling \$1.8 6.1 million.

A portion of the Company's variable-rate mortgage debt has been effectively fixed through certain cash flow hedge transactions (Note 8).

As of both March 31, 2024 June 30, 2024 and December 31, 2023, the Company's mortgages were collateralized by 33 31 properties and the related tenant leases. Certain loans are cross-collateralized and contain cross-default provisions. The loan agreements contain customary representations, covenants and events of default. Certain loan agreements require the Company to comply with affirmative and negative covenants, including the maintenance of debt service coverage and leverage ratios. The Company was in compliance with its debt covenants as of March 31, 2024 June 30, 2024.

Fund IV also has an outstanding balance and total available credit on its secured bridge facility of \$36.2 million and \$0.0 million, respectively, as of both March 31, 2024 June 30, 2024 and December 31, 2023. The Operating Partnership has guaranteed up to \$22.5 million of the Fund IV secured bridge facility (Note 9).

Scheduled Debt Principal Payments

The scheduled principal repayments, without regard to available extension options (described further below), of the Company's consolidated indebtedness, as of March 31, 2024 June 30, 2024 are as follows (in thousands):

Year Ending December 31,	Principal Repayments		Principal Repayments	
2024 (Remainder)	\$	222,787	\$	214,585
2025		583,887		412,878
2026		454,398		56,911
2027		246,226		248,828
2028		130,959		678,250
Thereafter		96,206		96,206
		1,734,463		1,707,658
Unamortized premium		228		223
Net unamortized debt issuance costs		(11,012)		(12,053)
Total indebtedness	\$	1,723,679	\$	1,695,828

20 21

ACADIA REALTY TRUST AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

The table above does not reflect available extension options (subject to customary conditions) on consolidated debt with balances as of March 31, 2024 June 30, 2024. The Company has debt balances contractually due of \$40.1 40.0 million contractually due in 2024, \$438.7 327.3 million due in 2025, \$27.6 27.4 million due in 2026 and \$69.4 million contractually due in 2027, all of which the Company has available options to extend by up to 12 months, and for some an additional 12 months thereafter. However, there can be no assurance that the Company will be able to successfully execute any or all of its available extension options.

8. Financial Instruments and Fair Value Measurements

Items Measured at Fair Value on a Recurring Basis

The methods and assumptions described below were used to estimate the fair value of each class of financial instrument.

Marketable Equity Securities — The Company has an investment in marketable equity securities of Albertsons, which has a readily determinable market value (traded on an exchange) and is being accounted for as a Level 1 investment. This investment was included in Marketable securities on the Condensed Consolidated Balance Sheets as of March 31, 2024 June 30, 2024 and December 31, 2023.

Derivative Financial Instruments — The Company has derivative assets, which are included in Other assets, net on the **Condensed** Consolidated Balance Sheets, and are comprised of interest rate swaps and caps. The Company has derivative liabilities, which are included in Accounts payable and other liabilities on the **Condensed** Consolidated Balance Sheets and are comprised of interest rate swaps. The derivative instruments were measured at fair value using readily observable market inputs, such as quotations on interest rates, and were classified as Level 2 as these instruments are custom, over-the-counter contracts with various bank counterparties that are not traded in an active market. See "Derivative Financial Instruments," below.

The following table presents the Company's fair value hierarchy for those assets and liabilities measured at fair value on a recurring basis (in thousands):

	March 31, 2024			December 31, 2023			June 30, 2024			December 31, 2023		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Assets												
Marketable equity securities	\$ 27,274	\$ —	\$ —	\$ 33,284	\$ —	\$ —	\$ 21,668	\$ —	\$ —	\$ 33,284	\$ —	\$ —
Derivative financial instruments	—	40,841	—	—	28,989	—	—	40,338	—	—	28,989	—
Liabilities												
Derivative financial instruments	—	(4,692)	—	—	(8,892)	—	—	(3,760)	—	—	(8,892)	—

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. The Company's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment and considers factors specific to the asset or liability.

The Company did not have any transfers into or out of Level 1, Level 2, and Level 3 measurements during the **three** six months ended **March 31, 2024** **June 30, 2024**, and 2023.

Marketable Equity Securities

During the three months ended **March 31, 2024** **June 30, 2024**, the Company sold 175,000 shares of Albertsons, generating net proceeds of **\$4.0** 3.6 million. During the six months ended **June 30, 2024**, the Company sold 350,000 shares of Albertsons, generating net proceeds of **\$7.6** million. As of **March 31, 2024** **June 30, 2024**, the Company held **1.3** 1.1 million shares of Albertsons which had a fair value of **\$27.3** 21.7 million.

During the three months ended **March 31, 2024** **June 30, 2024** and 2023, the Company recognized dividend income from marketable securities of \$0.2 million and **\$28.5** 0.2 million, of which the Company's share was \$0.2 million and **\$11.4** 0.2 million, respectively. During the six months ended **June 30, 2024** and 2023, the Company recognized dividend income from marketable securities of \$0.3 million and **\$28.7** million, of which the Company's share was \$0.3 million and **\$11.6** million, respectively. These amounts are included in Realized and unrealized holding (losses) gains on investments and other on the Company's Condensed Consolidated Statements of Operations.

21 22

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

The following table represents the realized and unrealized gain (loss) on marketable securities included in Realized and unrealized holding (losses) gains on investments and other on the Company's Condensed Consolidated Statements of Operations (in thousands):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Realized gain on marketable securities, net	\$ 3,994	\$ —	\$ 3,586	\$ —	\$ 7,580	\$ —
Less: previously recognized unrealized gains on marketable securities sold during the period	(3,994)	—	(3,586)	—	(7,580)	—
Unrealized losses on marketable securities still held as of the end of the period and through the disposition date on marketable securities sold during the period	(2,015)	(2,059)				
Loss on Marketable securities, net	\$ (2,015)	\$ (2,059)				
Unrealized (losses) gains on marketable securities still held as of the end of the period and through the disposition date on marketable securities sold during the period	(2,020)	1,713	(4,035)	(346)		

(Loss) gain on marketable securities, net	\$ (2,020)	\$ 1,713	\$ (4,035)	\$ (346)
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Items Measured at Fair Value on a Nonrecurring Basis

Impairment Charges

The Company did not recognize any impairments of consolidated assets during the three six months ended March 31, 2024 June 30, 2024, and 2023.

Redeemable Noncontrolling Interests

The Company has redeemable noncontrolling interests related to certain properties. The Company is required to periodically review these redeemable noncontrolling interests to in order to compare the redemption value to the carrying value. See Note 10 for further discussion regarding these interests.

Derivative Financial Instruments

The Company had the following interest rate swaps and caps for the periods presented (information is as of March 31, 2024 June 30, 2024, unless otherwise noted, and dollars in thousands):

Derivative Instrument	Aggregate			Strike Rate		Balance Sheet Location	Fair Value		Aggregate			Strike Rate		Balance Sheet Location	Fair Value	
				March 31, 2024	December 31, 2023		June 30, 2024	December 31, 2023								
	Notional Amount	Effective Date	Maturity Date						Low	High	Notional Amount	Effective Date	Maturity Date		Low	High
Core																
Interest Rate Swaps	\$ 175,000	Oct 2023	Jul 2027 - Jul 2029	4.59%	4.69%	Accounts payable and other liabilities	\$ (4,692)	\$ (8,807)	\$ 175,000	Oct 2023	Jul 2027 - Jul 2029	4.59%	4.69%	Accounts payable and other liabilities	\$ (3,760)	\$ (8,807)
Interest Rate Swaps	681,000	May 2022 - May 2023	Mar 2025 - Jul 2030	1.98%	3.61%	Other Assets	33,440	22,675	681,000	May 2022 - May 2023	Mar 2025 - Jul 2030	1.98%	3.61%	Other Assets	34,303	22,675
	<u>\$ 856,000</u>						<u>\$ 28,748</u>	<u>\$ 13,868</u>	<u>\$ 856,000</u>						<u>\$ 30,543</u>	<u>\$ 13,868</u>
Fund II																
Interest Rate Swap	<u>\$ 50,000</u>	Jan 2023	Dec 2029	3.23%	3.23%	Other Assets	<u>\$ 1,631</u>	<u>\$ 634</u>	<u>\$ 50,000</u>	Jan 2023	Dec 2029	3.23%	3.23%	Other Assets	<u>\$ 1,814</u>	<u>\$ 634</u>
Fund III																
Interest Rate Cap	<u>\$ 33,000</u>	Sep 2023	Oct 2025	5.50%	5.50%	Other Assets	<u>\$ 25</u>	<u>\$ 26</u>	<u>\$ 33,000</u>	Sep 2023	Oct 2025	5.50%	5.50%	Other Assets	<u>\$ 14</u>	<u>\$ 26</u>
Fund IV																
Interest Rate Cap	<u>\$ 54,500</u>	Dec 2023	Dec 2025	6.00%	6.00%	Other Assets	<u>\$ 28</u>	<u>\$ 29</u>	<u>\$ 54,500</u>	Dec 2023	Dec 2025	6.00%	6.00%	Other Assets	<u>\$ 14</u>	<u>\$ 29</u>
Fund V																
Interest Rate Swaps	\$ 342,940	Apr 2022 - Mar 2024	Sep 2024 - Dec 2027	1.14%	4.49%	Other Assets	\$ 5,445	\$ 5,523	\$ 341,944	Apr 2022 - Mar 2024	Sep 2024 - Dec 2027	1.14%	4.49%	Other Assets	\$ 3,981	\$ 5,523
Interest Rate Caps	72,307	Aug 2023 - Feb 2024	Jan 2025 - Sep 2025	4.50%	5.00%	Other Assets	272	102	72,164	Aug 2023 - Feb 2024	Jan 2025 - Sep 2025	4.50%	5.00%	Other Assets	212	102
Interest Rate Swaps	—					Accounts payable and other liabilities	—	(85)	—					Accounts payable and other liabilities	—	(85)

	\$ 415,247	\$ 5,717	\$ 5,540	\$ 414,108	\$ 4,193	\$ 5,540
Total asset	Total asset			Total asset		
derivatives	derivatives	\$ 40,841	\$ 28,989	derivatives	\$ 40,338	\$ 28,989
Total liability	Total liability			Total liability		
derivatives	derivatives	\$ (4,692)	\$ (8,892)	derivatives	\$ (3,760)	\$ (8,892)

22 23

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

All of the Company's derivative instruments have been designated as cash flow hedges and hedge the future cash outflows on variable-rate debt (Note 7). It is estimated that approximately \$24.7 22.9 million included in Accumulated other comprehensive income related to derivatives will be reclassified as a reduction to interest expense within the next twelve months. As of March 31, 2024 June 30, 2024 and December 31, 2023, no derivatives were designated as fair value hedges or hedges of net investments in foreign operations. Additionally, the Company does not use derivatives for trading or speculative purposes and currently does not have any derivatives that are not designated hedges.

Risk Management Objective of Using Derivatives

The Company is exposed to certain risks arising from both its business operations and economic conditions. The Company manages economic risks, including interest rate, liquidity and credit risk, primarily by managing the amount, sources and duration of its debt funding and, from time to time, through the use of derivative financial instruments. The Company enters into derivative financial instruments to manage exposures that result in the receipt or payment of future known and uncertain cash amounts, the values of which are determined by interest rates. The Company's derivative financial instruments are used to manage differences in the amount, timing and duration of the Company's known or expected cash receipts and its known or expected cash payments principally related to the Company's investments and borrowings.

The Company is exposed to credit risk in the event of non-performance by the counterparties to the swaps if the derivative position has a positive balance. The Company believes it mitigates its credit risk by entering into swaps with major financial institutions. The Company continually monitors and actively manages interest costs on its variable-rate debt portfolio and may enter into additional interest rate swap positions or other derivative interest rate instruments based on market conditions.

Credit Risk-Related Contingent Features

The Company has agreements with each of its swap counterparties that contain a provision whereby if the Company defaults on certain of its unsecured indebtedness, the Company could also be declared in default on its swaps, resulting in an acceleration of payment under the swaps.

Other Financial Instruments

The Company's other financial instruments had the following carrying values and fair values as of the dates shown (dollars in thousands, inclusive of amounts attributable to noncontrolling interests where applicable):

	Level	March 31, 2024		December 31, 2023		Level	June 30, 2024		December 31, 2023	
		Carrying Amount	Estimated Fair Value	Carrying Amount	Estimated Fair Value		Carrying Amount	Estimated Fair Value	Carrying Amount	Estimated Fair Value
Notes Receivable (a)	3	\$ 118,877	\$ 118,577	\$ 124,949	\$ 124,789	3	\$ 126,653	\$ 126,647	\$ 124,949	\$ 124,789
City Point Loan (a)	3	66,741	65,306	66,741	66,017	3	66,741	66,674	66,741	66,017
Mortgage and Other Notes Payable (a)	3	969,776	953,467	937,200	921,563	3	961,212	947,938	937,200	921,563
Investment in non-traded equity securities (b)	3	4,358	4,358	4,398	4,702	3	4,141	4,141	4,398	4,702
Unsecured notes payable and Unsecured line of credit (c)	2	764,687	757,603	943,887	937,153	2	746,446	746,873	943,887	937,153

(a) The Company determined the estimated fair value of these financial instruments using a discounted cash flow model with rates that take into account the credit of the borrower or tenant, where applicable.

and changes in interest rates. The Company also considered the value of the underlying collateral, taking into account the quality of the collateral, the credit quality of the borrower, the time until maturity and the current market interest rate environment. Amounts exclude discounts and loan costs. The estimated market rates are between 5.24 5.00% to 14.69 14.00% for the Company's notes receivable and City Point Loan, and 6.22 5.52% to 9.82 8.37% for the Company's mortgage and other notes payable, depending on the attributes of the specific loans.

(b) Includes the Operating Partnership's cost-method investment in Fifth Wall (Note 4).

(c) The Company determined the estimated fair value of the unsecured notes payable and unsecured line of credit using quoted market prices in an open market with limited trading volume where available. where there was no trading volume, the Company determined the estimated fair value using a discounted cash flow model using a rate that reflects the average yield of similar market participants.

The Company's cash and cash equivalents, restricted cash, rents receivable, accounts payable and certain financial instruments (classified as Level 1) included in other assets and other liabilities had fair values that approximated their carrying values due to their short maturity profiles as of March 31, 2024 June 30, 2024 and December 31, 2023.

23 24

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

9. Commitments and Contingencies

The Company is involved in various matters of litigation arising out of, or incidental to, its business. While the Company is unable to predict with certainty the outcome of any particular matter, management does not expect, when such litigation is resolved, that the Company's resulting exposure to loss contingencies, if any, will have a material adverse effect on its consolidated financial position or results of operations.

Commitments and Guaranties

From time to time, the Company (or ventures in which the Company has an ownership interest) has agreed, and may in the future agree, to guarantee portions of the principal, interest and other amounts in connection with their borrowings, provide customary environmental indemnifications and nonrecourse carve-outs (e.g., guarantees against fraud, misrepresentation and bankruptcy) in connection with their borrowings and provide guarantees to lenders, tenants and other third parties for the completion of development projects.

With respect to borrowings of our consolidated entities, the Company and certain subsidiaries of the Company have guaranteed \$72.5 million of principal payment guarantees on various property mortgage loans and the Fund IV secured bridge facility (Note 7). As of March 31, 2024 June 30, 2024 and December 31, 2023, no amounts related to the guarantees were recorded as liabilities in the Company's condensed consolidated financial statements. As of March 31, 2024 June 30, 2024, the Company had no Core or Fund letters of credit outstanding, and as of December 31, 2023, the Company had no Core letters of credit outstanding and had Fund letters of credit of \$2.0 million. million outstanding. The Company has not recorded any obligation associated with these letters of credit. The majority of the letters of credit are collateral for existing indebtedness and other obligations of the Company.

Additionally, in connection with the refinancing of the La Frontera Village mortgage loan of \$57.0 million, which is collateralized by the investment property, Fund V guaranteed the joint venture's obligation under the loan. Fund V earned a fee from the joint venture for providing the guarantee. As of March 31, 2024 June 30, 2024, \$0.2 million related to the guarantee was recorded as a liability in the Company's condensed consolidated financial statements (Note 4).

In conjunction with the development and expansion of various properties, the Company has entered into agreements with general contractors for the construction or development of properties aggregating approximately \$14.5 11.5 million and \$15.8 million, of which the Company's share is \$11.8 9.5 million and \$12.5 million as of March 31, 2024 June 30, 2024 and December 31, 2023, respectively. The Company has committed client-related obligations for tenant improvements based on executed leases aggregating approximately \$21.7 22.8 million and \$25.7 million, of which the Company's share is \$11.6 13.6 million and \$14.6 million, as of March 31, 2024 June 30, 2024 and December 31, 2023, respectively. The timing and amounts of payments for tenant-related obligations are uncertain and may only be due upon satisfactory performance of certain conditions.

Forfeiture of Deposits

The Company entered into a purchase and sale agreement (together with subsequent amendments thereto) to sell its West Shore Expressway property in the Core Portfolio. At the request of the former potential buyer, the Company extended the closing date numerous times in exchange for additional non-refundable deposits and contributions towards the carrying costs of the property. The agreement terminated and expired by its terms in August 2023, and the deposit was forfeited to an affiliate of the Company, when, among other things, the former potential buyer failed to close on the property pursuant to the terms of the agreement. During the third quarter of 2023, the former potential buyer filed for Chapter 11 bankruptcy, which bankruptcy was dismissed during the fourth quarter of 2023, and as of March 31, 2024 is no longer subject to appeal. The Company recorded income of \$3.5 million in Other revenues on the Condensed Consolidated Statements of Income for Operations during the three months ended March 31, 2024, March 31, 2024, related to the forfeiture of the non-refundable payments.

Insurance Coverage

We carry insurance coverage on our properties of different types and in amounts with deductibles that we believe are in line with coverage customarily obtained by owners of similar properties.

24 25

ACADIA REALTY TRUST AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

10. Shareholders' Equity, Noncontrolling Interests and Other Comprehensive Loss

Common Shares and Units

In January 2024, the Company completed an underwritten offering of 6,900,000 Common Shares (inclusive of the underwriters' option to purchase 900,000 additional shares) for net proceeds of \$113.0 million.

In addition to the ATM Program activity discussed below, the Company completed the following transactions in its Common Shares during the **three six** months ended **March 31, 2024 June 30, 2024**:

- The Company withheld 3,410 shares of its restricted Common Shares ("Restricted Shares") to pay the employees' statutory minimum income taxes due on the value of the portion of their Restricted Shares that vested.
- The Company recognized Common Share and Common OP Unit-based compensation expense totaling **\$2.14.5** million in connection with Restricted Shares and Common OP Units ("Restricted Units") ([Note 13](#)).

ATM Program

The Company has an at-the-market equity issuance program ("ATM Program") that provides the Company with an efficient vehicle for raising public equity capital to fund its needs. The Company entered into its current \$250.0 million ATM Program, which includes an optional "forward sale" component, in the first quarter of 2022. The Company had approximately **\$220.9192.1** million of availability under the ATM program as of **March 31, 2024 June 30, 2024**. The Company did not sell or issue any Common Shares on a forward basis for the **three six** months ended **March 31, 2024 June 30, 2024** or 2023. The Company sold **87,1391,739,288** Common Shares under its ATM Program during the **three six** months ended **March 31, 2024 June 30, 2024** generating **\$1.529.9** million of net proceeds after related issuance costs. No such sales were made during the **three six** months ended **March 31, 2023 June 30, 2023**.

Share Repurchase Program

During 2018, the Company's board of trustees (the "Board") approved a new share repurchase program, which authorizes management, at its discretion, to repurchase up to \$200.0 million of its outstanding Common Shares. The program does not obligate the Company to repurchase any specific number of Common Shares and may be discontinued or extended at any time. The Company did not repurchase any shares during the **three six** months ended **March 31, 2024 June 30, 2024** or 2023. Under the share repurchase program \$122.5 million remains available as of **March 31, 2024 June 30, 2024**.

Dividends and Distributions

On February 28, 2024, During the three months ended June 30, 2024 and 2023, the Company declared the first quarter 2024 dividend distributions on Common Shares/OP Units of \$0.18 per Common Share for holders Share/Unit. During the six months ended June 30, 2024 and 2023, the Company declared distributions on Common Shares/OP Units of record as of \$March 28, 20240.36. The Company paid per Common Share/Unit in the first quarter dividend on April 15, 2024, aggregate.

25 26

ACADIA REALTY TRUST AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Noncontrolling Interests

The following tables summarize the change in the noncontrolling interests for the three and six months ended **March 31, 2024**, **June 30, 2024** and 2023 (dollars in thousands, except per unit data):

	Noncontrolling Interests in				Noncontrolling Interests in			
	Noncontrolling Interests in Operating Partnership (a)	Partially-Owned Affiliates (b)	Total	Redeemable Noncontrolling Interests (c)	Noncontrolling Interests in Operating Partnership (a)	Partially-Owned Affiliates (b)	Total	Redeemable Noncontrolling Interests (c)
Balance as of January 1, 2024	\$ 99,718	\$ 346,582	\$ 446,300	\$ 50,339				
Balance as of April 1, 2024	\$ 92,707	\$ 372,462	\$ 465,169	\$ 45,462				
Distributions declared of \$0.18 per Common OP Unit and distributions on Preferred OP Units	(1,453)	—	(1,453)		(1,228)	—	(1,228)	
Net income (loss) for the three months ended March 31, 2024	326	(7,898)	(7,572)	(2,554)				
Conversion of 795,145 Common OP Units to Common Shares by limited partners of the Operating Partnership	(12,913)	—	(12,913)	—				
Net income (loss) for the three months ended June 30, 2024	193	2,238	2,431	(2,292)				
Conversion of 255,304 Common OP Units and 41,599 Series C Preferred Units to Common Shares by limited partners of the Operating Partnership	(6,427)	—	(6,427)	—				
Other comprehensive income - unrealized gain on valuation of swap agreements	859	5,378	6,237	—	86	2,282	2,368	—
Reclassification of realized interest expense on swap agreements	(54)	(3,697)	(3,751)	—	(50)	(3,637)	(3,687)	—
City Point Loan accrued interest	—	—	—	(2,323)	—	—	—	(2,290)
Capital call receivable	—	(6,153)	(6,153)	—	—	6,153	6,153	—
Noncontrolling interest contributions	—	43,709	43,709	—				
Noncontrolling interest distributions	—	(5,459)	(5,459)	—	—	(7,960)	(7,960)	(6)
Employee Long-term Incentive Plan Unit Awards	4,043	—	4,043	—	2,473	—	2,473	—
Reallocation of noncontrolling interests (d)	2,181	—	2,181	—	(2,071)	—	(2,071)	—
Balance as of March 31, 2024	\$ 92,707	\$ 372,462	\$ 465,169	\$ 45,462				
Balance as of June 30, 2024	\$ 85,683	\$ 371,538	\$ 457,221	\$ 40,874				
Balance as of January 1, 2023	\$ 99,554	\$ 389,810	\$ 489,364	\$ 67,664				
Balance as of April 1, 2023	\$ 103,219	\$ 355,962	\$ 459,181	\$ 63,269				
Distributions declared of \$0.18 per Common OP Unit and distributions on Preferred OP Units	(1,343)	—	(1,343)	—	(1,341)	—	(1,341)	—
Net income (loss) for the three months ended March 31, 2023	917	9,800	10,717	(2,075)				
Conversion of 37,393 Common OP Units to Common Shares by limited partners of the Operating Partnership	(631)	—	(631)	—				
Net income (loss) for the three months ended June 30, 2023	697	(6,130)	(5,433)	(1,091)				

Conversion of 54,040 Common OP Units to Common Shares by limited partners of the Operating Partnership	(901)	—	(901)	—				
Other comprehensive income - unrealized gain on valuation of swap agreements	(914)	(1,347)	(2,261)	—	1,169	7,867	9,036	—
Reclassification of realized interest expense on swap agreements	(45)	(2,675)	(2,720)	—	(54)	(3,583)	(3,637)	—
City Point Loan	—	—	—	(796)				
City Point Loan accrued interest	—	—	—	(2,320)	—	—	—	(2,345)
Noncontrolling interest contributions	—	31,242	31,242	—	—	—	—	796
Noncontrolling interest distributions	—	(70,868)	(70,868)	—	—	(5,492)	(5,492)	—
Employee Long-term Incentive Plan Unit Awards	3,897	—	3,897	—	2,468	—	2,468	—
Reallocation of noncontrolling interests ^(d)	1,784	—	1,784	—	(1,444)	—	(1,444)	—
Balance as of March 31, 2023	\$ 103,219	\$ 355,962	\$ 459,181	\$ 63,269				
Balance as of June 30, 2023	\$ 103,813	\$ 348,624	\$ 452,437	\$ 59,833				

27

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

	Noncontrolling Interests in Operating Partnership ^(a)	Noncontrolling Interests in Partially-Owned Affiliates ^(b)	Total	Redeemable Noncontrolling Interests ^(c)
Balance at January 1, 2024	\$ 99,718	\$ 346,582	\$ 446,300	\$ 50,339
Distributions declared of \$0.36 per Common OP Unit and distributions on Preferred OP Units	(2,681)	—	(2,681)	—
Net income (loss) for the six months ended June 30, 2024	513	(5,654)	(5,141)	(4,846)
Conversion of 1,050,449 Common OP Units and 41,599 Series C Preferred Units to Common Shares by limited partners of the Operating Partnership	(19,341)	—	(19,341)	—
Other comprehensive income - unrealized gain on valuation of swap agreements	945	7,660	8,605	—
Reclassification of realized interest expense on swap agreements	(104)	(7,334)	(7,438)	—
City Point Loan accrued interest	—	—	—	(4,613)
Capital call receivable	—	—	—	—
Noncontrolling interest contributions	—	43,709	43,709	—
Noncontrolling interest distributions	—	(13,425)	(13,425)	(6)
Employee Long-term Incentive Plan Unit Awards	6,523	—	6,523	—
Reallocation of noncontrolling interests ^(d)	110	—	110	—
Balance at June 30, 2024	\$ 85,683	\$ 371,538	\$ 457,221	\$ 40,874
Balance at January 1, 2023	\$ 99,554	\$ 389,810	\$ 489,364	\$ 67,664
Distributions declared of \$0.36 per Common OP Unit and distributions on Preferred OP Units	(2,684)	—	(2,684)	—
Net income (loss) for the six months ended June 30, 2023	1,614	3,670	5,284	(3,166)
Conversion of 91,433 Common OP Units to Common Shares by limited partners of the Operating Partnership	(1,533)	—	(1,533)	—

Other comprehensive income - unrealized gain on valuation of swap agreements	255	6,520	6,775	—
Reclassification of realized interest expense on swap agreements	(99)	(6,258)	(6,357)	—
City Point Loan	—	—	—	(796)
City Point Loan accrued interest	—	—	—	(4,665)
Noncontrolling interest contributions	—	31,242	31,242	796
Noncontrolling interest distributions	—	(76,360)	(76,360)	—
Employee Long-term Incentive Plan Unit Awards	6,366	—	6,366	—
Reallocation of noncontrolling interests ^(d)	340	—	340	—
Balance at June 30, 2023	\$ 103,813	\$ 348,624	\$ 452,437	\$ 59,833

- (a) Noncontrolling interests in the Operating Partnership are comprised of (i) the limited partners' 2,219,958 2,065,537 and 2,864,074 Common OP Units as of March 31, 2024 June 30, 2024 and 2023, respectively; (ii) 188 Series A Preferred OP Units as of both March 31, 2024 June 30, 2024 and 2023; (iii) 126,384 84,785 and 126,384 Series C Preferred OP Units as of March 31, 2024 June 30, 2024 and 2023, respectively; and (iv) 4,749,661 4,690,993 and 4,313,047 4,298,378 LTIP units as of March 31, 2024 June 30, 2024 and 2023, respectively, as discussed in the Amended and Restated 2020 Plan (Note 13). Distributions declared for Preferred OP Units are reflected in net income (loss) in the table above.
- (b) Noncontrolling interests in partially-owned affiliates comprise third-party interests in Funds II, III, IV and V, and Mervyns II, and seven other subsidiaries.
- (c) Redeemable noncontrolling interests comprise third-party interests that have been granted put rights, as further described below.
- (d) Adjustment reflects the difference between the fair value of the consideration received or paid and the book value of the Common Shares, Common OP Units, Preferred OP Units, and LTIP Units involving ownership.

26 28

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Redeemable Noncontrolling Interests

Williamsburg Portfolio

In connection with the Williamsburg Portfolio acquisition in February 2022, the venture partner has a one-time right to put its 50.01% interest in the property to the Company for redemption at fair value at a future date ("Williamsburg NCI"). As it was unlikely as of the acquisition date that the venture partner would receive any consideration on redemption due to the Company's preferential returns, the initial fair value of the Williamsburg NCI was determined to be zero. As of March 31, 2024 June 30, 2024, the Company determined there was no change in the fair value of the Williamsburg NCI.

City Point Loan

In August 2022, the Company provided a loan to other Fund II investors in City Point to fund the investors' pro rata contribution necessary to complete the refinancing of the City Point debt, of which \$65.9 million was funded at closing ("City Point Loan"). The City Point Loan is collateralized by the investors' equity in City Point ("City Point NCI"). The City Point Loan, net of a \$0.7 million allowance for credit loss as of March 31, 2024 June 30, 2024, is presented as a reduction of the City Point NCI balance. In connection with the City Point Loan, each partner has a one-time right to put its City Point NCI to the Company for redemption in exchange for the settlement of its proportion of the City Point Loan amount. As of March 31, 2024 June 30, 2024, the Company determined that the carrying value of the City Point NCI exceeded the maximum redemption value and no adjustment was required.

8833 Beverly Boulevard

In July 2023, the Company entered into a limited partnership agreement to own and operate the 8833 Beverly Boulevard property. Following the formation of the partnership, the Company retained a 97.0% controlling interest. At a future point in time, either party may elect a buy-out right, where either the Company may purchase the venture partner's interest, or the venture partner may sell its 3.0% interest in the partnership (the "8833 Beverly NCI") to the Company for fair value. As a result of these redemption rights, the 8833 Beverly NCI was initially recorded at fair value. As of March 31, 2024 June 30, 2024, the redemption value of the 8833 Beverly NCI was \$0.1 million. As of March 31, 2024 June 30, 2024, the Company determined that the carrying value exceeded the maximum redemption value and no adjustment was required.

Preferred OP Units

During 2016, the Operating Partnership issued 442,478 Common OP Units and 141,593 Series C Preferred OP Units to a third party to acquire Gotham Plaza (Note 4). The Series C Preferred OP Units have a value of \$100.00 per unit and are entitled to a preferred quarterly distribution of \$0.9375 per unit and are convertible into Common OP Units at a rate based on the share price at the time of conversion. If the share price is below \$28.80 on the conversion date, each Series C Preferred OP Unit will be convertible into 3.4722 Common OP Units. If the share price is between \$28.80 and \$35.20 on the conversion date, each Series C Preferred OP Unit will be convertible into a number of Common OP Units equal to \$100.00 divided by the closing share price. If the share price is above \$35.20 on the conversion date, each Series C Preferred OP Unit will be convertible into 2.8409 Common OP Units. The Series C Preferred OP Units have a mandatory conversion date of December 31, 2025, at which time all units that have not been converted will automatically be converted into Common OP Units based on the same calculations. Through March 31, 2024 June 30, 2024, 15,209 56,808 Series C Preferred OP Units were converted into 52,613 197,053 Common OP Units and then into Common Shares.

In 1999, the Operating Partnership issued 1,580 Series A Preferred OP Units in connection with the acquisition of a property, which have a stated value of \$1,000 per unit, and are entitled to a preferred quarterly distribution of the greater of (i) \$22.50 (9% annually) per Series A Preferred OP Unit or (ii) the quarterly distribution attributable to a Series A Preferred OP Unit if such unit was converted into a Common OP Unit. Through March 31, 2024 June 30, 2024, 1,392 Series A Preferred OP Units were converted into 185,600 Common OP Units and then into Common Shares. The 188 remaining Series A Preferred OP Units are currently convertible into Common OP Units based on the stated value divided by \$7.50. Either the Company or the holders can currently call for the conversion of the Series A Preferred OP Units at the lesser of \$7.50 or the market price of the Common Shares as of the conversion date.

27 29

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

11. Leases

As Lessor

The Company has approximately 1,000 1,200 leases in the leasing of shopping centers and other retail properties that are either owned or, with respect to certain shopping centers, leased under long-term ground leases (see below) that expire at various dates through December 31, 2121, with renewal options. Certain leases may allow for the tenants to terminate the leases before the expiration of the lease term. Space in the properties is leased to tenants pursuant to agreements that generally provide for terms ranging from one month to sixty years and for additional rents based on certain operating expenses as well as tenants' sales volumes.

The components of rental revenue are as follows (in thousands):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Fixed lease revenue	\$ 68,657	\$ 64,882	\$ 69,366	\$ 73,102	\$ 138,023	\$ 137,984
Variable lease revenue	17,380	15,855	16,260	15,039	33,640	30,894
Total rental revenue	\$ 86,037	\$ 80,737	\$ 85,626	\$ 88,141	\$ 171,663	\$ 168,878

The scheduled future minimum rental revenues from rental properties under the terms of non-cancelable tenant leases greater than one year (assuming no new or renegotiated leases or option extensions for such premises) as of March 31, 2024 June 30, 2024, are summarized as follows (in thousands):

Year Ending December 31,	Minimum Rental Revenues (a)	Minimum Rental Revenues (a)
2024 (Remainder)	\$ 180,170	\$ 122,128
2025	240,000	247,728
2026	217,554	225,695
2027	193,180	201,243
2028	163,307	171,544
Thereafter	702,061	670,820
Total	\$ 1,696,272	\$ 1,639,158

(a) Amount represents contractual lease maturities as of **March 31, 2024** **June 30, 2024** including any extension options that management determined were reasonably certain of exercise.

During the three **and six** months ended **March 31, 2024** **June 30, 2024** and 2023, no single tenant or property collectively comprised more than 10% of the Company's consolidated total revenues.

28 **30**

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

As Lessee

The Company has properties in its portfolio that are currently owned by third parties. We also lease real estate for equipment and office space. We lease these properties pursuant to ground leases that provide us the right to operate each such property, and generally provide terms ranging from five months to **97** **98** years.

Year Ending December 31,	Minimum Rental Payments		Minimum Rental Payments	
	Operating Leases ^(a)	Finance Leases ^(a)	Operating Leases ^(a)	Finance Leases ^(a)
2024 (Remainder)	\$ 4,059	\$ 2,829	\$ 2,723	\$ 2,046
2025	5,329	2,311	5,402	2,536
2026	5,173	1,264	5,247	1,264
2027	4,373	1,264	4,450	1,264
2028	4,157	1,310	4,236	1,310
Thereafter	15,912	154,018	15,967	154,017
	39,003	162,996	38,025	162,437
Interest	(8,383)	(130,300)	(8,061)	(129,788)
Total	\$ 30,620	\$ 32,696	\$ 29,964	\$ 32,649

(a) Minimum rental payments include **\$8.4** **8.1** million of interest related to operating leases and **\$130.3** **129.8** million related to finance leases and exclude options or renewals not reasonably certain of exercise.

Additional disclosures regarding the Company's leases as lessee are as follows (dollars in thousands):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Lease Cost						
Finance lease cost:						
Amortization of right-of-use assets	\$ 249	\$ 226	\$ 354	225	\$ 603	\$ 451
Interest on lease liabilities	522	106	512	108	1,034	214
Subtotal	771	332	866	333	1,637	665
Operating lease cost	1,331	1,337	1,303	1,328	2,635	2,664
Variable lease cost	75	20	69	73	144	144
Total lease cost	\$ 2,177	\$ 1,689	\$ 2,238	\$ 1,734	\$ 4,416	\$ 3,473
Other Information						
Weighted-average remaining lease term - finance leases (years)	58.2	31.8			58.1	31.6
Weighted-average remaining lease term - operating leases (years)	9.5	13.4			9.4	13.3

Weighted-average discount rate - finance leases	6.5%	6.3%	6.5%	6.3%
Weighted-average discount rate - operating leases	5.1%	5.1%	5.1%	5.1%

12. Segment Reporting

The Company has three reportable segments: Core Portfolio, Funds Investment Management, and Structured Financing. The Company's Core Portfolio segment consists primarily of high-quality retail properties located primarily in high-barrier-to-entry, densely-populated metropolitan areas with a long-term investment horizon. The Company's Funds hold Investment Management segment holds primarily retail real estate in which the Company co-invests with high-quality institutional investors. The Company's Structured Financing segment consists of earnings and expenses related to notes and mortgages receivable which are held within the Core Portfolio or the Funds Investment Management (Note 3). Fees earned by the Company as the general partner or managing member of the Funds are eliminated in the Company's condensed consolidated financial statements and are not presented in the Company's segments.

The Company renamed its historical Funds segment as the Investment Management segment. No prior period information was recast and the designation change did not impact the Company's condensed consolidated financial statements. Refer to Note 1.

29 31

ACADIA REALTY TRUST AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

The following tables set forth certain segment information for the Company (in thousands):

	As of or for the Three Months Ended March 31, 2024					For the Three Months Ended June 30, 2024				
	Core Portfolio	Funds	Structured Financing	Unallocated	Total	Core Portfolio	Investment Management	Structured Financing	Unallocated	Total
Total Revenues	\$ 53,538	\$ 37,818	\$ —	\$ —	\$ 91,356	\$ 48,895	\$ 38,359	\$ —	\$ —	\$ 87,254
Depreciation and amortization expenses	(18,267)	(16,673)	—	—	(34,940)	(17,966)	(16,315)	—	—	(34,281)
General and administrative expenses	—	—	—	(9,768)	(9,768)	—	—	—	(10,179)	(10,179)
Property operating expenses, other operating and real estate taxes	(17,919)	(13,523)	—	—	(31,442)	(14,379)	(11,383)	—	—	(25,762)
Loss related to a previously disposed property	—	(1,198)	—	—	(1,198)					
Loss (gain) on disposition of properties	(2,213)	2,970	—	—	757					
Operating income	17,352	6,424	—	(9,768)	14,008	14,337	13,631	—	(10,179)	17,789
Equity in earnings (losses) of unconsolidated affiliates	2,107	(2,419)	—	—	(312)					
Equity in earnings of unconsolidated affiliates	640	3,840	—	—	4,480					
Interest income	—	—	5,238	—	5,238	—	—	5,413	—	5,413
Realized and unrealized holding (losses) gains on investments and other	(1,862)	—	(189)	—	(2,051)	(2,155)	—	(209)	—	(2,364)
Interest expense	(10,037)	(13,672)	—	—	(23,709)	(9,940)	(13,641)	—	—	(23,581)
Income (loss) from continuing operations before income taxes	7,560	(9,667)	5,049	(9,768)	(6,826)	2,882	3,830	5,204	(10,179)	1,737

Income tax provision	—	—	—	(31)	(31)	—	—	—	(155)	(155)
Net income (loss)	7,560	(9,667)	5,049	(9,799)	(6,857)					
Net income	2,882	3,830	5,204	(10,334)	1,582					
Net loss attributable to redeemable noncontrolling interests	—	2,554	—	—	2,554	—	2,292	—	—	2,292
Net (income) loss attributable to noncontrolling interests	(366)	7,938	—	—	7,572					
Net income attributable to noncontrolling interests	(194)	(2,237)	—	—	(2,431)					
Net income attributable to Acadia shareholders	\$ 7,194	\$ 825	\$ 5,049	\$ (9,799)	\$ 3,269	\$ 2,688	\$ 3,885	\$ 5,204	\$ (10,334)	\$ 1,443
Real estate at cost ^(a)	\$ 2,652,732	\$ 1,798,288	\$ —	\$ —	\$ 4,451,020					
Total assets ^(a)	\$ 2,564,745	\$ 1,588,160	\$ 118,877	\$ —	\$ 4,271,782					
Cash paid for development and property improvement costs	\$ 8,079	\$ 4,696	\$ —	\$ —	\$ 12,775					

	As of or for the Three Months Ended March 31, 2023				
	Core Portfolio	Funds	Structured Financing	Unallocated	Total
Total Revenues	\$ 49,796	\$ 32,043	\$ —	\$ —	\$ 81,839
Depreciation and amortization expenses	(18,659)	(14,514)	—	—	(33,173)
General and administrative expenses	—	—	—	(9,946)	(9,946)
Property operating expenses, other operating and real estate taxes	(16,109)	(10,503)	—	—	(26,612)
Operating income	15,028	7,026	—	(9,946)	12,108
Equity in earnings (losses) of unconsolidated affiliates	1,800	(1,771)	—	—	29
Interest income	—	—	4,818	—	4,818
Realized and unrealized holding gains on investments and other	1,482	24,995	280	—	26,757
Interest expense	(10,670)	(10,917)	—	—	(21,587)
Income (loss) from continuing operations before income taxes	7,640	19,333	5,098	(9,946)	22,125
Income tax provision	—	—	—	(123)	(123)
Net income	7,640	19,333	5,098	(10,069)	22,002
Net loss attributable to redeemable noncontrolling interests	—	2,075	—	—	2,075
Net income attributable to noncontrolling interests	(923)	(9,794)	—	—	(10,717)
Net income attributable to Acadia shareholders	\$ 6,717	\$ 11,614	\$ 5,098	\$ (10,069)	\$ 13,360
Real estate at cost ^(a)	\$ 2,604,244	\$ 1,664,665	\$ —	\$ —	\$ 4,268,909
Total assets ^(a)	\$ 2,568,946	\$ 1,501,297	\$ 123,967	\$ —	\$ 4,194,210
Cash paid for development and property improvement costs	\$ 6,686	\$ 5,843	\$ —	\$ —	\$ 12,529

^(a) Total assets for the Funds segment include \$553.4 million and \$670.8 million related to Fund II's City Point property as of March 31, 2024 and 2023, respectively.

	For the Three Months Ended June 30, 2023				
	Core Portfolio	Investment Management	Structured Financing	Unallocated	Total
Total Revenues	\$ 56,376	\$ 33,572	\$ —	\$ —	\$ 89,948
Depreciation and amortization expenses	(20,035)	(14,021)	—	—	(34,056)
General and administrative expenses	—	—	—	(10,643)	(10,643)
Property operating expenses, other operating and real estate taxes	(15,055)	(10,536)	—	—	(25,591)
Operating income	21,286	9,015	—	(10,643)	19,658
Equity in earnings (losses) of unconsolidated affiliates	924	(2,361)	—	—	(1,437)
Interest income	—	—	4,970	—	4,970

Realized and unrealized holding gains (losses) on investments and other	1,815	—	—	—	1,815
Interest expense	(10,990)	(11,099)	—	—	(22,089)
Income (loss) from continuing operations before income taxes	13,035	(4,445)	4,970	(10,643)	2,917
Income tax provision	—	—	—	(165)	(165)
Net income (loss)	13,035	(4,445)	4,970	(10,808)	2,752
Net loss attributable to redeemable noncontrolling interests	—	1,091	—	—	1,091
Net (income) loss attributable to noncontrolling interests	(735)	6,168	—	—	5,433
Net income attributable to Acadia shareholders	\$ 12,300	\$ 2,814	\$ 4,970	\$ (10,808)	\$ 9,276

30 32

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

	As of or for the Six Months Ended June 30, 2024				
	Core Portfolio	Investment Management	Structured Financing	Unallocated	Total
Total Revenues	\$ 102,433	\$ 76,177	\$ —	\$ —	\$ 178,610
Depreciation and amortization expenses	(36,232)	(32,989)	—	—	(69,221)
General and administrative expenses	—	—	—	(19,947)	(19,947)
Property operating expenses, other operating and real estate taxes	(32,298)	(24,906)	—	—	(57,204)
Loss (gain) on disposition of properties	(2,213)	1,772	—	—	(441)
Operating income	31,690	20,054	—	(19,947)	31,797
Equity in earnings of unconsolidated affiliates	2,747	1,421	—	—	4,168
Interest income	—	—	10,651	—	10,651
Realized and unrealized holding (losses) gains on investments and other	(4,018)	—	(397)	—	(4,415)
Interest expense	(19,977)	(27,313)	—	—	(47,290)
Income (loss) from continuing operations before income taxes	10,442	(5,838)	10,254	(19,947)	(5,089)
Income tax provision	—	—	—	(186)	(186)
Net income (loss)	10,442	(5,838)	10,254	(20,133)	(5,275)
Net loss attributable to redeemable noncontrolling interests	—	4,846	—	—	4,846
Net (income) loss attributable to noncontrolling interests	(563)	5,704	—	—	5,141
Net income attributable to Acadia shareholders	\$ 9,879	\$ 4,712	\$ 10,254	\$ (20,133)	\$ 4,712
Real estate at cost ^(a)	\$ 2,616,224	\$ 1,804,484	\$ —	\$ —	\$ 4,420,708
Total assets ^(a)	\$ 2,543,067	\$ 1,581,318	\$ 126,653	\$ —	\$ 4,251,038
Cash paid for development and property improvement costs	\$ 29,023	\$ 8,389	\$ —	\$ —	\$ 37,412

	As of or for the Six Months Ended June 30, 2023				
	Core Portfolio	Investment Management	Structured Financing	Unallocated	Total
Total Revenues	\$ 106,172	\$ 65,615	\$ —	\$ —	\$ 171,787
Depreciation and amortization expenses	(38,694)	(28,535)	—	—	(67,229)
General and administrative expenses	—	—	—	(20,589)	(20,589)
Property operating expenses, other operating and real estate taxes	(31,164)	(21,039)	—	—	(52,203)
Operating income	36,314	16,041	—	(20,589)	31,766

Equity in earnings (losses) of unconsolidated affiliates	2,723	(4,131)	—	—	(1,408)
Interest income	—	—	9,788	—	9,788
Realized and unrealized holding gains on investments and other	3,393	24,995	184	—	28,572
Interest expense	(21,660)	(22,016)	—	—	(43,676)
Income (loss) from continuing operations before income taxes	20,770	14,889	9,972	(20,589)	25,042
Income tax provision	—	—	—	(288)	(288)
Net income	20,770	14,889	9,972	(20,877)	24,754
Net loss attributable to redeemable noncontrolling interests	—	3,166	—	—	3,166
Net income attributable to noncontrolling interests	(1,637)	(3,647)	—	—	(5,284)
Net income attributable to Acadia shareholders	<u>\$ 19,133</u>	<u>\$ 14,408</u>	<u>\$ 9,972</u>	<u>\$ (20,877)</u>	<u>\$ 22,636</u>
Real estate at cost ^(a)	\$ 2,613,206	\$ 1,669,773	\$ —	\$ —	\$ 4,282,979
Total assets ^(a)	<u>\$ 2,580,565</u>	<u>\$ 1,499,692</u>	<u>\$ 123,902</u>	<u>\$ —</u>	<u>\$ 4,204,159</u>
Cash paid for development and property improvement costs	<u>\$ 15,560</u>	<u>\$ 15,010</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 30,570</u>

(a) Total assets for the Investment Management segment include \$549.3 million and \$672.7 million related to Fund II's City Point property as of June 30, 2024 and 2023, respectively.

13. Share Incentive and Other Compensation

33

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Share Incentive Plan

In March and May of 2020, respectively, the Board and the Company's shareholders, approved the 2020 Share Incentive Plan (the "2020 Plan"), which increased the number of Common Shares authorized for issuance by 2,650,000 shares to an aggregate of 2,829,953 shares. On March 22, 2023 and May 4, 2023, respectively, the Board and the Company's shareholders approved the Amended and Restated 2020 Share Incentive Plan (the "Amended and Restated 2020 Plan") which further increased the number of Common Shares authorized for issuance by 3,100,000 to an aggregate of 3,883,564 shares. In this report, references to issuances, compensation arrangements and expenses under the Amended and Restated 2020 Plan include issuances, compensation arrangements and expenses under the originally adopted 2020 Plan, as applicable. The 2020 Plan and the Amended and Restated 2020 Plan authorize the Company to issue options, Restricted Shares, LTIP Units and other securities (collectively "Awards") to, among others, the Company's officers, trustees, and employees. As of **March 31, 2024** **June 30, 2024** a total of **8,114,272** **3,048,027** shares remained available to be issued under the Amended and Restated 2020 Plan.

A summary of the status of the Company's unvested Restricted Shares and LTIP Units is presented below:

	Common Restricted Shares	Weighted Grant-Date Fair Value	LTIP Units	Weighted Grant-Date Fair Value	Common Restricted Shares	Weighted Grant-Date Fair Value	LTIP Units	Weighted Grant-Date Fair Value
Unvested Restricted Shares and LTIP Units								
Unvested as of December 31, 2022	92,735	\$ 17.31	1,465,398	\$ 18.59	92,735	\$ 17.31	1,465,398	\$ 18.59
Granted	70,629	14.11	780,193	15.00	70,629	14.11	780,193	15.00
Vested	(41,268)	19.09	(354,343)	20.35	(41,268)	19.09	(354,343)	20.35
Forfeited	(8,187)	21.07	(92,589)	30.78	(8,187)	21.07	(92,589)	30.78
Unvested as of December 31, 2023	113,909	14.41	1,798,659	16.03	113,909	14.41	1,798,659	16.03
Granted	25,423	17.03	724,045	16.13	49,756	17.06	766,508	16.19
Vested	(12,193)	17.50	(416,713)	18.97	(55,947)	17.20	(373,844)	19.36
Forfeited	(171)	28.06	(62,258)	26.51	(302)	22.53	(62,502)	26.47
Unvested as of March 31, 2024	126,968	\$ 14.62	2,043,733	\$ 15.15				
Unvested as of June 30, 2024	107,416	\$ 14.16	2,128,821	\$ 15.19				

The weighted-average grant date fair value for Restricted Shares and LTIP Units granted for the **three six** months ended **March 31, 2024 June 30, 2024** and the year ended December 31, 2023 were \$**16.16 16.24** and \$14.93, respectively. As of **March 31, 2024 June 30, 2024**, there was \$**24.4 22.7** million of total unrecognized compensation cost related to unvested share-based compensation arrangements granted under the Amended and Restated 2020 Plan. That cost is expected to be recognized over a weighted-average period of **1.7 1.6** years. The total fair value of Restricted Shares that vested during the **three six** months ended **March 31, 2024 June 30, 2024** and the year ended December 31, 2023, was \$**0.2 1.0** million and \$0.8 million, respectively. The total fair value of LTIP Units that vested (LTIP units vest primarily during the first quarter) during the six months ended **June 30, 2024 and the year ended December 31, 2023**, was \$7.2 million and \$7.2 million, respectively.

Restricted Shares and LTIP Units - Employees

During the **three six** months ended **March 31, 2024 June 30, 2024**, the Company issued **724,045 727,429** LTIP Units and **25,423 26,308** restricted share units ("Restricted Share Units"), to employees of the Company pursuant to the Amended and Restated 2020 Plan. These awards were measured at their fair value on the grant date, incorporating the following factors:

- A portion of these annual equity awards is granted in performance-based Restricted Share Units or LTIP Units that may be earned based on the Company's attainment specified relative total shareholder returns ("Relative TSR") hurdles or specified same-property net operating income growth ("Absolute SSNOI Growth").
- In the event the Relative TSR percentile falls between the 25th percentile and the 50th percentile, the Relative TSR vesting percentage is determined using a straight-line linear interpolation between 50% and 100% and in the event that the Relative TSR percentile falls between the 50th percentile and 75th percentile, the Relative TSR vesting percentage is determined using a straight-line linear interpolation between 100% and 200%.
- Fifty percent (50%) of the performance-based LTIP Units will vest based on the Company's total shareholder return ("TSR") for the three-year forward-looking performance period relative to the constituents of the National Association of Real Estate Investment Trusts ("NAREIT") Shopping Center Property Subsector and twenty five percent (25%) on the Company's TSR for the three-year forward-looking performance period as compared to the constituents of the NAREIT Retail Property Sector (both on a non-weighted basis).

31

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

- Twenty-five percent (25%) of the performance-based LTIP Units will vest based on the Company's same-property net operating income ("SSNOI") growth for the three-year forward-looking performance period. If the Company achieves annualized SSNOI growth between 2% and 3%, the Absolute SSNOI Growth vesting percentage is determined using a straight-line linear interpolation between 50% and

34

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

100% and in the event that the Company achieves annualized SSNOI growth between 3% and 4%, the Absolute SSNOI Growth vesting percentage is determined using a straight-line linear interpolation between 100% and 200%.

- If the Company's performance fails to achieve the aforementioned hurdles at the culmination of the three-year performance period, all performance-based shares will be forfeited. Any earned performance-based shares vest in accordance with the applicable award agreements.

For valuation of the 2024 and 2023 Performance Shares, a Monte Carlo simulation was used to estimate the fair values of the Relative TSR portion based on probability of satisfying the market conditions and the projected share prices at the time of payments, discounted to the valuation dates over the three-year performance periods. The assumptions include volatility (43.0% and 48.0%) and risk-free interest rates of (4.8% and 4.3%) for 2024 and 2023, respectively. The total fair value of the 2024 and 2023 Performance Shares will be expensed over the vesting period.

The total fair value of the above Restricted Share Units and LTIP Units as of the grant date was \$12.1 million for the **three six** months ended **March 31, 2024 June 30, 2024** and \$11.5 million for the year ended December 31, 2023. Total long-term incentive compensation expense, including the expense related to the Amended and Restated 2020 Plan, was \$**2.1 2.4** million and \$**2.9 2.8** million for the three months ended **March 31, 2024 June 30, 2024**, and 2023, respectively, and \$4.5 million and \$5.7 million for the six months ended **June 30, 2024 and 2023, respectively**, and is recorded in General and administrative in the Condensed Consolidated Statements of Operations.

Restricted Shares and LTIP Units - Board of Trustees

In addition, members of the Board have been issued shares and units under the Amended and Restated 2020 Plan. During the **three** six months ended **March 31, 2024** **June 30, 2024**, **there were the Company issued no 39,079** LTIP Units **or and 23,448** Restricted **Shares issued Share Units** to Trustees of the Company. The Restricted **Shares Share Units** do not carry voting rights or other rights of Common Shares until vesting and may not be transferred, assigned or pledged until the recipients have a vested non-forfeitable right to such shares. Dividends are not paid currently on unvested Restricted Shares but are paid cumulatively from the issuance date through the applicable vesting date of such Restricted Shares. Total trustee fee expense, including the expense related to the Amended and Restated 2020 Plan, was **\$0.4** **0.5** million and **\$0.6** **0.5** million for the three months ended **March 31, 2024** **June 30, 2024** and 2023, respectively, and **\$0.8** million and **\$1.1** million for the six months ended **June 30, 2024** and 2023, respectively, and is recorded in General and administrative in the Condensed Consolidated Statements of Operations.

Long-Term Investment Alignment Program

In 2009, the Company adopted the Long-Term Investment Alignment Program (the "Program") pursuant to which the Company may grant awards to employees, entitling them to receive up to 25% of any potential future payments of Promote to the Operating Partnership from Funds III, IV and V. The Company has granted such awards to employees representing 25% of the potential Promote payments from Fund III to the Operating Partnership, 23.1% of the potential Promote payments from Fund IV to the Operating Partnership and 21.3% of the potential Promote payments from Fund V to the Operating Partnership. Payments to senior executives under the Program require further Board approval at the time any potential payments are due pursuant to these grants. Compensation relating to these awards will be recognized in each reporting period in which Board approval is granted.

As payments to other employees are not subject to further Board approval, compensation relating to these awards will be recorded based on the estimated fair value as of each reporting period in accordance with ASC Topic 718, *Compensation— Stock Compensation*. The awards in connection with Fund IV were determined to have no intrinsic value as of **March 31, 2024** **June 30, 2024** or December 31, 2023.

The For the six months ended June 30, 2024, the Company did not recognize any compensation expense **under the Program** related to Funds III and V. **For the Program for the three six months ended March 31, 2024 and 2023, respectively, June 30, 2023, the Company recognized \$0.2 million of compensation expense under the Program** related to Funds III and V.

32 35

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Other Plans

On a combined basis, the Company incurred a total of **\$0.2** **0.3** million of compensation expense related to the following employee benefit plans for each of the **three** six months ended **March 31, 2024** **June 30, 2024** and 2023, respectively.

Employee Share Purchase Plan

The Acadia Realty Trust Employee Share Purchase Plan (the "Purchase Plan") allows eligible employees of the Company to purchase Common Shares through payroll deductions for a maximum aggregate issuance of 200,000 Common Shares. The Purchase Plan provides for employees to purchase Common Shares on a quarterly basis at a 15% discount to the closing price of the Company's Common Shares on either the first day or the last day of the quarter, whichever is lower. A participant may not purchase more than \$25,000 in Common Shares per year. Compensation expense will be recognized by the Company to the extent of the above discount to the closing price of the Common Shares with respect to the applicable quarter. A total of **3,322** **7,811** and **2,837** **8,114** Common Shares were purchased by employees under the Purchase Plan for the **three** six months ended **March 31, 2024** **June 30, 2024** and 2023, respectively, and **172,144** **167,655** shares remained available to be issued under the Purchase Plan.

Deferred Share Plan

The Company maintains a Trustee Deferral and Distribution Election program, under which the participating Trustees earn deferred compensation.

Employee 401(k) Plan

The Company maintains a 401(k) plan for employees under which the Company currently matches 50% of a plan participant's contribution up to 6% of the employee's annual salary. A plan participant may contribute up to a maximum of 15% of their compensation, up to \$23,000, for the year ending December 31, 2024.

36

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

14. Earnings Per Common Share

Basic earnings per Common Share is computed by dividing net income attributable to Common Shareholders by the weighted-average Common Shares outstanding ([Note 10](#)). During the periods presented, the Company had unvested LTIP Units which provide for non-forfeitable rights to dividend equivalent payments. Accordingly, these unvested LTIP Units are considered participating securities and are included in the computation of basic earnings per Common Share pursuant to the two-class method.

Diluted earnings per Common Share reflects the potential dilution of the conversion of obligations and the assumed exercises of securities including the effects of Restricted Share Units issued under the Company's Amended and Restated 2020 Plan ([Note 13](#)). The effect of such shares is excluded from the calculation of earnings per share when anti-dilutive as indicated in the table below.

The effect of the conversion of Common OP Units is not reflected in the computation of basic and diluted earnings per share, as they are exchangeable for Common Shares on a one-for-one basis. The income allocable to such units is allocated on this same basis and reflected as noncontrolling interests in the accompanying condensed consolidated financial statements. As such, the assumed conversion of these units would have no net impact on the determination of diluted earnings per share.

(dollars in thousands, except per share data)	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Numerator:				
Net income attributable to Acadia shareholders	\$ 1,443	\$ 9,276	\$ 4,712	\$ 22,636
Less: earnings attributable to unvested participating securities	(290)	(247)	(577)	(490)
Income from continuing operations net of income attributable to participating securities for basic earnings per share	<u>\$ 1,153</u>	<u>\$ 9,029</u>	<u>\$ 4,135</u>	<u>\$ 22,146</u>
Denominator:				
Weighted average shares for basic earnings per share	103,592,238	95,259,924	102,859,977	95,224,901
Effect of dilutive securities:				
Series A Preferred OP Units	—	—	—	—
Employee unvested restricted shares	—	—	—	—
Weighted average shares for diluted earnings per share	<u>103,592,238</u>	<u>95,259,924</u>	<u>102,859,977</u>	<u>95,224,901</u>
Basic earnings per Common Share from continuing operations attributable to Acadia	<u>\$ 0.01</u>	<u>\$ 0.09</u>	<u>\$ 0.04</u>	<u>\$ 0.23</u>
Diluted earnings per Common Share from continuing operations attributable to Acadia	<u>\$ 0.01</u>	<u>\$ 0.09</u>	<u>\$ 0.04</u>	<u>\$ 0.23</u>
Anti-Dilutive Shares Excluded from Denominator:				
Series A Preferred OP Units	188	188	188	188
Series A Preferred OP Units - Common share equivalent	<u>25,067</u>	<u>25,067</u>	<u>25,067</u>	<u>25,067</u>
Series C Preferred OP Units	84,785	126,384	84,785	126,384
Series C Preferred OP Units - Common share equivalent	<u>294,390</u>	<u>438,831</u>	<u>294,390</u>	<u>438,831</u>
Restricted shares	<u>82,410</u>	<u>96,143</u>	<u>82,410</u>	<u>96,143</u>

33

37

ACADIA REALTY TRUST AND SUBSIDIARIES
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

(dollars in thousands, except per share data)	Three Months Ended March 31,	
	2024	2023
Numerator:		
Net income attributable to Acadia shareholders	\$ 3,269	\$ 13,360
Less: earnings attributable to unvested participating securities	(288)	(243)
Income from continuing operations net of income attributable to participating securities for basic earnings per share	<u>\$ 2,981</u>	<u>\$ 13,117</u>
Denominator:		
Weighted average shares for basic earnings per share	102,127,715	95,189,490
Effect of dilutive securities:		
Series A Preferred OP Units	—	—
Employee unvested restricted shares	—	—
Weighted average shares for diluted earnings per share	<u>102,127,715</u>	<u>95,189,490</u>
Basic earnings per Common Share from continuing operations attributable to Acadia	<u>\$ 0.03</u>	<u>\$ 0.14</u>
Diluted earnings per Common Share from continuing operations attributable to Acadia	<u>\$ 0.03</u>	<u>\$ 0.14</u>
Anti-Dilutive Shares Excluded from Denominator:		
Series A Preferred OP Units	188	188
Series A Preferred OP Units - Common share equivalent	<u>25,067</u>	<u>25,067</u>
Series C Preferred OP Units	126,384	126,384
Series C Preferred OP Units - Common share equivalent	<u>438,831</u>	<u>438,831</u>
Restricted shares	<u>103,065</u>	<u>78,060</u>

15. Variable Interest Entities

Pursuant to GAAP consolidation guidance, the Company consolidates certain VIEs for which the Company is the primary beneficiary. As of **March 31, 2024** **June 30, 2024** and December 31, 2023, the Company has identified seven consolidated VIEs, including the Operating Partnership and the Funds. Excluding the Operating Partnership and the Funds, the VIEs consisted of three in-service core properties: the Williamsburg Portfolio, 239 Greenwich Avenue, and 8833 Beverly Boulevard. The Operating Partnership is considered a VIE in which the Company is the primary beneficiary because the limited partners do not have substantive kick-out or participating rights. The Company consolidates these VIEs because it is the primary beneficiary in which the Company has (i) the power to direct the activities of the entity that most significantly impact the entity's economic performance, and (ii) the obligation to absorb the entity's losses or receive benefits from the entity that could potentially be significant to the entity. The third parties' interests in these consolidated entities are reflected as noncontrolling interests **and redeemable noncontrolling interests** in the accompanying condensed consolidated financial statements and in [Note 10](#).

The majority of the operations of these VIEs are funded with fees earned from investment opportunities or cash flows generated from the properties. The Company has not provided financial support to any of these VIEs that it was not previously contractually required to provide, which consists primarily of funding any capital commitments and capital expenditures, which are deemed necessary to continue to operate the entity and any operating cash shortfalls the entity may experience.

34

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

Since the Company conducts its business through and substantially all of its interests are held by the Operating Partnership, substantially all of the assets and liabilities on the Condensed Consolidated Balance Sheets represent the assets and liabilities of the Operating Partnership. As of **March 31, 2024** **June 30, 2024** and December 31, 2023, the Condensed Consolidated Balance Sheets include the following assets and liabilities of the consolidated VIEs of the Operating Partnership:

(in thousands)

March 31, 2024

December 31, 2023

June 30, 2024

December 31, 2023

VIE ASSETS

Operating real estate, net	\$ 1,672,427	\$ 1,679,779	\$ 1,654,533	\$ 1,679,779
Real estate under development	29,031	28,851	29,964	28,851
Investments in and advances to unconsolidated affiliates	90,221	92,802	91,070	92,802
Other assets, net	96,673	101,679	90,280	101,679
Right-of-use assets - operating leases, net	2,003	2,112	2,214	2,112
Cash and cash equivalents	15,497	10,787	20,719	10,787
Restricted cash	6,635	7,048	10,768	7,048
Rents receivable, net	22,462	21,427	23,922	21,427
Total VIE assets ^(a)	<u>\$ 1,934,949</u>	<u>\$ 1,944,485</u>	<u>\$ 1,923,470</u>	<u>\$ 1,944,485</u>

VIE LIABILITIES

Mortgage and other notes payable, net	\$ 804,746	\$ 764,614	\$ 800,269	\$ 764,614
Unsecured notes payable, net	—	80,473	—	80,473
Accounts payable and other liabilities	130,544	127,162	128,053	127,162
Lease liability - operating leases, net	2,098	2,213	2,304	2,213
Total VIE liabilities ^(a)	<u>\$ 937,388</u>	<u>\$ 974,462</u>	<u>\$ 930,626</u>	<u>\$ 974,462</u>

- (a) As of **March 31, 2024** **June 30, 2024** and December 31, 2023, includes total VIE assets of **\$717.5** **712.5** million and \$721.2 million, respectively, and total VIE liabilities of **\$237.0** **236.9** million and \$234.7 million, respectively, related to third-party mortgages that are collateralized by the real estate assets of City Point, a Fund II property, and 27 East 61st Street, 801 Madison Avenue, and 1035 Third Avenue, all Fund IV properties, of which \$72.5 million is guaranteed by the Operating Partnership ([Note 9](#)). The remaining VIE assets are generally encumbered by third-party non-recourse mortgage debt and are collateral under the respective mortgages and are therefore restricted and can only be used to settle the corresponding liabilities of the VIE. The remaining VIE assets may only be used to settle obligations of these consolidated VIEs and the remaining VIE liabilities are only the obligations of these consolidated VIEs and they do not have recourse to the Operating Partnership or the Company.

Unconsolidated VIEs

The Company holds variable interests in certain VIEs which are not consolidated. While the Company may be responsible for managing the day-to-day operations of these investees, it is not the primary beneficiary of these VIEs, as the Company does not hold unilateral power over activities that, when taken together, most significantly impact the respective VIE's economic performance. The Company accounts for investments in these entities under the equity method ([Note 4](#)). As of **March 31, 2024** and **December 31, 2023** **June 30, 2024**, the Company has determined that the following entities are **unconsolidated** VIEs: 1238 Wisconsin Avenue and the Georgetown Portfolio. The Company's involvement with these entities is in the form of direct and indirect equity interests and fee arrangements. The maximum exposure to loss in these entities is limited to: (i) the amount of the Company's equity investment and (ii) debt guarantees ([Note 9](#)). The Company's aggregate investment in the unconsolidated VIEs assets was **\$45.1** **44.6** million and \$45.8 million

38

ACADIA REALTY TRUST AND SUBSIDIARIES**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)**

as of **March 31, 2024** **June 30, 2024** and December 31, 2023, respectively. The Company's aggregate investment in unconsolidated VIEs liabilities was **\$39.6** **39.3** million and \$40.1 million as of **March 31, 2024** **June 30, 2024** and December 31, 2023, respectively.

16. Subsequent Events

On **April 3, 2024** **July 3, 2024**, the Company **disposed** **acquired** a shopping center, the Walk at Highwoods Preserve, located in Tampa, Florida for approximately \$30.7 million, inclusive of **two Fund IV street retail assets in San Francisco, CA, 2207 Fillmore and 2208-2216 Fillmore, for** transaction costs.

On **July 30, 2024**, the Company declared a **total sales price** cash dividend of **\$14.1** **0.19** per Common Share, which is payable on **October 15, 2024** to stockholders of record as of **September 30, 2024**.

On **July 30, 2024**, the Company entered an agreement to sell \$100 million **and paid off \$** in aggregate principal amount of senior unsecured notes in a private placement **6.4 million** of mortgages payable at closing.

On **April 15, 2024**, the Operating Partnership entered into a Third Amended and Restated Credit Agreement, with Bank of America, N.A., as administrative agent, to amend the existing Credit Facility ("Amended Credit Facility"). The Amended Credit Facility provides for an increase in the existing Revolver from \$300.0 million to \$350.0 million, which includes the capacity to issue letters of credit in an amount up to \$60.0 million, and the extension of the term from **June 29, 2025** to **April 15, 2028**, with two additional six-month

extension options. The Amended Credit Facility also provides for the extension of the Term Loan from June 29, 2026 to April 15, 2028, with two additional six-month extension options. The Amended Credit Facility has an accordion feature to increase its capacity up to \$900.0 million at the option of the Operating Partnership, subject to customary conditions. Borrowings under the Revolver and Term Loan will accrue interest at a floating rate based on SOFR with margins based on leverage or credit rating. 39

ITEM 2. MANAGEMENT’S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS.

OVERVIEW

Acadia Realty Trust (the “Trust”, collectively with its consolidated subsidiaries, the “Company”), a Maryland real estate investment trust (“REIT”), is a fully-integrated equity REIT focused on the ownership, acquisition, development, and management of retail properties located primarily in high-barrier-to-entry, supply-constrained, densely populated metropolitan areas in the United States. All of the Company’s assets are held by, and all of its operations are conducted through, Acadia Realty Limited Partnership (the “Operating Partnership”) and entities in which the Operating Partnership owns an interest. As of March 31, 2024 June 30, 2024 and December 31, 2023, the Trust controlled approximately 96% and 95%, respectively, of the Operating Partnership as the sole general partner and is entitled to share, in proportion to its percentage interest, in the cash distributions and profits and losses of the Operating Partnership.

We own and operate a high-quality core real estate portfolio (“Core” or “Core Portfolio”) in the nation’s most dynamic retail corridors, along with an investment management platform (“Investment Management”). As part of the Investment Management platform, we have active investments through the following opportunity funds, including: Acadia Strategic Opportunity Fund II, LLC (“Fund II”), Acadia Strategic Opportunity Fund III LLC (“Fund III”), Acadia Strategic Opportunity Fund IV LLC (“Fund IV”), and Acadia Strategic Opportunity Fund V LLC (“Fund V” and, collectively with Fund II, Fund III and Fund IV, “the Funds”).

Generally, we focus on the following strategies to enhance the value of our Company and provide long-term, profitable growth:

- maximize internal growth of the Core Portfolio through constant optimization of tenant mix, time-sensitive and cost-effective re-tenanting, and active management properties;
- pursue accretive acquisition opportunities for the Core Portfolio with a focus on high-growth, residentially-dense and destination urban retail shopping corridors;
- capitalize on accretive development/redevelopment opportunities and re-tenanting activities in order to maximize the value of Core properties;
- within Investment Management, pursue a wide range of investments in various co-investment vehicles while matching individual investments and return profile strategic institutional partners;
- maintain a strong and flexible balance sheet to support our business activities through conservative financial practices while ensuring access to sufficient capital to fund future growth.

As of June 30, 2024, we own or have an ownership interest in 201 199 properties held through our Core Portfolio and Funds. Investment Management platform. Our Core Portfolio consists of those properties either 100% owned, or partially owned through joint venture interests, by the Operating Partnership, or subsidiaries thereof, not including those properties owned through our Funds. the Investment Management platform. These properties primarily consist of street and urban retail, and suburban shopping centers. Our Funds are The Investment Management platform consists of investment vehicles through which our Operating Partnership and outside institutional investors invest in primarily opportunistic and value-add retail real estate. Currently, we have active investments in four Funds. A summary of our wholly-owned and partially-owned retail properties and their physical occupancies as of March 31, 2024 is as follows:

	Number of Properties		Operating Properties	
	Development or Redevelopment	Operating	GLA	Occupancy
Core Portfolio:				
Chicago Metro	3	36	576,799	84.3%
New York Metro	—	29	394,301	92.6%
Los Angeles Metro	—	2	23,757	100.0%
San Francisco Metro	2	—	—	0.0%
Dallas Metro	2	14	121,386	86.0%
Washington DC Metro	—	32	358,182	87.0%
Boston Metro	—	1	1,050	100.0%

Suburban	3	25	3,910,343	93.1%
Total Core Portfolio	10	139	5,385,818	91.6%
Acadia Share of Total Core Portfolio	10	139	5,018,615	91.8%
Fund Portfolio:				
Fund II	—	1	538,097	76.1%
Fund III	1	1	4,637	77.6%
Fund IV	1	25	686,023	89.1%
Fund V	—	23	7,757,907	92.0%
Total Fund Portfolio	2	50	8,986,664	90.8%
Acadia Share of Total Fund Portfolio	2	50	1,946,772	89.2%
Total Core and Funds	12	189	14,372,482	91.1%
Acadia Share of Total Core and Funds	12	189	6,965,387	91.1%

The majority of our operating income is derived from rental revenues from operating properties, including expense recoveries from tenants, offset by operating and overhead expenses.

Our primary business objective is to acquire and manage commercial retail properties that will provide cash for distributions to shareholders while also creating the potential for capital appreciation to enhance investor returns. Generally, we focus on the following fundamentals to achieve this objective:

- Own and operate a Core Portfolio of high-quality retail properties located primarily in high-barrier-to-entry, densely populated metropolitan areas and create value through accretive development and re-tenanting activities coupled with the acquisition of high-quality assets that have the long-term potential to outperform the asset class as part of our Core asset recycling and acquisition initiative.
- Generate additional external growth through an opportunistic yet disciplined acquisition program within our Funds. We target transactions with high inherent opportunity for the creation of additional value through:
 - o value-add investments in street retail properties, located in established and “next generation” submarkets, with re-tenanting or repositioning opportunities,
 - o opportunistic acquisitions of well-located real-estate anchored by distressed retailers, and
 - o other opportunistic acquisitions that may include high-yield acquisitions and purchases of distressed debt.

36 40

Some A summary of these investments historically have also included, our wholly-owned and may in the future include, joint ventures with private equity investors for the purpose partially-owned retail properties and their physical occupancies as of making investments in operating retailers with significant embedded value in their real estate assets.

June 30, 2024 is as follows: Maintain a strong and flexible balance sheet through conservative financial practices while ensuring access to sufficient capital to fund future growth.

	Number of Properties		Operating Properties	
	Development or Redevelopment	Operating	GLA	Occupancy
Core Portfolio:				
Chicago Metro	3	36	576,799	84.3%
New York Metro	1	28	294,729	90.9%
Los Angeles Metro	—	2	23,757	100.0%
San Francisco Metro	2	—	—	0.0%
Dallas Metro	2	14	121,386	89.3%
Washington DC Metro	—	32	357,842	83.8%
Boston Metro	—	1	1,050	100.0%
Suburban	3	25	3,906,516	93.2%

Total Core Portfolio	11	138	5,282,079	91.4%
Acadia Share of Total Core Portfolio	11	138	4,916,634	91.8%
Investment Management:				
Fund II	—	1	536,055	76.8%
Fund III	1	1	4,637	77.6%
Fund IV	1	22	526,390	85.8%
Fund V	—	23	7,763,428	92.8%
Other	—	1	99,837	100.0%
Total Investment Management	2	48	8,930,347	91.5%
Acadia Share of Total Investment Management	2	48	1,932,495	89.9%
Total Core and Investment Management	13	186	14,212,426	91.5%
Acadia Share of Total Core and Investment Management	13	186	6,849,129	91.3%

SIGNIFICANT DEVELOPMENTS DURING THE THREE SIX MONTHS ENDED MARCH 31, JUNE 30, 2024 AND SUBSEQUENT EVENTS

Segment Reporting

We renamed our historical Funds segment as the Investment Management segment. No prior period information was recast and the designation change did not impact our condensed consolidated financial statements. Refer to [Note 12](#).

Investments

During the six months ended June 30, 2024, we deconsolidated one Core property, two consolidated Investment Management properties and one outparcel, and one unconsolidated investment, as follows:

- On April 3, 2024, Fund IV sold its consolidated 2207 and 2208-2216 Fillmore Street properties for a total sales price of \$14.1 million and repaid the related \$6.4 million of debt at closing. Fund IV recognized a gain of \$2.4 million, of which the Company's proportionate share was \$0.5 million ([Note 2](#)).
- On May 16, 2024, we sold a 95% interest in the Shops at Grand property for a total of \$48.3 million and retained a 5% ownership interest through an investment in a newly formed joint venture which was fair valued at \$2.4 million. As we now have a noncontrolling interest, we recognized a loss on deconsolidation of \$2.2 million related to transaction costs ([Note 2](#)).
- On June 28, 2024, Fund V sold an outparcel at Canton Marketplace for \$2.2 million and recognized a gain of \$0.6 million, of which the Company's proportionate share was \$0.1 million ([Note 2](#)).
- On June 28, 2024, Fund IV sold its unconsolidated Paramus Plaza property for a total of \$36.8 million and repaid the related debt of \$27.9 million. Fund IV recognized a gain of \$4.1 million, of which the Company's proportionate share was \$1.0 million ([Note 4](#)).

41

In July 2024, the Company acquired a shopping center, the Walk at Highwoods Preserve, located in Tampa, Florida for \$30.7 million, inclusive of transaction costs ([Note 16](#)).

Financing Activity

In April 2024, the Operating Partnership entered into a Third Amended and Restated Credit Agreement, with Bank of America, N.A., as administrative agent, to amend its existing senior unsecured credit facility (the "Amended Credit Facility"). The Amended Credit Facility provides for an increase in the existing unsecured revolving credit facility from \$300.0 million to \$350.0 million, which includes the capacity to issue letters of credit in an amount up to \$60.0 million, and the extension of the term from June 29, 2025 to April 15, 2028, with two additional six-month extension options. The Amended Credit Facility also provides for the extension of the term on the existing \$400.0 million unsecured term loan from June 29, 2026 to April 15, 2028, with two additional six-month extension options. The Amended Credit Facility has an accordion feature to increase its capacity up to \$900 million at the option of the Operating Partnership, subject to customary conditions. Borrowings under the revolving credit facility and the term loan will accrue interest at a floating rate based on SOFR with margins based on leverage or credit rating.

During the three six months ended March 31, 2024 June 30, 2024, we ([Note 7](#)):

- repaid a Core mortgage loan totaling \$7.3 million at maturity;
- extended a Core mortgage loan of \$60.0 million (excluding principal reductions of \$2.5 million);
- repaid the Fund V subscription line totaling \$80.6 million;
- entered into a new Fund Investment Management mortgage loan of \$43.4 million;
- repaid two consolidated Investment Management mortgage loans of \$6.4 million upon disposition of the properties (Note 2);
- repaid a portion of one consolidated Investment Management mortgage loan of \$1.5 million in connect with an outparcel disposition (Note 2);
- extended two Fund mortgages Investment Management mortgage loans totaling \$67.7 million;
- repaid one unconsolidated Investment Management mortgage loan of \$27.9 million upon disposition of the property (Note 4); and
- made scheduled principal payments totaling \$1.8 million \$6.1 million.

Structured Financing Investments

During the six months ended June 30, 2024, we originated one Core note receivable of \$7.6 million to a related party, which is collateralized by the borrower's equity interest in various partnerships, bears interest at 12% and matures on December 31, 2025.

Common Shares

During the six months ended June 30, 2024, we sold 1,739,288 Common Shares under our ATM Program generating \$29.9 million of net proceeds after related issuance costs (Note 10).

Economic and Other Considerations

The three months ended March 31, 2024 In recent years, inflation levels were elevated resulting in increased costs for certain goods and services and cost of borrowing. Inflation began to decrease in the year ended December 31, 2023 were impacted second quarter of 2023 but still remains at elevated levels compared to the years preceding 2021. Most of our leases include contractual rent escalations and require tenants to pay their share of operating expenses, including common area maintenance, real estate taxes and insurance, thereby reducing our exposure to increases in costs and operating expenses resulting from inflation. We believe we manage our properties in a cost-conscious manner to minimize recurring operational expenses and utilize multi-year contracts to alleviate the impact of inflation on our business and our tenants. We also continue to see rising consumer confidence and we expect to continue to add value to our portfolio by significant volatility in global markets, largely driven by executing on our current leasing momentum, our active development and redevelopment projects, and leasing pipeline.

In response to the rising rate of inflation, rising the Federal Reserve raised benchmark interest rates, slowing economic growth, geopolitical uncertainty and instability resulting in an increase in the banking sector following multiple bank failures, cost of borrowing, which could remain at elevated levels in the near-term and long-term. The rate hikes enacted by the Federal Reserve have had a significant impact on interest rate indexes such as SOFR and the Prime Rate and cost of borrowing. We manage our exposure to fluctuations in interest rates primarily through the use of fixed-rate debt and interest rate swap and cap agreements. We believe we manage our properties in a cost-conscious manner to minimize recurring operational expenses agreements, which qualify for, and utilize multi-year contracts to alleviate the impact of inflation on our business and our tenants. We also continue to see consumer confidence and we expect to continue to add value to our portfolio by executing on our current leasing momentum, our active development and redevelopment projects, and leasing pipeline, are designated as, hedging instruments. Except for increased interest costs, we have not experienced any material negative impacts at this time, and we intend to actively manage our business to respond to the ongoing economic and social impact from such events.

37 42

RESULTS OF OPERATIONS

See Note 12 in the Notes to Condensed Consolidated Financial Statements for an overview of our three reportable segments: Core Portfolio ("Core"), Investment Management ("IM") and Structured Financing ("SF").

Comparison of Results for the Three Months Ended June 30, 2024 to the Three Months Ended June 30, 2023

The results of operations by reportable segment for the three months ended March 31, 2024 June 30, 2024 compared to the three months ended March 31, 2023 June 30, 2023 are summarized in the table below (in millions, totals may not add due to rounding):

Three Months Ended March 31, 2024	Three Months Ended March 31, 2023	Increase (Decrease)	Three Months Ended June 30, 2024	Three Months Ended June 30, 2023	Increase (Decrease)
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	Core	Funds	SF	Total	Core	Funds	SF	Total	Core	Funds	SF	Total	Core	IM	SF	Total	Core	IM	SF	Total	Core	IM	SF
Revenues	\$ 53.5	\$ 37.8	\$ —	\$ 91.4	\$ 49.8	\$ 32.0	\$ —	\$ 81.8	\$ 3.7	\$ 5.8	\$ —	\$ 9.6	\$ 48.9	\$ 38.4	\$ —	\$ 87.3	\$ 56.4	\$ 33.6	\$ —	\$ 89.9	\$ (7.5)	\$ 4.8	\$ —
Depreciation and amortization	(18.3)	(16.7)	—	(34.9)	(18.7)	(14.5)	—	(33.2)	(0.4)	2.2	—	1.7	(18.0)	(16.3)	—	(34.3)	(20.0)	(14.0)	—	(34.1)	(2.0)	2.3	—
Property operating expenses and real estate taxes	(17.9)	(13.5)	—	(31.4)	(16.1)	(10.5)	—	(26.6)	1.8	3.0	—	4.8	(14.4)	(11.4)	—	(25.8)	(15.1)	(10.5)	—	(25.6)	(0.7)	0.9	—
General and administrative expenses	—	—	—	(9.8)	—	—	—	(9.9)	—	—	—	(0.1)	—	—	—	(10.2)	—	—	—	(10.6)	—	—	—
Loss related to a previously disposed property	—	(1.2)	—	(1.2)	—	—	—	—	—	(1.2)	—	(1.2)											
(Loss) gain on disposition of properties	(2.2)	3.0	—	0.8	—	—	—	—	(2.2)	3.0	—	0.8											
Operating income	17.4	6.4	—	14.0	15.0	7.0	—	12.1	2.4	(0.6)	—	1.9	14.3	13.6	—	17.8	21.3	9.0	—	19.7	(7.0)	4.6	—
Equity in earnings (losses) of unconsolidated affiliates	2.1	(2.4)	—	(0.3)	1.8	(1.8)	—	—	0.3	(0.6)	—	(0.3)	0.6	3.8	—	4.5	0.9	(2.4)	—	(1.4)	(0.3)	6.2	—
Interest income	—	—	5.2	5.2	—	—	4.8	4.8	—	—	0.4	0.4	—	—	5.4	5.4	—	—	5.0	5.0	—	—	0.4
Realized and unrealized holding (losses) gains on investments and other	(1.9)	—	(0.2)	(2.1)	1.5	25.0	0.3	26.8	(3.4)	(25.0)	(0.5)	(28.9)	(2.2)	—	(0.2)	(2.4)	1.8	—	—	1.8	(4.0)	—	(0.2)
Interest expense	(10.0)	(13.7)	—	(23.7)	(10.7)	(10.9)	—	(21.6)	(0.7)	2.8	—	2.1	(9.9)	(13.6)	—	(23.6)	(11.0)	(11.1)	—	(22.1)	(1.1)	2.5	—
Income (loss) from continuing operations before income taxes	7.6	(9.7)	5.0	(6.8)	7.6	19.3	5.1	22.1	—	29.0	0.1	28.9	2.9	3.8	5.2	1.7	13.0	(4.4)	5.0	2.9	10.1	(8.2)	(0.2)
Income tax (provision) benefit	—	—	—	—	—	—	—	(0.1)	—	—	—	0.1											
Income tax provision	—	—	—	(0.2)	—	—	—	(0.2)	—	—	—	—											
Net income (loss)	7.6	(9.7)	5.0	(6.9)	7.6	19.3	5.1	22.0	—	(29.0)	(0.1)	(28.9)	2.9	3.8	5.2	1.6	13.0	(4.4)	5.0	2.8	(10.1)	8.2	0.2

Net loss attributable to redeemable noncontrolling interests	—	2.6	—	2.6	—	2.1	—	2.1	—	0.5	—	0.5	—	2.3	—	2.3	—	1.1	—	1.1	—	1.2	—
Net (income) loss attributable to noncontrolling interests	(0.4)	7.9	—	7.6	(0.9)	(9.8)	—	(10.7)	0.5	17.7	—	18.3	(0.2)	(2.2)	—	(2.4)	(0.7)	6.2	—	5.4	0.5	(8.4)	—
Net income attributable to																							
Acadia	\$ 7.2	\$ 0.8	\$ 5.0	\$ 3.3	\$ 6.7	\$ 11.6	\$ 5.1	\$ 13.4	\$ 0.5	\$(10.8)	\$(0.1)	\$(10.1)	\$ 2.7	\$ 3.9	\$ 5.2	\$ 1.4	\$ 12.3	\$ 2.8	\$ 5.0	\$ 9.3	\$(9.6)	\$ 1.1	\$ 0.2

Core Portfolio

The results of operations for our Core Portfolio segment are depicted in the table above under the headings labeled "Core." Segment net income attributable to Acadia for our Core Portfolio increased \$0.5 million decreased \$9.6 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period as a result of the changes further described below.

Revenues for our Core Portfolio increased \$3.7 million decreased \$7.5 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to the recognition accelerated amortization of a forfeited deposit within Other revenues in the Condensed Consolidated Statements of Income below market lease for a property previously under contract for sale, bankrupt tenant in 2023.

Property operating expenses Depreciation and real estate taxes increased \$1.8 million amortization for our Core Portfolio decreased \$2.0 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to the acceleration of in-place lease intangible assets for a \$1.0 million reserve bankrupt tenant in 2023. Loss on disposition of property for increased legal expenses along with higher non-recurring operating expenses throughout our Core Portfolio relates to the Core Portfolio, deconsolidation of the Shops at Grand property in 2024 (Note 2).

Realized and unrealized holding (losses) gains on investments and other for our Core Portfolio decreased \$3.4 million \$4.0 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to a change in the mark-to-market adjustment on the Investment in Albertsons. In January 2023, following the expiration of the lock-up period and distribution of approximately 2.5 million shares by Mervyns II to its partners, the Company received 1.6 million shares of Albertsons the remaining amount of which are now included in the Core Portfolio (Note 4, Note 8).

Funds Interest expense for our Core Portfolio decreased \$1.1 million for the three months ended June 30, 2024 compared to the prior year period primarily due to lower average outstanding borrowings in 2024.

Investment Management (all amounts below are consolidated amounts and are not representative of our proportionate share)

The results of operations for our Funds Investment Management segment are depicted in the table above under the headings labeled "Funds; IM." Segment net income attributable to Acadia for the Funds decreased \$10.8 million Investment Management increased \$1.1 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period as a result of the changes described below.

Revenues for the Funds Investment Management increased \$5.8 million \$4.8 million for the three months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due (i) \$4.8 million from Fund to property acquisitions in the second half of 2023.

43

Depreciation and (ii) \$1.7 million from new tenant lease up within amortization for Investment Management increased \$2.3 million for the Funds three months ended June 30, 2024 compared to the prior year period primarily due to property acquisitions in the second half of 2023.

Gain on disposition of properties for Investment Management increased \$3.0 million for the three months ended June 30, 2024 compared to the prior year period due to the sale of two properties at Fund IV and an outparcel at Fund V (Note 2).

Equity in earnings (losses) of unconsolidated affiliates for Investment Management increased \$6.2 million for the three months ended June 30, 2024 compared to the prior year period primarily due to the gain on sale of Paramus Plaza in 2024 (Note 4).

Interest expense for Investment Management increased \$2.5 million for the three months ended June 30, 2024 compared to the prior year period primarily due to higher average interest rates in 2024.

Net (income) loss attributable to noncontrolling interests for Investment Management decreased \$8.4 million for the three months ended June 30, 2024 compared to the prior year period based on the noncontrolling interests' share of the variances discussed above. Net income attributable to noncontrolling interests in Investment Management includes asset management fees earned by the Company of \$2.4 million and 2023, \$2.3 million for the three months ended June 30, 2024 and 2023, respectively.

Unallocated

The Company does not allocate general and administrative expenses and income taxes to its reportable segments. These unallocated amounts are depicted in the table above under the headings labeled "Total."

Comparison of Results for the Six Months Ended June 30, 2024 to the Six Months Ended June 30, 2023

The results of operations by reportable segment for the six months ended June 30, 2024 compared to the six months ended June 30, 2023 are summarized in the table below (in millions, totals may not add due to rounding):

	Six Months Ended				Six Months Ended				Increase (Decrease)			
	June 30, 2024				June 30, 2023							
	Core	IM	SF	Total	Core	IM	SF	Total	Core	IM	SF	Total
Revenues	\$ 102.4	\$ 76.2	\$ —	\$ 178.6	\$ 106.2	\$ 65.6	\$ —	\$ 171.8	\$ (3.8)	\$ 10.6	\$ —	\$ 6.8
Depreciation and amortization	(36.2)	(33.0)	—	(69.2)	(38.7)	(28.5)	—	(67.2)	(2.5)	4.5	—	2.0
Property operating expenses and real estate taxes	(32.3)	(24.9)	—	(57.2)	(31.2)	(21.0)	—	(52.2)	1.1	3.9	—	5.0
General and administrative expenses	—	—	—	(19.9)	—	—	—	(20.6)	—	—	—	(0.7)
(Loss) gain on disposition of properties	(2.2)	1.8	—	(0.4)	—	—	—	—	(2.2)	1.8	—	(0.4)
Operating income (loss)	31.7	20.1	—	31.8	36.3	16.0	—	31.8	(4.6)	4.1	—	—
Equity in earnings (losses) of unconsolidated affiliates	2.7	1.4	—	4.2	2.7	(4.1)	—	(1.4)	—	5.5	—	5.6
Interest income	—	—	10.7	10.7	—	—	9.8	9.8	—	—	0.9	0.9
Realized and unrealized holding (losses) gains on investments and other	(4.0)	—	(0.4)	(4.4)	3.4	25.0	0.2	28.6	(7.4)	(25.0)	(0.6)	(33.0)
Interest expense	(20.0)	(27.3)	—	(47.3)	(21.7)	(22.0)	—	(43.7)	(1.7)	5.3	—	3.6
Income (loss) from continuing operations before income taxes	10.4	(5.8)	10.3	(5.1)	20.8	14.9	10.0	25.0	10.4	20.7	(0.3)	30.1
Income tax provision	—	—	—	(0.2)	—	—	—	(0.3)	—	—	—	0.1
Net income (loss)	10.4	(5.8)	10.3	(5.3)	20.8	14.9	10.0	24.8	(10.4)	(20.7)	0.3	(30.1)
Net loss attributable to redeemable noncontrolling interests	—	4.8	—	4.8	—	3.2	—	3.2	—	1.6	—	1.6
Net income attributable to noncontrolling interests	(0.6)	5.7	—	5.1	(1.6)	(3.6)	—	(5.3)	1.0	9.3	—	10.4
Net income (loss) attributable to Acadia	\$ 9.9	\$ 4.7	\$ 10.3	\$ 4.7	\$ 19.1	\$ 14.4	\$ 10.0	\$ 22.6	\$ (9.2)	\$ (9.7)	\$ 0.3	\$ (17.9)

Core Portfolio

The results of operations for our Core Portfolio segment are depicted in the table above under the headings labeled "Core." Segment net income attributable to Acadia for our Core Portfolio decreased \$9.2 million for the six months ended June 30, 2024 compared to the prior year period as a result of the changes further described below.

Revenues for our Core Portfolio decreased \$3.8 million for the six months ended June 30, 2024 compared to the prior year period primarily due to \$7.8 million accelerated amortization of a below market lease for a bankrupt tenant in 2023, offset by \$3.5 million for the recognition of a forfeited deposit within Other revenues in the Condensed Consolidated Statements of Operations for a property previously under contract for sale in 2024.

Depreciation and amortization for the Funds increased \$2.2 million our Core Portfolio decreased \$2.5 million for the three six months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to Fund property acquisitions, the write-off of in-place lease intangible assets for a bankrupt tenant in 2023.

Property operating expenses and real estate taxes for the Funds our Core Portfolio increased \$3.0 million \$1.1 million for the three six months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to Fund property acquisitions and non-recurring property operating expenses within increased legal expense reserves in the Fund Portfolio, current year.

Loss on disposition of property for the Funds increased \$1.2 million for the three months ended March 31, 2024 compared our Core Portfolio relates to the prior year period due to a loss related to a previously disposed deconsolidation of the Shops at Grand property in 2024 (Note 2).

Realized and unrealized holding (losses) gains on investments and other for our Core Portfolio decreased \$7.4 million for the Funds six months ended June 30, 2024 compared to the prior year period primarily due to a change in the mark-to-market adjustment on the Investment in Albertsons (Note 8).

Interest expense for our Core Portfolio decreased \$1.7 million for the six months ended June 30, 2024 compared to the prior year period due to lower average outstanding borrowings in 2024.

Net income attributable to noncontrolling interests for our Core Portfolio increased \$1.0 million for the six months ended June 30, 2024 compared to the prior year period based on the noncontrolling interests' share of the variances discussed above.

Investment Management (all amounts below are consolidated amounts and are not representative of our proportionate share)

The results of operations for our Investment Management segment are depicted in the table above under the headings labeled "IM." Segment net income attributable to Acadia for Investment Management decreased \$9.7 million for the six months ended June 30, 2024 compared to the prior year period as a result of the changes described below.

Revenues for Investment Management increased \$10.6 million for the six months ended June 30, 2024 compared to the prior year period primarily due to (i) \$9.6 million from acquisitions in 2023, and (ii) \$1.7 million from new tenant lease-up within Investment Management in 2023 and 2024.

Depreciation and amortization for Investment Management increased \$4.5 million for the six months ended June 30, 2024 compared to the prior year period primarily due to property acquisitions in 2023.

Property operating expenses and real estate taxes for Investment Management increased \$3.9 million for the six months ended June 30, 2024 compared to the prior year period primarily due to property acquisitions in 2023 and non-recurring property operating expenses within Investment Management.

(Loss) gain on disposition of property for Investment Management increased \$1.8 million for the six months ended June 30, 2024 compared to the prior year period due to the \$3.0 million gain on disposition of two properties at Fund IV and an outparcel at Fund V, offset by a \$1.2 million loss related to a previously disposed property (Note 2).

Equity in earnings (losses) of unconsolidated affiliates for Investment Management increased \$5.5 million for the six months ended June 30, 2024 compared to the prior year period primarily due to the gain on disposition of Paramus Plaza in 2024 (Note 4).

Realized and unrealized holding (losses) gains on investments and other for the Investment Management decreased \$25.0 million for the three six months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to a \$28.2 million increase in dividend income from Albertsons in 2023 offset by a \$2.0 million mark-to-market loss in 2023, 2023 (Note 8).

Interest expense for the Funds Investment Management increased \$2.8 million \$5.3 million for the three six months ended March 31, 2024 June 30, 2024 compared to the prior year period primarily due to higher average interest rates in 2024.

Net (income) loss attributable to redeemable noncontrolling interests for the Funds Investment Management increased \$17.7 million \$1.6 million for the three six months ended March 31, 2024 June 30, 2024 compared to the prior year period based on due to the noncontrolling interests' share receipt of past due rents for a tenant in 2023.

Segment net income attributable to Acadia for Investment Management decreased \$9.7 million for the six months ended June 30, 2024 compared to the prior year period as a result of the variances discussed above, changes described below. Net income loss attributable to noncontrolling interests in the Funds Investment Management includes asset management fees earned by the Company of \$2.4 million \$4.7 million and \$2.5 million \$4.8 million for the three six months ended March 31, 2024 June 30, 2024 and 2023, respectively.

Structured Financing

Interest and other income for the Structured Financing portfolio increased \$0.4 million for the three months ended March 31, 2024 compared to the prior year period primarily due to new loans issued during the three months ended March 31, 2024.

Unallocated

The Company does not allocate general and administrative expenses and income taxes to its reportable segments. These unallocated amounts are depicted in the table above under the headings labeled "Total."

NON-GAAP FINANCIAL MEASURES

Net Property Operating Income

The following discussion of net property operating income ("NOI") and rent spreads on new and renewal leases includes the activity from both our consolidated and our pro-rata share of unconsolidated properties within our Core Portfolio. Our Funds invest Investment Management invests primarily in properties that typically require significant leasing and development. Given that the Funds are Investment Management is primarily comprised of finite-life investment vehicles, these properties are sold following stabilization. For these reasons, we believe NOI and rent spreads are not meaningful measures for our Fund Investment Management investments.

NOI represents property revenues less property expenses. We consider NOI and rent spreads on new and renewal leases for our Core Portfolio to be appropriate supplemental disclosures of portfolio operating performance due to their widespread acceptance and use within the REIT investor and analyst communities. NOI and rent spreads on new and renewal leases are presented to assist investors in analyzing our property performance, however, our method of calculating these may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs.

39

A reconciliation of consolidated operating income to net operating income - Core Portfolio follows (in thousands):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Consolidated operating income	\$ 14,008	\$ 12,108	\$ 17,789	\$ 19,658	\$ 31,797	\$ 31,766
Add back:						
General and administrative	9,768	9,946	10,179	10,643	19,947	20,589
Depreciation and amortization	34,940	33,173	34,281	34,056	69,221	67,229
Loss related to a previously disposed property	1,198	—				
Gain (loss) on disposition of properties	(757)	—	441	—		
Less:						
Above/below-market rent, straight-line rent and other adjustments (a)	(4,608)	(2,242)	(2,869)	(13,088)	(7,477)	(15,330)
Consolidated NOI	55,306	52,985	58,623	51,269	113,929	104,254
Redeemable noncontrolling interest in consolidated NOI	(204)	(1,217)	(1,381)	(1,182)	(2,422)	(2,399)
Noncontrolling interest in consolidated NOI	(17,768)	(14,475)	(18,322)	(13,730)	(35,253)	(28,205)
Less: Operating Partnership's interest in Fund NOI included above	(5,341)	(5,037)				
Less: Operating Partnership's interest in Investment Management NOI included above	(6,132)	(4,765)	(11,473)	(9,802)		
Add: Operating Partnership's share of unconsolidated joint ventures NOI (b)	3,961	3,959	2,251	4,141	6,212	8,100
Core Portfolio NOI	\$ 35,954	\$ 36,215	\$ 35,039	\$ 35,733	\$ 70,993	\$ 71,948

a) Includes straight-line rent reserves. See [Note 11](#) for additional information about straight-line rent reserves and adjustments for the periods presented.

b) Does not include the Operating Partnership's share of NOI from unconsolidated joint ventures within the Funds. Investment Management.

46

Same-Property NOI includes Core Portfolio properties that we owned for both the current and prior periods presented, but excludes those properties that we acquired, sold or expected to sell, redeveloped and developed during these periods. The following table summarizes Same-Property NOI for our Core Portfolio (dollars in thousands):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Core Portfolio NOI	\$ 35,954	\$ 36,215	\$ 35,039	\$ 35,733	\$ 70,993	\$ 71,948
Less properties excluded from Same-Property NOI	(3,926)	(5,900)	(2,961)	(5,335)	(6,887)	(11,235)
Same-Property NOI	<u>\$ 32,028</u>	<u>\$ 30,315</u>	<u>\$ 32,078</u>	<u>\$ 30,398</u>	<u>\$ 64,106</u>	<u>\$ 60,713</u>
Percent change from prior year period	<u>5.7 %</u>		<u>5.5 %</u>		<u>5.6 %</u>	
Components of Same-Property NOI:						
Same-Property Revenues	\$ 46,143	\$ 43,782	\$ 45,613	\$ 43,275	\$ 91,756	\$ 87,057
Same-Property Operating Expenses	(14,115)	(13,467)	(13,535)	(12,877)	(27,650)	(26,344)
Same-Property NOI	<u>\$ 32,028</u>	<u>\$ 30,315</u>	<u>\$ 32,078</u>	<u>\$ 30,398</u>	<u>\$ 64,106</u>	<u>\$ 60,713</u>

40

Rent Spreads on Core Portfolio New and Renewal Leases

The following table summarizes rent spreads on both a cash basis and straight-line basis for new and renewal leases based on leases executed within our Core Portfolio for the periods presented. Cash basis represents a comparison of rent most recently paid on the previous lease as compared to the initial rent paid on the new lease. Straight-line basis represents a comparison of rents as adjusted for contractual escalations, abated rent, and lease incentives for the same comparable leases. The table below includes embedded option renewals for which the renewed rent was equal to or approximated existing base rent.

Core Portfolio New and Renewal Leases	Three Months Ended March 31, 2024		Three Months Ended June 30, 2024		Six Months Ended June 30, 2024	
	Cash Basis	Straight-Line Basis	Cash Basis	Straight-Line Basis	Cash Basis	Straight-Line Basis
Number of new and renewal leases executed	22	22	18	18	40	40
GLA commencing	187,851	187,851	78,816	78,816	266,667	266,667
New base rent	\$ 22.49	\$ 22.85	\$ 73.06	\$ 77.31	\$ 37.44	\$ 38.94
Expiring base rent	\$ 21.37	\$ 20.64	\$ 66.67	\$ 62.84	\$ 34.76	\$ 33.11
Percent growth in base rent	5.2 %	10.7 %	9.6 %	23.0 %	7.7 %	17.6 %
Average cost per square foot ^(a)	\$ 1.35	\$ 1.35	\$ 12.23	\$ 12.23	\$ 4.57	\$ 4.57
Weighted average lease term (years)	4.7	4.7	6.1	6.1	5.1	5.1

(a) The average cost per square foot includes tenant improvement costs, leasing commissions and tenant allowances.

41 47

Funds from Operations

We consider funds from operations ("FFO") as defined by the National Association of Real Estate Investment Trusts ("NAREIT") to be an appropriate supplemental disclosure of operating performance due to its widespread acceptance and use within the REIT investor and analyst communities. FFO is presented to assist investors in analyzing our performance. It is helpful as it excludes various items included in net income that are not indicative of the operating performance, such as gains (losses) from sales of depreciated property, depreciation and amortization, and impairment of real estate. Our method of calculating FFO may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs. FFO does not represent cash generated from operations as defined by GAAP and is not indicative of cash available to fund all cash needs, including distributions. It should not be considered as an alternative to net income for the purpose of evaluating our performance or to cash flows as a measure of liquidity. Consistent with the NAREIT definition, we define FFO as net income (computed in accordance with GAAP), excluding gains (losses) from sales of depreciated property and impairment of depreciable real estate, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Also consistent with NAREIT's definition of FFO, the Company has elected to include gains and losses incidental to its main business (including those related to its RCP investments, such as Albertsons) in FFO. A reconciliation of net income (loss) attributable to Acadia to FFO follows (dollars in thousands, except per share data):

	Three Months Ended March 31,		Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023	2024	2023
Net income attributable to Acadia	\$ 3,269	\$ 13,360	\$ 1,443	\$ 9,276	\$ 4,712	\$ 22,636
Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share)	27,087	26,444	26,291	28,248	53,378	54,692
Loss on disposition of property (net of noncontrolling interests' share)	275	—	568	—	843	—
Income attributable to Common OP Unit holders	203	794	103	574	306	1,368
Distributions - Preferred OP Units	123	123	84	123	207	246
Funds from operations attributable to Common Shareholders and Common OP Unit holders - Basic and Diluted	\$ 30,957	\$ 40,721	\$ 28,489	\$ 38,221	\$ 59,446	\$ 78,942
Funds From Operations per Share - Diluted						
Basic weighted-average shares outstanding, GAAP earnings	102,127,715	95,189,490	103,592,238	95,259,924	102,859,977	95,224,901
Weighted-average OP Units outstanding	7,717,578	6,885,106	7,226,475	6,918,443	7,525,197	6,835,840
Basic weighted-average shares and OP Units outstanding, FFO	109,845,293	102,074,596	110,818,713	102,178,367	110,385,174	102,060,741
Assumed conversion of Preferred OP Units to Common Shares	463,898	463,898	319,457	463,898	25,067	463,898
Assumed conversion of LTIP units and Restricted Share Units to Common Shares	741,888	858	698,490	—	686,088	—
Diluted weighted-average number of Common Shares and Common OP Units outstanding, FFO	111,051,079	102,539,352	111,836,660	102,642,265	111,096,329	102,524,639
Diluted Funds from operations, per Common Share and Common OP Unit	\$ 0.28	\$ 0.40	\$ 0.25	\$ 0.37	\$ 0.54	\$ 0.77

42 48

LIQUIDITY AND CAPITAL RESOURCES

Uses of Liquidity and Cash Requirements

Generally, our principal uses of liquidity are (i) distributions to our shareholders and OP unit holders, (ii) investments, which include the funding of our capital committed to the Funds in our Investment Management platform and property acquisitions and development/re-tenanting activities within our Core Portfolio, (iii) distributions to our Fund investors, (iv) debt service and loan repayments and (v) share repurchases.

Distributions

In order to qualify as a REIT for federal income tax purposes, we must distribute at least 90% of our taxable income to our shareholders. During the **three** ~~six~~ months ended **March 31, 2024** ~~June 30, 2024~~, we paid dividends and distributions on our Common Shares and Preferred OP Units totaling **\$18.6 million** ~~\$37.5 million~~.

Investments

In July 2024, through Investment Management, we acquired a shopping center, the Walk at Highwoods Preserve, located in Tampa, Florida for \$30.7 million, inclusive of transaction costs ([Note 16](#)).

Structured Financing Investments

During the six months ended June 30, 2024, we originated one Core note receivable of \$7.6 million to a related party, which is secured by the borrower’s equity interest in the Renaissance Portfolio, 1238 Wisconsin Avenue, and another Georgetown property, bears interest at 12% and matures on December 31, 2025 ([Note 3](#)).

Capital Commitments

During the **three** ~~six~~ months ended **March 31, 2024** ~~June 30, 2024~~, we made capital contributions aggregating \$11.1 million to our Funds.

As of **March 31, 2024** ~~June 30, 2024~~, our share of the remaining capital commitments to our Funds aggregated \$18.1 million as follows:

- \$0.5 million to Fund III – Fund III was launched in May 2007 with total committed capital of \$450.0 million, of which our original share was \$89.6 million. During 2024 acquired an additional interest, which had an original capital commitment of \$20.9 million.
- \$5.5 million to Fund IV – Fund IV was launched in May 2012 with total committed capital of \$530.0 million, of which our original share was \$122.5 million.
- \$12.1 million to Fund V – Fund V was launched in August 2016 with total committed capital of \$520.0 million, of which our original share was \$104.5 million.

Development Activities

During the **three** ~~six~~ months ended **March 31, 2024** ~~June 30, 2024~~, capitalized costs associated with development activities totaled **\$1.8 million** ~~\$7 million~~ ([Note 2](#)). As of **March 31, 2024** ~~June 30, 2024~~, we had a total of **thirteen** ~~13~~ consolidated projects under development or redevelopment, for which the estimated total cost to complete these projects through 2025 was **\$44.8 million** ~~\$35.0 million~~ to **\$71.2 million** ~~\$61.2 million~~, and our estimated share was approximately **\$23.8 million** ~~\$18.9 million~~ to **\$40.2 million** ~~\$33.7 million~~. Substantially all remaining development and redevelopment costs are discretionary, and could be affected by various risks and uncertainties, including, but not limited to, the effects of the current inflationary environment, rising interest rates, and other risks detailed in Part I, Item 1A. Risk Factors of our Annual Report on Form 10-K for the year ended December 31, 2023.

Debt

A summary of our consolidated debt, which includes the full amount of Fund related obligations and excludes our pro rata share of debt at our unconsolidated subsidiaries, is as follows (in thousands):

	March 31, 2024	December 31, 2023
Total Debt - Fixed and Effectively Fixed Rate	\$ 1,404,644	\$ 1,454,707
Total Debt - Variable Rate	329,819	426,380
	1,734,463	1,881,087
Net unamortized debt issuance costs	(11,012)	(11,186)
Unamortized premium	228	240
Total Indebtedness	\$ 1,723,679	\$ 1,870,141

	June 30,	December 31,
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	2024	2023
Total Debt - Fixed and Effectively Fixed Rate	\$ 1,379,807	\$ 1,454,707
Total Debt - Variable Rate	327,851	426,380
	1,707,658	1,881,087
Net unamortized debt issuance costs	(12,053)	(11,186)
Unamortized premium	223	240
Total Indebtedness	\$ 1,695,828	\$ 1,870,141

As of **March 31, 2024** **June 30, 2024**, our consolidated indebtedness aggregated **\$1,734.5 million** **\$1,707.7 million**, excluding unamortized premium of \$0.2 million and net unamortized loan costs of **\$11.0 million** **\$12.1 million**, and was collateralized by **33** **31** properties and related tenant leases. Stated interest rates on our outstanding indebtedness ranged from 3.99% to SOFR + 3.75% with maturities that ranged from **January 1, 2025** **July 8, 2024** to April 15, 2035, without regard to available extension options. With respect to the debt maturing in 2024, we are actively pursuing refinancing the remaining obligations, though there can be no assurance that we can refinance such obligations on favorable terms or at all. Taking into consideration **\$1,207.6 million** **\$1,188.3 million** of notional principal under variable to fixed-rate swap agreements currently in effect, **\$1,404.6 million** **\$1,379.8 million** of the portfolio debt, or **81.0%** **80.8%**, was fixed at a **4.77%** **4.74%** weighted average interest rate and **\$329.8 million** **\$327.9 million**, or **19.0%** **19.2%**, was floating at a **8.09%** **8.10%** weighted average interest rate as of **March 31, 2024** **June 30, 2024**. Our variable-rate debt includes **\$151.3 million** **\$151.2 million** of debt subject to interest rate caps.

Without regard to available extension options, as of **March 31, 2024** **June 30, 2024**, we had **\$218.4 million** **\$211.8 million** of debt maturing in 2024 at a weighted-average interest rate of **4.27%** **4.18%**; **\$4.4 million** **\$2.8 million** of scheduled principal amortization due in the remainder of 2024; and our share of scheduled remaining 2024 principal payments and maturities on our unconsolidated debt was **\$65.6 million** **\$59.6 million**. In addition, **\$309.8 million** **\$373.6 million** of our total consolidated debt and **\$61.0 million** **\$57.7 million** of our pro-rata share of unconsolidated debt will come due by **March 31, 2025** **June 30, 2025**. With respect to the debt maturing in 2024 and 2025, we have options to extend consolidated debt aggregating **\$40.1 million** **\$40.0 million** and **\$438.7 million** **\$327.3 million** as of **March 31, 2024** **June 30, 2024** and; however, there can be no assurance that the Company will be able to successfully execute any or all of its available extension options. For the remaining indebtedness, we may not have sufficient cash on hand to repay such indebtedness, and, therefore, we expect to refinance at least a portion of this indebtedness or select other alternatives based on market conditions as these loans mature; however, there can be no assurance that we will be able to obtain financing on acceptable terms or at all. Our ability to obtain financing could be affected by various risks and uncertainties, including, but not limited to, the effects of the current inflationary environment, rising interest rates, and other risks detailed in Part I, Item 1A. Risk Factors of our Annual Report on Form 10-K for the year ended December 31, 2023.

Share Repurchase Program

We maintain a share repurchase program under which \$122.5 million remains available as of **March 31, 2024** **June 30, 2024** ([Note 10](#)). We did not repurchase any shares under this program during the **three** **six** months ended **March 31, 2024** **June 30, 2024**.

Sources of Liquidity

Our primary sources of capital for funding our short-term (less than 12 months) and long-term (12 months and longer) liquidity needs include (i) the issuance of both public equity and OP Units, (ii) the issuance of both secured and unsecured debt, (iii) unfunded capital commitments from noncontrolling interests within **our Funds**, **Investment Management**, (iv) future sales of existing properties, (v) repayments of structured financing investments, (vi) liquidation of marketable securities, and (vii) cash on hand and future cash flow from operating activities. Our cash on hand in our consolidated subsidiaries as of **March 31, 2024** **June 30, 2024** totaled **\$18.8 million** **\$31.9 million**. Our remaining sources of liquidity are described further below.

Issuance of Common Shares

In January 2024, the Company completed an underwritten offering of 6,900,000 Common Shares (inclusive of the underwriters' option to purchase 900,000 additional shares) for net proceeds of \$113.0 million.

ATM Program

We have an ATM Program ([Note 10](#)) that provides us with an efficient and low-cost vehicle for raising capital through public equity issuances on an as-we-go basis to fund our capital needs. Through this program, we have been able to effectively "match-fund" the required capital for our Core Portfolio and our share of **Fund Investment Management** acquisitions through the issuance of Common Shares over extended periods employing

a price averaging strategy. In addition, from time to time, we have issued and may issue, equity in follow-on offerings separate from our ATM Program. Net proceeds raised through our ATM Program and follow-on offerings are primarily used for acquisitions, both for our Core Portfolio and our pro-rata share of Fund Investment Management acquisitions, and for general corporate purposes. The Company sold 87,139 1,739,288 Common Shares under its ATM Program during the three six months ended March 31, 2024 June 30, 2024 generating \$1.5 million \$29.9 million of net proceeds, proceeds after related issuance costs.

Fund Investment Management Capital

During the three six months ended March 31, 2024 June 30, 2024, Fund V called for capital contributions of \$52.2 million, of which our aggregate share was \$11.1 million. As of March 31, 2024 June 30, 2024, unfunded capital commitments from noncontrolling interests within Funds II, III, IV and V were zero, \$0, \$1.4 million, \$18.5 million and \$48.3 million, respectively.

44

Asset Sales and Other Transactions

During the three six months ended March 31, 2024 June 30, 2024, we deconsolidated one Core property, two consolidated Investment Management properties and one outparcel, and one unconsolidated investment, as follows:

- On April 3, 2024, Fund IV sold its consolidated 2207 and 2208-2216 Fillmore Street properties for a total sales price of \$14.1 million and repaid the related \$6.4 million of debt at closing. Fund IV recognized a gain of \$2.4 million, of which the Company's proportionate share was \$0.5 million (Note 2).
- On May 16, 2024, we sold 175,000 a 95% interest in the Shops at Grand for a total of \$48.3 million and retained a 5% ownership interest through an investment in a newly formed joint venture which was fair valued at \$2.4 million. As we now have a noncontrolling interest, we recognized a loss on deconsolidation of \$2.2 million related to transaction costs (Note 2).
- On June 28, 2024, Fund V sold an outparcel at Canton Marketplace for \$2.2 million and recognized a gain of \$0.6 million, of which the Company's proportionate share was \$0.1 million (Note 2).
- On June 28, 2024, Fund IV sold its unconsolidated Paramus Plaza property for a total of \$36.8 million and repaid the related debt of \$27.9 million. Fund IV recognized a gain of \$4.1 million, of which the Company's proportionate share was \$1.0 million (Note 4).

During the six months ended June 30, 2024, we sold 350,000 shares of Albertsons, generating net proceeds of \$4.0 million \$7.6 million. As of March 31, 2024 June 30, 2024, we held 1.3 million 1.1 million shares with a fair value of \$27.3 million \$21.7 million (Note 8). In addition, during the three six months ended March 31, 2024 June 30, 2024, we recognized dividend income of \$0.2 million \$0.3 million (Note 8).

Structured Financing Repayments

During the three six months ended March 31, 2024 June 30, 2024, the Company received full payment on a \$6.0 million Core Portfolio note.

Financing and Debt

As of March 31, 2024 June 30, 2024, we had \$185.3 million \$253.6 million of additional capacity under existing Core Portfolio debt facilities. In addition, as of that date within our Core Portfolio and Fund portfolios, Investment Management, we had 92 91 unleveraged consolidated properties with an aggregate carrying value of approximately \$1.8 billion, although there can be no assurance that we would be able to obtain financing for these properties at favorable terms, if at all.

Inflation and Economic Condition Considerations

The three months ended March 31, 2024, and the year ended December 31, 2023, were impacted by significant volatility in global markets, largely driven by rising inflation and interest rates, slowing economic growth, geopolitical uncertainty and instability in the banking sector following multiple bank failures. Central banks have responded to rapidly rising inflation by tightening monetary policies that are likely to create headwinds to economic growth. The Federal Reserve has raised interest rates eleven times since January 2022, and has signaled that further interest rate increases may be forthcoming in 2024. The rate hikes enacted by the Federal Reserve have had a significant impact on interest rate indexes such as SOFR and the Prime Rate. As of March 31, 2024, approximately 81.0% of our outstanding debt is fixed or effectively fixed rate with the remaining 19.0% indexed to SOFR or Prime plus an applicable margin per the loan agreement. As of March 31, 2024, we were counterparty to 36 interest rate swap agreements and four interest rate cap agreements, all of which qualify for and are designated as hedging instruments, which helps to alleviate the impact of rising interest rates on our operations.

We believe we manage our properties in a cost-conscious manner to minimize recurring operational expenses and utilize multi-year contracts to alleviate the impact of inflation on our business and our tenants. Most of our leases require tenants to pay their share of operating expenses, including common area maintenance, real estate taxes and insurance, thereby reducing our exposure to increases in costs and operating expenses resulting from inflation. These provisions are designed to partially mitigate the impact of inflation;

however, current inflation levels are much greater than the contractual rent increases we obtain from our tenant base. We also continue to see consumer confidence and we expect to continue to add value to our portfolio through executing on our current leasing momentum, our active development and redevelopment projects, and leasing pipeline.

While we have not experienced any material negative impacts at this time, we intend to actively manage our business to respond to the ongoing economic and social impact from such events. See Risk Factors in Part I, Item 1A, of our Annual Report on Form 10-K for the year ended December 31, 2023.

HISTORICAL CASH FLOW

The following table compares the historical cash flow for the **three six** months ended **March 31, 2024** **June 30, 2024** with the cash flow for the **three six** months ended **March 31, 2023** **June 30, 2023** (in millions, totals may not add due to rounding):

	Three Months Ended March 31,			Six Months Ended June 30,		
	2024	2023	Variance	2024	2023	Variance
Net cash provided by operating activities	\$ 26.0	\$ 59.4	\$ (33.4)	\$ 58.0	\$ 89.5	\$ (31.5)
Net cash used in investing activities	(3.8)	(3.6)	(0.2)			
Net cash provided by (used in) investing activities	20.0	(26.7)	46.7			
Net cash used in financing activities	(20.5)	(56.7)	36.2	(48.2)	(65.5)	17.3
Increase (decrease) in cash and restricted cash	\$ 1.6	\$ (0.8)	\$ 2.4			
Increase (decrease) in cash and cash equivalents and restricted cash	\$ 29.8	\$ (2.7)	\$ 32.5			

51

Operating Activities

Net cash provided by operating activities primarily consists of cash inflows from rental revenue, and cash outflows for property operating expenses, general and administrative expenses and interest and debt expense.

Our operating activities provided **\$33.4 million** **\$31.5 million** less cash for the **three six** months ended **March 31, 2024** **June 30, 2024** as compared to the three months ended **March 31, 2023** **June 30, 2023**, primarily due to the \$28.2 million dividend received from our investment in Albertsons in 2023.

45

Investing Activities

Net cash used in investing activities is impacted by our investments in and advances to unconsolidated affiliates, the timing and extent of our real estate development, capital improvements, and acquisition and disposition activities during the period.

Our investing activities **used \$0.2 million** **provided \$46.7 million** more cash for the **three six** months ended **March 31, 2024** **June 30, 2024** as compared to the **three six** months ended **March 31, 2023** **June 30, 2023**, primarily due to **\$32.8 million less (i) \$58.7 million more** cash received **from return form the disposition of capital from unconsolidated affiliates. This use of cash was offset by (i) \$22.4 million properties in 2024, (ii) \$22.8 million less cash used in our investments in and advances to unconsolidated affiliates, (ii) \$6.0 million more received from proceeds from notes receivable and (iii) \$4.0 million \$7.6 million** more cash received from the sale of marketable **securities. securities,** and (iv) **\$6.0 million more received from the payment of a note receivable.** These sources of cash were offset by (i) **\$33.4 million less cash received from return of capital of unconsolidated affiliates, (ii) \$7.9 million more cash used to originate a note receivable, and (iii) \$6.8 million more cash used for development, construction and property improvement costs.**

Financing Activities

Net cash used in financing activities is impacted by the timing and extent of issuances of debt and equity securities, distributions paid to common shareholders and unitholders of the Operating Partnership, as well as principal and other payments associated with our outstanding indebtedness.

Our financing activities used ~~\$36.2 million~~ ~~\$17.3 million~~ less cash during the ~~three~~ ~~six~~ months ended ~~March 31, 2024~~ ~~June 30, 2024~~ as compared to the ~~three~~ ~~six~~ months ended ~~March 31, 2023~~ ~~June 30, 2023~~, primarily from (i) ~~\$113.8 million~~ ~~\$142.1 million~~ more cash provided by the sale of Common Shares, (ii) ~~\$16.2 million~~ ~~\$13.7 million~~ less cash distributed to noncontrolling interests, and (iii) ~~\$6.3 million~~ ~~\$12.5 million~~ more cash provided by contributions from noncontrolling interests. These increases were offset by ~~\$99.4 million~~ (i) ~~\$142.6 million~~ more cash used to repay debt, (ii) ~~\$6.8 million~~ more used for payment of deferred financing fees, and (iii) ~~\$1.5 million~~ more used to pay ~~debt~~ dividends.

52

OFF-BALANCE SHEET ARRANGEMENTS

We have the following investments made through joint ventures (that may include, among others, tenancy-in common and other similar investments) for the purpose of investing in operating properties. We account for these investments using the equity method of accounting. As such, our financial statements reflect our investment and our share of income and loss from, but not the individual assets and liabilities, of these joint ventures.

See [Note 4](#) in the Notes to Condensed Consolidated Financial Statements, for a discussion of our unconsolidated investments. The Operating Partnership's pro-rata share of unconsolidated non-recourse debt related to those investments is as follows (dollars in millions):

Investment	Operating Partnership		March 31, 2024		Operating Partnership		June 30, 2024	
	Ownership	Pro-rata Share	Effective Interest Rate	Maturity Date	Ownership	Pro-rata Share	Effective Interest Rate ^(a)	Maturity Date
	Percentage	of Mortgage Debt			Percentage	of Mortgage Debt		
Eden Square	20.8 %	\$ 4.9	7.60 %	Sep 2024	49.0 %	8.4	9.33 %	Sep 2024
Gotham Plaza	49.0 %	\$ 8.4	9.32 %	Jun 2024				
Eden	20.8 %	5.0	7.60 %	Sep 2024				
Crossroads	49.0 %	28.9	3.94 %	Oct 2024				
Tri City Plaza ^(b)	18.1 %	6.9	3.04 %	Oct 2024				
Crossroads Shopping Center	49.0 %	28.7	3.94 %	Oct 2024				
Tri-City Plaza ^(b)	18.1 %	6.9	3.04 %	Oct 2024				
Frederick Crossing ^(b)	18.1 %	4.3	3.27 %	Dec 2024	18.1 %	4.2	3.27 %	Dec 2024
Paramus Plaza ^(c)	11.6 %	3.2	7.67 %	Dec 2024	18.1 %	4.5	5.67 %	Jan 2025
Frederick County Square ^(b)	18.1 %	4.3	5.56 %	Jan 2025				
650 Bald Hill	20.8 %	3.2	3.75 %	Jun 2026				
Renaissance ^(c)	20.0 %	30.4	7.15 %	Nov 2026				
840 N Michigan	91.9 %	47.4	6.50 %	Dec 2026				
650 Bald Hill Rd	20.8 %	3.2	3.75 %	Jun 2026				
Renaissance Portfolio ^(c)	20.0 %	30.4	7.15 %	Nov 2026				
840 N. Michigan	91.9 %	44.7	6.50 %	Dec 2026	20.0 %	0.8	8.50 %	Jan 2027
3104 M Street ^(c)	20.0 %	0.8	8.50 %	Jan 2027				
Wood Ridge Plaza	18.1 %	6.2	7.22 %	Mar 2027				
La Frontera	18.1 %	10.0	6.11 %	Jun 2027				
Riverdale	18.0 %	6.9	7.27 %	Nov 2027				
Georgetown	50.0 %	7.2	4.72 %	Dec 2027				
Riverdale FC	18.0 %	6.9	7.27 %	Nov 2027				
Georgetown Portfolio	50.0 %	7.1	4.72 %	Dec 2027	18.1 %	7.2	5.80 %	Mar 2028
Shoppes at South Hills ^(b)	18.1 %	5.8	5.95 %	Mar 2028				
Mohawk Commons	18.1 %	7.2	5.80 %	Mar 2028				
Shoppes at South Hills ^(b)	18.1 %	5.8	5.95 %	Mar 2028				

Total	\$ 186.1	\$ 180.2
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- (a) Effective interest rates incorporate the effect of interest rate swaps and caps that were in effect as of **March 31, 2024** **June 30, 2024**, where applicable.
- (b) The debt has one available 12-month extension option.
- (c) The debt has two available 12-month extension options.

46

CRITICAL ACCOUNTING POLICIES

Management's discussion and analysis of financial condition and results of operations is based upon our condensed consolidated financial statements, which have been prepared in accordance with GAAP. The preparation of condensed consolidated financial statements requires management to make estimates and judgments that affect the reported amounts of assets, liabilities, revenues and expenses. We base our estimates on historical experience and assumptions that are believed to be reasonable under the circumstances, the results of which form the basis for making judgments about carrying value of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates under different assumptions or conditions. We believe there have been no material changes to the items that we disclosed as our critical accounting policies under Item 7, "Management's Discussion and Analysis of Financial Condition and Results of Operations," in our 2023 Annual Report on Form 10-K.

Recently Issued and Adopted Accounting Pronouncements

Reference is made to [Note 1](#) in the Notes to Condensed Consolidated Financial Statements for information about recently issued accounting pronouncements.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK.

Information as of **March 31, June 30, 2024**

Our primary market risk exposure is to changes in interest rates related to our mortgage and other debt. See [Note 7](#) in the Notes to Condensed Consolidated Financial Statements, for certain quantitative details related to our mortgage and other debt.

53

Currently, we manage our exposure to fluctuations in interest rates primarily through the use of fixed-rate debt and interest rate swap and cap agreements. As of **March 31, 2024** **June 30, 2024**, we had total mortgage and other notes payable of **\$1,734.5 million** **\$1,707.7 million**, excluding the unamortized premium of \$0.2 million and net unamortized debt issuance costs of **\$11.0 million** **\$12.1 million**, of which **\$1,404.6 million** **\$1,379.8 million**, or **81.0%** **80.8%** was fixed-rate, inclusive of debt with rates fixed through the use of derivative financial instruments, and **\$329.8 million** **\$327.9 million**, or **19.0%** **19.2%**, was variable-rate based upon LIBOR, SOFR or Prime rates plus certain spreads. As of **March 31, 2024** **June 30, 2024**, we were party to 36 interest rate swaps and four interest rate cap agreements to hedge our exposure to changes in interest rates with respect to **\$1,207.6 million** **\$1,188.3 million** and **\$151.3 million** **\$151.2 million** of variable-rate debt, respectively. For a discussion of the risks associated with the discontinuation of LIBOR, see Item 1A. "Risk Factors—Risks Related to Our Liquidity and Indebtedness on our Annual Report on Form 10-K for the year ended December 31, 2023 — If we decided to employ higher leverage levels, we would be subject to increased debt service requirements and a higher risk of default on our debt obligations, which could adversely affect our financial conditions, cash flows and ability to make distributions to our shareholders. In addition, increases or changes in interest rates could cause our borrowing costs to rise and may limit our ability to refinance debt."

The following table sets forth information as of **March 31, 2024** **June 30, 2024** concerning our long-term debt obligations, including principal cash flows by scheduled maturity (without regard to available extension options) and weighted average effective interest rates of maturing amounts (dollars in millions):

Core Consolidated Mortgage and Other Debt

Year	Scheduled			Weighted Average		Scheduled			Weighted Average	
	Amortization	Maturities	Total	Interest Rate		Amortization	Maturities	Total	Interest Rate	
2024 (Remainder)	\$ 1.3	\$ —	\$ 1.3	—%		\$ 0.9	\$ —	\$ 0.9	—%	
2025	2.0	174.7	176.7	4.1%		2.0	—	2.0	—%	

2026	2.4	400.0	402.4	4.7%	4.9	—	4.9	—%
2027	2.3	200.1	202.4	4.6%	4.8	200.1	204.9	4.6%
2028	1.8	67.9	69.7	4.5%	1.8	616.8	618.6	4.4%
Thereafter	2.5	93.7	96.2	5.5%	2.5	93.7	96.2	5.5%
	<u>\$ 12.3</u>	<u>\$ 936.4</u>	<u>\$ 948.7</u>		<u>\$ 16.9</u>	<u>\$ 910.6</u>	<u>\$ 927.5</u>	

47

Fund Consolidated Mortgage and Other Debt

Year	Scheduled			Weighted Average		Scheduled			Weighted Average	
	Amortization	Maturities	Total	Interest Rate		Amortization	Maturities	Total	Interest Rate	
2024 (Remainder)	\$ 3.1	\$ 218.4	\$ 221.5	4.3%		\$ 1.9	\$ 211.8	\$ 213.7	4.2%	
2025	1.2	406.0	407.2	7.3%		1.2	409.7	410.9	7.3%	
2026	0.3	51.7	52.0	6.5%		0.4	51.7	52.1	6.5%	
2027	0.4	43.4	43.8	8.2%		0.5	43.4	43.9	8.2%	
2028	0.2	61.1	61.3	6.0%		0.2	59.4	59.6	6.0%	
Thereafter	—	—	—	—%		—	—	—	—%	
	<u>\$ 5.2</u>	<u>\$ 780.6</u>	<u>\$ 785.8</u>			<u>\$ 4.2</u>	<u>\$ 776.0</u>	<u>\$ 780.2</u>		

Mortgage Debt in Unconsolidated Partnerships (at our Pro-Rata Share)

Year	Scheduled			Weighted Average		Scheduled			Weighted Average	
	Amortization	Maturities	Total	Interest Rate		Amortization	Maturities	Total	Interest Rate	
2024 (Remainder)	\$ 9.5	\$ 56.1	\$ 65.6	5.1%		\$ 6.7	\$ 52.9	\$ 59.6	5.0%	
2025	6.0	4.3	10.3	5.6%		6.0	4.5	10.5	5.7%	
2026	6.1	61.5	67.6	6.7%		6.1	60.9	67.0	6.7%	
2027	0.6	29.7	30.3	6.3%		0.7	30.0	30.7	6.4%	
2028	—	12.3	12.3	5.9%		—	12.4	12.4	5.9%	
Thereafter	—	—	—	—%		—	—	—	—%	
	<u>\$ 22.2</u>	<u>\$ 163.9</u>	<u>\$ 186.1</u>			<u>\$ 19.5</u>	<u>\$ 160.7</u>	<u>\$ 180.2</u>		

Without regard to available extension options, in the remainder of 2024, ~~\$222.8 million~~ ~~\$214.6 million~~ of our total consolidated debt and ~~\$65.6 million~~ ~~\$59.6 million~~ of our pro-rata share of unconsolidated outstanding debt will become due. In addition, ~~\$583.9 million~~ ~~\$412.9 million~~ of our total consolidated debt and ~~\$10.3 million~~ ~~\$10.5 million~~ of our pro-rata share of unconsolidated debt will become due in 2025. As it relates to the aforementioned maturing debt in 2024 and 2025, we

54

have options to extend consolidated debt aggregating ~~\$40.1 million~~ ~~\$40.0 million~~ and ~~\$438.7 million~~ ~~\$327.3 million~~, respectively; however, there can be no assurance that the Company will be able successfully execute any or all of its available extension options. As we intend on refinancing some or all of such debt at the then-existing market interest rates, which may be greater than the current interest rates, our interest expense would increase by approximately ~~\$8.7 million~~ ~~\$6.9 million~~ annually if the interest rate on the refinanced debt increased by 100 basis points. After giving effect to noncontrolling interests, our share of this increase would be ~~\$4.3 million~~ ~~\$2.4 million~~. Interest expense on our variable-rate debt of ~~\$329.8 million~~ ~~\$327.9 million~~, net of variable to fixed-rate swap agreements currently in effect, as of ~~March 31, 2024~~ ~~June 30, 2024~~, would increase \$3.3 million if corresponding rate indices increased by 100 basis points. After giving effect to noncontrolling interests, our share of this increase would be \$1.0 million. We may seek additional variable-rate financing if and when pricing and other commercial and financial terms warrant. As such, we would consider hedging against the interest rate risk related to such additional variable-rate debt through interest rate swaps and protection agreements, or other means.

Based on our outstanding debt balances as of **March 31, 2024** **June 30, 2024**, the fair value of our total consolidated outstanding debt would decrease by approximately **\$5.7 million** **\$7.1 million** if interest rates increased by 1%. Conversely, if interest rates decreased by 1%, the fair value of our total outstanding debt would increase by approximately **\$5.9 million** **\$6.6 million**.

As of **March 31, 2024** **June 30, 2024**, and December 31, 2023, we had consolidated notes receivable of **\$118.9 million** **\$126.7 million** and \$124.9 million, respectively. We determined the estimated fair value of our notes receivable by discounting future cash receipts utilizing a discount rate equivalent to the rate at which similar notes receivable would be originated under conditions then existing.

Based on our outstanding notes receivable balances as of **March 31, 2024** **June 30, 2024**, the fair value of our total outstanding notes receivable would decrease by approximately **\$0.8 million** **\$0.7 million** if interest rates increased by 1%. Conversely, if interest rates decreased by 1%, the fair value of our total outstanding notes receivable would increase by approximately **\$0.8 million** **\$0.7 million**.

48

Summarized Information as of December 31, 2023

As of December 31, 2023, we had total mortgage and other notes payable of \$1,881.1 million, excluding the unamortized premium of \$0.2 million and unamortized debt issuance costs of \$11.2 million, of which \$1,454.7 million, or 77.3%, was fixed-rate, inclusive of debt with rates fixed through the use of derivative financial instruments, and \$426.4 million, or 22.7%, was variable-rate based upon LIBOR rates plus certain spreads. As of December 31, 2023, we were party to 36 interest rate swap and three interest rate cap agreements to hedge our exposure to changes in interest rates with respect to \$1,249.8 million and \$151.4 million of LIBOR or SOFR-based variable-rate debt, respectively.

Interest expense on our variable-rate debt of \$426.4 million as of December 31, 2023, would have increased \$4.3 million if corresponding rate indices increased by 100 basis points. Based on our outstanding debt balances as of December 31, 2023, the fair value of our total outstanding debt would have decreased by approximately \$6.9 million if interest rates increased by 1%. Conversely, if interest rates decreased by 1%, the fair value of our total outstanding debt would have increased by approximately \$6.6 million.

Changes in Market Risk Exposures from December 31, 2023 to **March 31, June 30, 2024**

Our interest rate risk exposure from December 31, 2023, to **March 31, 2024** **June 30, 2024**, has decreased on an absolute basis, as the \$426.4 million of variable-rate debt as of December 31, 2023 has decreased to **\$329.8 million** **\$327.9 million** as of **March 31, 2024** **June 30, 2024**. As a percentage of our overall debt, our interest rate exposure has decreased as our variable-rate debt accounted for 22.7% of our consolidated debt as of December 31, 2023 compared to **19.0%** **19.2%** as of **March 31, 2024** **June 30, 2024**.

ITEM 4. CONTROLS AND PROCEDURES.

Disclosure Controls and Procedures

Our disclosure controls and procedures include internal controls and other procedures designed to provide reasonable assurance that information required to be disclosed in this and other reports filed under the Exchange Act, is recorded, processed, summarized, and reported within the required time periods specified in the SEC's rules and forms; and that such information is accumulated and communicated to management, including our chief executive officer and chief financial officer, to allow timely decisions regarding required disclosures. It should be noted that no system of controls can provide complete assurance of achieving a company's objectives and that future events may impact the effectiveness of a system of controls. Our chief executive officer and chief financial officer, after conducting an evaluation, together with members of our management, of the effectiveness of the design and operation of our disclosure controls and procedures as of **March 31, 2024** **June 30, 2024**, have concluded that our disclosure controls and procedures (as defined in Rule 13a-15(e) under the Exchange Act) were effective as of **March 31, 2024** **June 30, 2024**, at a reasonable level of assurance.

Changes in Internal Control Over Financial Reporting

There have been no changes in our internal control over financial reporting during our most recently completed fiscal quarter that have materially affected, or are reasonably likely to materially affect, our internal controls over financial reporting.

49 55

PART II – OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS.

From time to time, we are a party to various legal proceedings, claims or regulatory inquiries and investigations arising out of, or incident to, our ordinary course of business. While we are unable to predict with certainty the outcome of any particular matter, management does not expect, when such matters are resolved, that our resulting exposure to loss contingencies, if any, will have a material adverse effect on our consolidated financial position.

ITEM 1A. RISK FACTORS.

Except to the extent additional factual information disclosed elsewhere in this Report relates to such risk factors (including, without limitation, the matters discussed in Part I, "[Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations](#)"), there were no material changes to the risk factors disclosed in Part I, "Item 1A. Risk Factors" of our Annual Report on Form 10-K for the year ended December 31, 2023.

ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS.

Not applicable.

ITEM 3. DEFAULTS UPON SENIOR SECURITIES.

Not applicable.

ITEM 4. MINE SAFETY DISCLOSURES.

Not applicable.

ITEM 5. OTHER INFORMATION.

Trading Arrangements

During the three months ended [March 31, 2024](#) [June 30, 2024](#), none of our officers or trustees (as defined in Rule 16a-1(f) of the Exchange Act) adopted, terminated, or modified any contract, instruction or written plan for the purchase or sale of our securities that was intended to satisfy the affirmative defense conditions of Rule 10b5-1(c) or any non-Rule 10b5-1 trading arrangement (as defined in Item 408 of Regulation S-K).

50

ITEM 6. EXHIBITS.

The following is an index to all exhibits including (i) those filed with this Quarterly Report on Form 10-Q and (ii) those incorporated by reference herein:

Exhibit No.	Description	Method of Filing
10.1* 10.1	Form Third Amended and Restated Credit Agreement, dated April 15, 2024, by and among Acadia Realty Limited Partnership, Acadia Realty Trust, Bank of Long-Term Incentive Plan Award Agreement (Time-Based) (SVP/EVP) America, N.A., as administrative agent, Wells Fargo Bank, National Association, Truist Bank, and PNC Bank, National Association, as syndication agents, BofA Securities, Inc. and Wells Fargo Securities, LLC, as joint bookrunners, and BofA Securities, Inc., Wells Fargo Securities, LLC, Truist Securities, Inc. and PNC Capital Markets LLC, as joint lead arrangers, and the lenders and letter of credit issuers party thereto.	Filed herewith Incorporated by reference to the Company's Current Report on Form 8-K filed on April 16, 2024
10.2* †	Form of Long-Term Incentive Plan Award Agreement (Time- and Performance- Based) (SVP/EVP)	Filed herewith

56

31.1	Certification of Chief Executive Officer pursuant to rule 13a-14(a)/15d-14(a) of the Securities Exchange Act of 1934, as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002	Filed herewith
31.2	Certification of Chief Financial Officer pursuant to rule 13a-14(a)/15d-14(a) of the Securities Exchange Act of 1934, as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002	Filed herewith
32.1	Certification of Chief Executive Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002	Furnished herewith
32.2	Certification of Chief Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002	Furnished herewith
101.INS	XBRL Instance Document – the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document.	Filed herewith
101.SCH	Inline XBRL Taxonomy Extension Schema Document	Filed herewith
101.CAL	Inline XBRL Taxonomy Extension Calculation Document	Filed herewith
101.DEF	Inline XBRL Taxonomy Extension Definitions Document	Filed herewith
101.LAB	Inline XBRL Taxonomy Extension Labels Document	Filed herewith
101.PRE	Inline XBRL Taxonomy Extension Presentation Document	Filed herewith
104	Cover Page Interactive Data File (formatted as inline XBRL and contained in Exhibit 101)	Filed herewith

* Management contract or compensation plan or arrangement.

† This document was previously filed as Exhibit 10.2 to our Quarterly Report on Form 10-Q for the quarter ended March 30, 2024, filed with the SEC on April 30, 2024, and has been amended to correct a scrivener's error.

51 57

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Exchange Act, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereto duly authorized.

ACADIA REALTY TRUST
(Registrant)

By: /s/ Kenneth F. Bernstein
Kenneth F. Bernstein
Chief Executive Officer,
President and Trustee

By: /s/ John Gottfried
John Gottfried

Executive Vice President and
Chief Financial Officer

By: /s/ Richard Hartmann

Richard Hartmann
Senior Vice President and
Chief Accounting Officer

Dated: April 30, 2024 July 31, 2024

52 58

ACADIA REALTY TRUST
[] LONG-TERM INCENTIVE PLAN
AWARD AGREEMENT

[] LONG-TERM INCENTIVE PLAN AWARD AGREEMENT made as of the date set forth on Schedule A hereto between Acadia Realty Trust, a Maryland real estate investment trust (the "Company"), its subsidiary Acadia Realty Limited Partnership, a Delaware limited partnership and the entity through which the Company conducts substantially all of its operations (the "Partnership"), and the party listed on Schedule A (the "Grantee").

RECITALS

1. The Grantee is a key employee of the Company or one of its Subsidiaries or affiliates and provides services to the Partnership.
2. The Company has adopted the [] Long-Term Incentive Plan (the "LTIP") pursuant to the Acadia Realty Trust Amended and Restated 2020 Share Incentive Plan (the "Plan"), to provide certain key employees of the Company or its Subsidiaries and affiliates, including the Grantee, in connection with their employment with the long-term incentive compensation described in this Award Agreement (this "Agreement" or "Award Agreement"), and thereby provide additional incentive for them to promote the progress and success of the business of the Company and its Subsidiaries and affiliates, including the Partnership, while increasing the total return to the Company's shareholders. The LTIP Units (as defined herein) may, under certain circumstances, become exchangeable for shares of beneficial ownership of the Company reserved for issuance under the Plan, or any successor equity plan. This Agreement evidences an award to the Grantee under the LTIP (this "Award"), which is subject to the terms and conditions set forth herein.
3. The Grantee was selected to receive this Award as an employee who, through the effective execution of his or her assigned duties and responsibilities, is in a position to have a direct and measurable impact on the Company's long-term financial results. Effective as of the grant date specified in Schedule A hereto (the "Grant Date"), the Grantee was issued the number of LTIP Units (as defined herein) set forth in Schedule A.

NOW, THEREFORE, the Company, the Partnership and the Grantee agree as follows:

Section 1. Administration. The LTIP and all awards thereunder, including this Award, shall be administered by the Compensation Committee of the Board of Trustees of the Company (the "Committee"), which in the administration of the LTIP shall have all the powers and authority it has in the administration of the Plan, as set forth in the Plan. The Committee may from time to time adopt any rules or procedures it deems necessary or desirable for the proper and efficient administration of the LTIP, consistent with the terms hereof and of the Plan. The Committee's determinations and interpretations with respect to the LTIP and this Agreement shall be final and binding on all parties.

Section 2. Definitions. Capitalized terms used herein without definitions shall have the meanings given to those terms in the Plan. In addition, as used herein:

“Award LTIP Units” has the meaning set forth in Section 3.

“Cause” means the Grantee has: (A) deliberately made a misrepresentation in connection with, or willfully failed to cooperate with, a bona fide internal investigation or an investigation by regulatory or law enforcement authorities, after being instructed by the Company to cooperate, or willfully destroyed or failed to preserve documents or other materials known to be relevant to such investigation, or willfully induced others to fail to cooperate or to produce documents or other materials; (B) materially breached (other than as a result of the Grantee’s incapacity due to physical or mental illness or death) his/her material duties hereunder, which breach is demonstrably willful and deliberate on the Grantee’s part, is committed in bad faith or without reasonable belief that such breach is in the best interests of the Company and such breach is not cured within a reasonable period of time after written notice from the Company specifying such Breach (but in any event, no less than ninety (90) days thereafter) in which Grantee is diligently pursuing cure; (C) engaged in conduct constituting a material act of willful misconduct in connection with the performance of his/her duties, including, without limitation, misappropriation of funds or property of the Company other than the occasional customary and de minimis use of Company property for personal purposes; (D) materially violated a material Company policy, including but not limited to a policy set forth in the Company’s employee handbook; (E) disparaged the Company, its officers, trustees, employees or partners; (F) committed a felony or misdemeanor involving moral turpitude, deceit, dishonesty or fraud.

“Change of Control” means that any of the following events has occurred: (A) any Person or “group” of Persons, as such terms are used in Sections 13 and 14 of the Exchange Act, other than any employee benefit plan sponsored by the Company, becomes the “beneficial owner,” as such term is used in Section 13 of the Exchange Act (irrespective of any vesting or waiting periods) of (i) the Company’s Common Shares in an amount equal to thirty percent (30%) or more of the sum total of the Common Shares issued and outstanding immediately prior to such acquisition as if they were a single class and disregarding any equity raise in connection with the financing of such transaction; provided, however, that in determining whether a Change of Control has occurred, Common Shares which are acquired in an acquisition by (i) the Company or any of its subsidiaries or (ii) an employee benefit plan (or a trust forming a part thereof) maintained by the Company or any of its subsidiaries shall not constitute an acquisition which can cause a Change of Control; or (B) the approval of the dissolution or liquidation of the Company by the Board of Trustees of the Company (the “Board”); or (C) the approval of the sale or other disposition of all or substantially all of its assets in one or more transactions (including, without limitation, the approval of a transaction or series of transactions to sell or dispose of all or substantially all of the assets in the Company’s core business line to any Person or “group” of Persons, as such terms are used in Sections 13 and 14 of the Exchange Act); or (D) a turnover, during any two-year

2

period, of the majority of the members of the Board, without the consent of the majority of the members of the Board as to the appointment of the new Board members.

“Code” means the Internal Revenue Code of 1986, as amended.

“Common Shares” means shares of beneficial ownership of the Company, par value \$0.001 per share, either currently existing or authorized hereafter.

“Disability” means (i) if the Grantee is a party to a Service Agreement (as defined in Section 5(b) below), and “Disability” is defined therein, such definition, or (ii) if the Grantee is not party to a Service Agreement that defines “Disability,” a reasonable determination by the Company that the Grantee has become physically or mentally incapable of performing his duties to the Company and/or Partnership and such disability has disabled the Grantee for a cumulative period of one hundred eighty (180) days within a twelve (12) month period.

“Exchange Act” means the Securities Exchange Act of 1934, as amended.

“Good Reason” means the Grantee shall have the right to terminate his/her employment within the 90-day period following the Company’s failure to cure any of the following events that shall constitute “Good Reason” if not cured within the 30-day period following written notice of such default to the Company by the Grantee (the “Good Reason Cure Period”): (A) upon the occurrence of any material breach of this Agreement by the Company; (B) without the Grantee’s consent, a material, adverse alteration in the nature of the Grantee’s duties, responsibilities or authority, or in the 18-month period following a Change of Control only, upon the determination by the Grantee (which determination will be conclusive and binding upon the parties hereto provided it has been made in good faith and in all events will be presumed to have been made in good faith unless otherwise shown clear and convincing evidence) that a material negative change in circumstances has occurred following a Change of Control; (C) without the Grantee’s consent, upon a reduction in the Grantee’s base salary or a reduction of ten percent (10%) or greater in Grantee’s other compensation and employee benefits (which includes a ten percent (10%) or greater reduction in target cash and equity bonus, or a ten percent (10%) or greater reduction in total bonus opportunity, but in all cases excludes any grants made under the Long-Term Incentive Alignment Program); or (D) if the Company relocates the Grantee’s office requiring the Grantee to increase his/her commuting time by more than one hour, or in the 18-month period following a Change of Control only, upon the Company requiring the Grantee to travel away from the Grantee’s office in the course of discharging the Grantee’s responsibilities or duties hereunder at least twenty percent (20%) more than was required of the Grantee in any of the three (3) full years immediately prior to the Change of Control, without, in either case, the Grantee’s prior written consent. Any notice hereunder by the Grantee must be made within ninety (90) days after the Grantee first knows or has reason to know about the occurrence of the event alleged to be Good Reason.

3

“LTIP Units” means units of limited partnership interest of the Partnership designated as “LTIP Units” in the Partnership Agreement awarded under the LTIP, having the rights, voting powers, restrictions, limitations as to distributions, qualifications and terms and conditions of redemption set forth in the Partnership Agreement.

“Partnership Agreement” means the Second Amended and Restated Limited Partnership Agreement of the Partnership, effective as of December 31, 2018, among the Company, as general partner, and the limited partners who are parties thereto, as amended from time to time.

“Person” means an individual, corporation, partnership, limited liability company, joint venture, association, trust, unincorporated organization, other entity or “group” (as defined in the Exchange Act).

“Securities Act” means the Securities Act of 1933, as amended.

“Units” means OP Units (as defined in the Partnership Agreement) that are outstanding or are issuable upon the conversion, exercise, exchange or redemption of any securities of any kind convertible, exercisable, exchangeable or redeemable for OP Units.

Section 3. Award of LTIP Units; Effectiveness of Award

(a) **Award of LTIP Units.** On the terms and conditions set forth in this Agreement, as well as the terms and conditions of the Plan, the Grantee is hereby granted this Award consisting of the number of LTIP Units set forth on Schedule A hereto, which is incorporated herein by reference (the “Award LTIP Units”). Award LTIP Units shall have the rights, voting powers, restrictions, limitations as to distributions, qualifications and terms and conditions of redemption and conversion set forth herein and in the Partnership Agreement and shall constitute and be treated as the property of the Grantee, subject to the terms of this Agreement and the Partnership Agreement. In connection with each subsequent issuance of Award LTIP Units, if any, the Grantee shall execute and deliver to the Company and the Partnership such documents, comparable to the documents executed and delivered in connection with this Agreement, as the Company and/or the Partnership reasonably request in order to comply with all applicable legal

requirements, including, without limitation, federal and state securities laws. Award LTIP Units will be subject to vesting as provided in [Section 4](#) hereof, subject to the terms and conditions of [Sections 5 and 6](#).

(b) **Effectiveness of Award.** As of the Grant Date, the Grantee shall be admitted as a partner of the Partnership with beneficial ownership of the number of Award LTIP Units issued to the Grantee as of such date by: (A) signing and delivering to the Partnership a copy of this Agreement; and (B) signing, as a Limited Partner, and delivering to the Partnership a counterpart signature page to the Partnership Agreement (attached hereto as [Exhibit A](#)). The Partnership Agreement shall be amended from time to time as applicable to reflect the issuance to the Grantee of Award LTIP Units, whereupon the Grantee shall have all the rights of a Limited Partner of the Partnership with respect to the number of LTIP Units then held by the Grantee, as set forth in the

4

Partnership Agreement, subject, however, to the restrictions and conditions specified herein and in the Partnership Agreement.

Section 4. Vesting of Award LTIP Units.

(a) The Award LTIP Units are subject to time-based vesting over a period of three (3) years. With respect to one hundred percent (100%) of the Award LTIP Units, vesting shall occur in substantially equal installments commencing on [], and on each of the first and second anniversaries thereof (each a "[Vesting Date](#)"), subject to the Grantee's continuous employment with the Company through each applicable Vesting Date.

(b) Except as otherwise provided in the Plan and subject to [Section 5 and 6](#), the Award LTIP Units shall not be transferable unless and until (and solely to the extent) the Grantee satisfies the vesting requirements contained in [Section 4](#). In addition, notwithstanding anything herein or in the Plan to the contrary (and without limiting the transfer restrictions in [Section 9](#)), the Grantee shall not, without the consent of the Committee (which may be withheld in its sole discretion), Transfer any vested Award LTIP Units prior to the earlier to occur of (a) the second (2nd) anniversary of the date on which such Award LTIP Units become vested under [Section 4, 5 or 6](#) and (b) the occurrence of a Change of Control (collectively, the "[Additional Transfer Restrictions](#)"); provided, however, that the Additional Transfer Restrictions shall not apply to (i) any Transfer of shares or LTIP Units to the Company, (ii) any Transfer of shares in satisfaction of any withholding obligations with respect to the Award LTIP Units, or (iii) any Transfer following the termination of the Grantee's employment with the Company and its Affiliates, including without limitation by will or pursuant to the laws of descent and distribution. Any Transfer of the Award LTIP Units which is not made in compliance with the Plan and this Agreement shall be null and void and of no effect.

Section 5. Termination of Grantee's Employment.

(a) **Termination Generally.** Except as otherwise provided in this [Section 5](#), (i) if the Grantee's employment with the Company is voluntarily or involuntarily terminated for any reason prior to the final Vesting Date, all such Award LTIP Units which have not yet vested shall immediately and automatically be forfeited and returned to the Company;

(b) **Qualifying Termination.** Notwithstanding the foregoing, and notwithstanding the terms of any employment, consulting or similar service agreement(s) then in effect between the Grantee, on the one hand, and the Company and/or the Partnership on the other hand (a "[Service Agreement](#)"), if, prior to the final Vesting Date (or, if sooner, the date of a Change of Control), the Grantee's employment or service relationship with the Company (i) is terminated by the Company without Cause, (ii) is terminated by the Grantee for Good Reason or (iii) terminates due to the Grantee's death or Disability (each of (i), (ii) and (iii), a "[Qualifying Termination](#)"), then all unvested Award LTIP Units outstanding as of the date of such Qualifying Termination shall accelerate and become vested in full.

Section 6. Change of Control. Notwithstanding the foregoing and further notwithstanding any provision of the Grantee's Service Agreement, if applicable, to the contrary,

5

if a Change of Control occurs prior to the final Vesting Date, then all unvested Award LTIP Units shall accelerate and become vested in full upon the consummation of such Change of Control.

Section 7. Payments by Award Recipients. A capital contribution in the amount of \$0.01 per Award LTIP Unit shall be payable to the Company or the Partnership by the Grantee in respect of this Award, with such amount being netted against cash compensation otherwise payable to the Grantee.

Section 8. Distributions. To the extent provided for in the Partnership Agreement, the Grantee shall be entitled to receive distributions with respect to the Award LTIP Units. The Award LTIP Units shall be treated as "LTIP Units" under the Partnership Agreement and shall not be designated as "Special LTIP Units." As of the Grant Date, the Award LTIP Units shall be entitled to the full distribution payable on Units outstanding as of the record date for the quarterly distribution period during which the Award LTIP Units are issued, even though it will not have been outstanding for the whole period, and to subsequent distributions. All distributions paid with respect to the Award LTIP Units shall be fully vested and non-forfeitable when paid whether the underlying Award LTIP Units are vested or unvested. In the event of any discrepancy or inconsistency between this **Section 8** and the Partnership Agreement, the terms and conditions of the Partnership Agreement shall control.

Section 9. Restrictions on Transfer. None of the Award LTIP Units shall be sold, assigned, transferred, pledged, hypothecated or otherwise disposed of or encumbered (whether voluntarily or involuntarily or by judgment, levy, attachment, garnishment or other legal or equitable proceeding) (each such action a "Transfer"), or redeemed in accordance with the Partnership Agreement (a) prior to vesting, (b) for a period of two (2) years beginning on the Grant Date other than in connection with a Change of Control, and (c) unless such Transfer is in compliance with all applicable securities laws (including, without limitation, the Securities Act, and such Transfer is in accordance with the applicable terms and conditions of the Partnership Agreement; provided that, upon the approval of, and subject to the terms and conditions specified by, the Committee, unvested Award LTIP Units that have been held for a period of at least two (2) years may be Transferred to (i) the spouse, children or grandchildren of the Grantee ("Immediate Family Members"), (ii) a trust or trusts for the exclusive benefit of the Grantee and such Immediate Family Members, (iii) a partnership in which the Grantee and such Immediate Family Members are the only partners, or (iv) one or more entities in which the Grantee has a ten percent (10%) or greater equity interest, provided that the Transferee agrees in writing with the Company and the Partnership to be bound by all the terms and conditions of this Agreement and that subsequent transfers of unvested Award LTIP Units shall be prohibited except those in accordance with this **Section 9**. In connection with any Transfer of Award LTIP Units, the Partnership may require the Grantee to provide an opinion of counsel, satisfactory to the Partnership, that such Transfer is in compliance with all federal and state securities laws (including, without limitation, the Securities Act). Any attempted Transfer of Award LTIP Units not in accordance with the terms and conditions of this **Section 9** shall be null and void, and the Partnership shall not reflect on its records any change in record ownership of any LTIP Units as a result of any such Transfer, shall otherwise refuse to recognize any such Transfer and shall not in any way give effect to any such Transfer of any LTIP Units. This Agreement is personal to the Grantee, is non-assignable and is not transferable in any manner, by operation of law or otherwise, other than by will or the laws of descent and distribution.

6

Section 10. Changes in Capital Structure. Without duplication with the provisions of the Plan, if (a) the outstanding Common Shares are changed into or exchanged for a different number or kind of shares or other securities of the Company by reason of any recapitalization, reclassification, share split, share dividend, combination or subdivision, merger, consolidation, or other similar transaction or (b) any other event shall occur that in each case in the good faith judgment of the Committee necessitates action by way of appropriate equitable adjustment in the terms of this Award, the LTIP or the LTIP Units, then the Committee shall take such action as it deems necessary to maintain the Grantee's rights hereunder so that they are substantially proportionate to the rights existing under this Award, the LTIP and the terms of the LTIP Units prior to such event, including, without limitation: (i) adjustments in the Award LTIP Units and (ii) substitution of other awards under the Plan or otherwise. The Grantee shall have the right to vote the Award LTIP Units if and when voting is allowed under the Partnership Agreement, regardless of whether vesting has occurred.

Section 11. Miscellaneous.

(a) Amendments; Modifications. This Agreement may be amended or modified only with the consent of the Company and the Partnership acting through the Committee; provided that any such amendment or modification materially and adversely affecting the rights of the Grantee hereunder must be consented to by the Grantee to be effective as against him; and provided, further, that the Grantee acknowledges that the Plan may be amended or discontinued in accordance with its terms and that this Agreement may be amended or canceled by the Committee, on behalf of the Company and the Partnership, for the purpose of satisfying changes in law or for any other lawful purpose, so long as no such action shall impair the Grantee's rights under this Agreement without the Grantee's written consent. Notwithstanding the foregoing, this Agreement may be amended in writing signed only by the Company to correct any errors or ambiguities in this Agreement and/or to make such changes that do not materially adversely affect the Grantee's rights hereunder. No promises, assurances, commitments, agreements, undertakings or representations, whether oral, written, electronic or otherwise, and whether express or implied, with respect to the subject matter hereof, have been made by the parties which are not set forth expressly in this Agreement. This grant shall in no way affect the Grantee's participation or benefits under any other plan or benefit program maintained or provided by the Company.

(b) Incorporation of Plan; Committee Determinations. The provisions of the Plan are hereby incorporated by reference as if set forth herein. In the event of a conflict between this Agreement and the Plan, this Agreement shall be controlling and determinative. The Committee will make the determinations and certifications required by this Award as promptly as reasonably practicable following the occurrence of the event or events necessitating such determinations or certifications.

(c) Status of LTIP Units under the Plan. Insofar as the LTIP has been established as an incentive program of the Company and the Partnership, the Award LTIP Units are both issued as equity securities of the Partnership and granted as awards under the Plan. The Company will have the right at its option, as set forth in the Partnership Agreement, to issue Common Shares in exchange for Units into which Award LTIP Units may have been converted pursuant to the Partnership Agreement, subject to certain limitations set forth in the Partnership Agreement, and such Common Shares, if issued, will be issued under the Plan. The Grantee must be eligible to

7

receive the Award LTIP Units in compliance with applicable federal and state securities laws and to that effect is required to complete, execute and deliver certain covenants, representations and warranties (attached as Exhibit B). The Grantee acknowledges that the Grantee will have no right to approve or disapprove such eligibility determination by the Committee.

(d) Legend. If certificates are issued evidencing the Award LTIP Units, the records of the Partnership shall bear an appropriate legend, as determined by the Partnership in its sole discretion, to the effect that such Award LTIP Units are subject to restrictions as set forth herein, in the Plan and in the Partnership Agreement.

(e) Compliance with Securities Laws. The Partnership and the Grantee will make reasonable efforts to comply with all applicable securities laws. In addition, notwithstanding any provision of this Agreement to the contrary, no Award LTIP Units will become vested or be issued at a time that such vesting or issuance would result in a violation of any such laws.

(f) Investment Representations; Registration. The Grantee hereby makes the covenants, representations and warranties and set forth on Exhibit B attached hereto. All of such covenants, warranties and representations shall survive the execution and delivery of this Agreement by the Grantee. The Partnership will have no obligation to register under the Securities Act any LTIP Units or any other securities issued pursuant to this Agreement or upon conversion or exchange of LTIP Units. In addition, any resale shall be made in compliance with the registration requirements of the Securities Act or an applicable exemption therefrom, including, without limitation, the exemption provided by Rule 144 promulgated thereunder (or any successor rule).

(g) Policy for Recoupment of Incentive Compensation. "Covered Officer" means any officer of the Company who (i) is subject to the reporting requirements of Section 16 of the Exchange Act. The Company will endeavor to inform the Grantee if the Grantee is designated as a "Covered Officer," it being understood, however, that failure to notify the Grantee will have no effect on the rights of the Company under the policy. If the Grantee is a Covered Officer, the Grantee hereby agrees that this Award and all compensation consisting of annual cash bonus and long-term incentive compensation in any form (including stock options, restricted stock and LTIP Units, whether time-based or performance-based) ("Incentive Compensation") awarded to the Grantee prior to the date hereof is subject to recoupment under the Company's Corporate Governance Guidelines, as in effect from time to time. For the avoidance of doubt, the purpose and effect of the foregoing agreement by the Grantee is to make such policy

effective both prospectively and retroactively. As an example, in addition to this Award, Incentive Compensation previously awarded in the past, prior to this policy being in effect, is subject to such policy and is applicable to the Grantee if he or she was a Covered Officers during any relevant period even if he or she is no longer an employee of the Company at the time the determination to recoup Incentive Compensation is made.

(h) Severability. If, for any reason, any provision of this Agreement is held invalid, such invalidity shall not affect any other provision of this Agreement not so held invalid, and each such other provision shall to the full extent consistent with law continue in full force and effect. If any provision of this Agreement shall be held invalid in part, such invalidity shall in no way affect the rest of such provision not held so invalid, and the rest of such provision, together with all other

8

provisions of this Agreement, shall to the full extent consistent with law continue in full force and effect.

(i) Governing Law. This Agreement is made under, and will be construed in accordance with, the laws of State of Delaware, without giving effect to the principles of conflict of laws of such state.

(j) No Obligation to Continue Position as an Employee, Consultant or Advisor. Neither the Company nor any affiliate is obligated by or as a result of this Agreement to continue to have the Grantee as an employee, consultant or advisor, and this Agreement shall not interfere in any way with the right of the Company or any affiliate to terminate the Grantee's service relationship at any time.

(k) Notices. Any notice to be given to the Company shall be addressed to the Secretary of the Company at its principal place of business and any notice to be given the Grantee shall be addressed to the Grantee at the Grantee's address as it appears on the employment records of the Company, or at such other address as the Company or the Grantee may hereafter designate in writing to the other.

(l) Withholding and Taxes. No later than the date as of which an amount first becomes includible in the gross income of the Grantee for income tax purposes or subject to the Federal Insurance Contributions Act withholding with respect to this Award, the Grantee will pay to the Company or, if appropriate, any of its affiliates, or make arrangements satisfactory to the Committee regarding the payment of, any United States federal, state or local or foreign taxes of any kind required by law to be withheld with respect to such amount. The obligations of the Company under this Agreement will be conditional on such payment or arrangements, and the Company and its affiliates shall, to the extent permitted by law, have the right to deduct any such taxes from any payment otherwise due to the Grantee.

(m) Headings. The headings of paragraphs hereof are included solely for convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Agreement.

(n) Counterparts. This Agreement may be executed in multiple counterparts with the same effect as if each of the signing parties had signed the same document. All counterparts shall be construed together and constitute the same instrument.

(o) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and any successors to the Company and the Partnership, on the one hand, and any successors to the Grantee, on the other hand, by will or the laws of descent and distribution, but this Agreement shall not otherwise be assignable or otherwise subject to hypothecation by the Grantee.

(p) Complete Agreement. This Agreement (together with those agreements and documents expressly referred to herein, for the purposes referred to herein) embody the complete and entire agreement and understanding between the parties with respect to the subject matter hereof, and supersede any and all prior promises, assurances, commitments, agreements,

9

undertakings or representations, whether oral, written, electronic or otherwise, and whether express or implied, which may relate to the subject matter hereof in any way.

[Signature page follows]

10

IN WITNESS WHEREOF, the undersigned have caused this Award Agreement to be executed as of the [].

ACADIA REALTY TRUST

By:

ACADIA REALTY LIMITED PARTNERSHIP

By: Acadia Realty Trust, its general partner

By:

GRANTEE

[Name]

[Signature Page to LTIP Award Agreement]

ACTIVE/121854353.6

Exhibit 10.2

ACADIA REALTY TRUST
[] LONG-TERM INCENTIVE PLAN
AWARD AGREEMENT

[] LONG-TERM INCENTIVE PLAN AWARD AGREEMENT made as of the date set forth on Schedule A hereto between Acadia Realty Trust, a Maryland real estate investment trust (the “Company”), its subsidiary Acadia Realty Limited Partnership, a Delaware limited partnership and the entity through which the Company conducts substantially all of its operations (the “Partnership”), and the party listed on Schedule A (the “Grantee”).

RECITALS

- 1.The Grantee is a key employee of the Company or one of its Subsidiaries or affiliates and provides services to the Partnership.
- 2.The Company has adopted the [] Long-Term Incentive Plan (the “LTIP”) pursuant to the Acadia Realty Trust Amended and Restated 2020 Share Incentive Plan (the “Plan”), to provide certain key employees of the Company or its Subsidiaries and affiliates, including the Grantee, in connection with their employment with the long-term incentive compensation described in this Award Agreement (this “Agreement” or “Award Agreement”), and thereby provide additional incentive for them to promote the progress

and success of the business of the Company and its Subsidiaries and affiliates, including the Partnership, while increasing the total return to the Company's shareholders. The LTIP Units (as defined herein) may, under certain circumstances, become exchangeable for shares of beneficial ownership of the Company reserved for issuance under the Plan, or any successor equity plan. This Agreement evidences an award to the Grantee under the LTIP (this "Award"), which is subject to the terms and conditions set forth herein.

3. The Grantee was selected to receive this Award as an employee who, through the effective execution of his or her assigned duties and responsibilities, is in a position to have a direct and measurable impact on the Company's long-term financial results. Effective as of the grant date specified in Schedule A hereto (the "Grant Date"), the Grantee was issued the number of LTIP Units (as defined herein) set forth in Schedule A.

NOW, THEREFORE, the Company, the Partnership and the Grantee agree as follows:

Section 1. Administration. The LTIP and all awards thereunder, including this Award, shall be administered by the Compensation Committee of the Board of Trustees of the Company (the "Committee"), which in the administration of the LTIP shall have all the powers and authority it has in the administration of the Plan, as set forth in the Plan. The Committee may from time to time adopt any rules or procedures it deems necessary or desirable for the proper and efficient administration of the LTIP, consistent with the terms hereof and of the Plan. The Committee's determinations and interpretations with respect to the LTIP and this Agreement shall be final and binding on all parties.

ACTIVE/121854353.6

Section 2. Definitions. Capitalized terms used herein without definitions shall have the meanings given to those terms in the Plan. In addition, as used herein:

"Award LTIP Units" has the meaning set forth in Section 3.

"Cause" means the Grantee has: (A) deliberately made a misrepresentation in connection with, or willfully failed to cooperate with, a bona fide internal investigation or an investigation by regulatory or law enforcement authorities, after being instructed by the Company to cooperate, or willfully destroyed or failed to preserve documents or other materials known to be relevant to such investigation, or willfully induced others to fail to cooperate or to produce documents or other materials; (B) materially breached (other than as a result of the Grantee's incapacity due to physical or mental illness or death) his/her material duties hereunder, which breach is demonstrably willful and deliberate on the Grantee's part, is committed in bad faith or without reasonable belief that such breach is in the best interests of the Company and such breach is not cured within a reasonable period of time after written notice from the Company specifying such Breach (but in any

event, no less than ninety (90) days thereafter) in which Grantee is diligently pursuing cure; (C) engaged in conduct constituting a material act of willful misconduct in connection with the performance of his/her duties, including, without limitation, misappropriation of funds or property of the Company other than the occasional customary and de minimis use of Company property for personal purposes; (D) materially violated a material Company policy, including but not limited to a policy set forth in the Company's employee handbook; (E) disparaged the Company, its officers, trustees, employees or partners; (F) committed a felony or misdemeanor involving moral turpitude, deceit, dishonesty or fraud.

"Change of Control" means that any of the following events has occurred:

(A) any Person or "group" of Persons, as such terms are used in Sections 13 and 14 of the Exchange Act, other than any employee benefit plan sponsored by the Company, becomes the "beneficial owner," as such term is used in Section 13 of the Exchange Act (irrespective of any vesting or waiting periods) of (i) the Company's Common Shares in an amount equal to thirty percent (30%) or more of the sum total of the Common Shares issued and outstanding immediately prior to such acquisition as if they were a single class and disregarding any equity raise in connection with the financing of such transaction; provided, however, that in determining whether a Change of Control has occurred, Common Shares which are acquired in an acquisition by (i) the Company or any of its subsidiaries or (ii) an employee benefit plan (or a trust forming a part thereof) maintained by the Company or any of its subsidiaries shall not constitute an acquisition which can cause a Change of Control; or (B) the approval of the dissolution or liquidation of the Company by the Board of Trustees of the Company (the "Board"); or (C) the approval of the sale or other disposition of all or substantially all of its assets in one or more transactions (including, without limitation, the approval of a transaction or series of transactions to sell or dispose of all or substantially all of the assets in the Company's core business line to any Person or "group" of Persons, as such terms are used in Sections 13 and 14 of the Exchange Act); or (D) a turnover, during any two-year

2

ACTIVE/121854353.6

period, of the majority of the members of the Board, without the consent of the majority of the members of the Board as to the appointment of the new Board members.

"Code" means the Internal Revenue Code of 1986, as amended.

"Common Shares" means shares of beneficial ownership of the Company, par value \$0.001 per share, either currently existing or authorized hereafter.

“Disability” means (i) if the Grantee is a party to a Service Agreement (as defined in Section 5(b), below), and “Disability” is defined therein, such definition, or (ii) if the Grantee is not party to a Service Agreement that defines “Disability,” a reasonable determination by the Company that the Grantee has become physically or mentally incapable of performing his duties to the Company and/or Partnership and such disability has disabled the Grantee for a cumulative period of one hundred eighty (180) days within a twelve (12) month period.

“Effective Date” means [].

“Exchange Act” means the Securities Exchange Act of 1934, as amended.

“Fair Market Value” means, as of a particular date, the “Fair Market Value” (as defined in the Plan) of one Common Share; provided, however, if such date is the date of a Public Announcement with respect to a Change of Control, then the fair market value shall be, as determined by the Board, t

he total consideration payable for one Common Share in the transaction that ultimately results in a Change of Control.

“Good Reason” means the Grantee shall have the right to terminate his/her employment within the 90-day period following the Company’s failure to cure any of the following events that shall constitute “Good Reason” if not cured within the 30-day period following written notice of such default to the Company by the Grantee (the “Good Reason Cure Period”): (A) upon the occurrence of any material breach of this Agreement by the Company; (B) without the Grantee’s consent, a material, adverse alteration in the nature of the Grantee’s duties, responsibilities or authority, or in the 18-month period following a Change of Control only, upon the determination by the Grantee (which determination will be conclusive and binding upon the parties hereto provided it has been made in good faith and in all events will be presumed to have been made in good faith unless otherwise shown clear and convincing evidence) that a material negative change in circumstances has occurred following a Change of Control; (C) without the Grantee’s consent, upon a reduction in the Grantee’s base salary or a reduction of ten percent (10%) or greater in Grantee’s other compensation and employee benefits (which includes a ten percent (10%) or greater reduction in target cash and equity bonus, or a ten percent (10%) or greater reduction in total bonus opportunity, but in all cases excludes any grants made under the Long-Term Incentive Alignment Program); or (D) if the Company relocates the Grantee’s office requiring the Grantee to increase

his/her commuting time by more than one hour, or in the 18-month period following a Change of Control only, upon the Company requiring the Grantee to travel away from the Grantee's office in the course of discharging the Grantee's responsibilities or duties hereunder at least twenty percent (20%) more than was required of the Grantee in any of the three (3) full years immediately prior to the Change of Control, without, in either case, the Grantee's prior written consent. Any notice hereunder by the Grantee must be made within ninety (90) days after the Grantee first knows or has reason to know about the occurrence of the event alleged to be Good Reason.

"LTIP Units" means units of limited partnership interest of the Partnership designated as "LTIP Units" in the Partnership Agreement awarded under the LTIP, having the rights, voting powers, restrictions, limitations as to

distributions, qualifications and terms and conditions of redemption set forth in the Partnership Agreement.

"Partnership Agreement" means the Second Amended and Restated Limited Partnership Agreement of the Partnership, effective as of December

31, 2018, among the Company, as general partner, and the limited partners who are parties thereto, as amended from time to time.

"Performance Period" means the period beginning on the Effective Date and ending on the Valuation Date.

"Person" means an individual, corporation, partnership, limited liability company, joint venture, association, trust, unincorporated organization, other entity or "group" (as defined in the Exchange Act).

"Public Announcement" means, with respect to a Change of Control, the earliest press release, filing with the Securities and Exchange Commission, or other publicly available or widely disseminated communication issued by the Company or another Person who is a party to such transaction which discloses the consideration payable in connection with and other material terms of the transaction that ultimately results in the Change of Control; provided, however, that if such consideration is subsequently increased or decreased, then the term "Public Announcement" shall be deemed to refer to the most recent such press release, filing or communication disclosing a change in the consideration whereby the final consideration and material terms of the transaction that ultimately results in the Change of Control are announced.

"Securities Act" means the Securities Act of 1933, as amended.

"Special LTIP Units" means LTIP Units as defined in the Partnership Agreement and designated as Special LTIP Units pursuant to Section 8 of this Agreement.

"Units" means OP Units (as defined in the Partnership Agreement) that are

outstanding or are issuable upon the conversion, exercise, exchange or redemption

4

ACTIVE/121854353.6

of any securities of any kind convertible, exercisable, exchangeable or redeemable for OP Units.

“Valuation Date” means [].

Section 3. Award of LTIP Units; Effectiveness of Award.

(a)Award of LTIP Units. On the terms and conditions set forth in this Agreement, as well as the terms and conditions of the Plan, the Grantee is hereby granted this Award consisting of the number of LTIP Units set forth on Schedule A hereto, which is incorporated herein by reference (the “Award LTIP Units”). Award LTIP Units shall have the rights, voting powers, restrictions, limitations as to distributions, qualifications and terms and conditions of redemption and conversion set forth herein and in the Partnership Agreement and shall constitute and be treated as the property of the Grantee, subject to the terms of this Agreement and the Partnership Agreement. In connection with each subsequent issuance of Award LTIP Units, if any, the Grantee shall execute and deliver to the Company and the Partnership such documents, comparable to the documents executed and delivered in connection with this Agreement, as the Company and/or the Partnership reasonably request in order to comply with all applicable legal requirements, including, without limitation, federal and state securities laws. Award LTIP Units will be subject to vesting as provided in Section 4 hereof, subject to the terms and conditions of Sections 5 and 6.

(b)Effectiveness of Award. As of the Grant Date, the Grantee shall be admitted as a partner of the Partnership with beneficial ownership of the number of Award LTIP Units issued to the Grantee as of such date by: (A) signing and delivering to the Partnership a copy of this Agreement; and (B) signing, as a Limited Partner, and delivering to the Partnership a counterpart signature page to the Partnership Agreement (attached hereto as Exhibit B). The Partnership Agreement shall be amended from time to time as applicable to reflect the issuance to the Grantee of Award LTIP Units, whereupon the Grantee shall have all the rights of a Limited Partner of the Partnership with respect to the number of LTIP Units then held by the Grantee, as set forth in the Partnership Agreement, subject, however, to the restrictions and conditions specified herein and in the Partnership Agreement.

Section 4. Vesting of Award LTIP Units. The Award LTIP Units are subject to time-based vesting and performance-based vesting, as follows.

(a)Time-Based LTIP Units. With respect to the Award LTIP Units listed on Schedule A as Time-Based LTIP Units (the “Time-Based LTIP Units”), vesting shall occur in substantially equal installments commencing on [] and on each of the first, second, third and fourth anniversaries thereof (each a “Vesting Date”), subject to the Grantee’s continuous employment with the Company through each applicable Vesting Date.

(b)Performance-Based LTIP Units. With respect to the Award LTIP Units listed on

Schedule A as Performance-Based Special LTIP Units (the “Performance-Based LTIP Units”), such Performance-Based LTIP Units shall be earned and thereafter vest if and only to the extent the performance criteria set forth on Exhibit A attached hereto for the Performance Period are achieved, subject to the Grantee’s continuous employment with the Company through the end of the Performance Period. Promptly following the conclusion of the Performance Period, but in no

5

ACTIVE/121854353.6

event later than forty-five (45) days thereafter, the Company shall determine (and the Committee shall certify) whether and to what extent such performance criteria were achieved and determine the Performance Percentage (as defined on Exhibit A attached hereto) and the number of Performance-Based LTIP Units subject to this Award, if any, that are earned. For the avoidance of doubt, the Grantee shall have no rights to the Performance-Based LTIP Units pursuant to this Section 4(b) until the Committee has determined that such Performance-Based LTIP Units have been earned.

(i) If the number of earned Performance-Based LTIP Units is smaller than the number of Performance-Based LTIP Units previously issued to the Grantee, then the Grantee, as of the Valuation Date, shall forfeit a number of Performance-Based LTIP Units equal to the difference without payment of any consideration by the Partnership; thereafter, the term “Performance-Based LTIP Units” will only refer to the Performance-Based LTIP Units that were not so forfeited, and neither the Grantee nor any of his/her successors, heirs, assigns or personal representatives will thereafter have any future rights or interests in the LTIP Units that were so forfeited. If the number of earned Performance-Based LTIP Units is the same as the number of Performance-Based LTIP Units previously issued to the Grantee, then there will be no change to the number of Performance-Based LTIP Units under this Award pursuant to this Section 4.

(ii) If any of the Performance-Based LTIP Units have been earned based on performance as provided in Section 4(b), subject to Sections 5 and 6 hereof, the Performance-Based LTIP Units shall become vested in the following amounts and at the following times, subject to the Grantee’s continuous employment with the Company through and on the applicable vesting date, or the accelerated vesting date provided in Sections 5 and 6 hereof, as applicable: One Hundred percent (100%) of the earned Performance-Based LTIP Units shall become vested on [].

(iii) Any Performance-Based LTIP Units that do not become vested pursuant to Section 4(b) or Sections 5 and 6 hereof, as applicable, shall, without payment of any consideration by the Company or the Partnership, automatically and without notice be forfeited and be and become null and void, and neither the Grantee nor any of his or her successors, heirs, assigns, or personal representatives will thereafter have any further rights or interests in such unvested Performance-Based LTIP Units.

(c) Except as otherwise provided in the Plan and subject to Section 5 and 6, the Award LTIP Units shall not be transferable unless and until (and solely to the extent) the Grantee satisfies the vesting requirements contained in Section 4. In addition, notwithstanding anything herein or in the Plan to the contrary (and without limiting the transfer restrictions in Section 9), the Grantee shall not, without the consent of the

Committee (which may be withheld in its sole discretion), Transfer any vested Award Performance-Based LTIP Units prior to the earlier to occur of (a) the second (2nd) anniversary of the date on which such Award Performance-Based LTIP Units become vested under Section 4, 5 or 6 and (b) the occurrence of a Change of Control (collectively, the "Additional Transfer Restrictions"); provided, however, that the Additional Transfer Restrictions shall not apply to (i) any Transfer of shares or LTIP Units to the Company, (ii) any Transfer of shares in satisfaction of any withholding obligations with respect to the Award LTIP Units, or (iii) any Transfer following the termination of the Grantee's employment with the Company and its Affiliates, including without limitation by will or pursuant to the laws of descent and distribution. Any Transfer of the

6

ACTIVE/121854353.6

Any Transfer of any Award LTIP Units which is not made in compliance with the Plan and this Agreement shall be null and void and of no effect.

Section 5. Termination of Grantee's Employment.

(a) Termination Generally. Except as otherwise provided in this Section 5, (i) if the Grantee's employment with the Company is voluntarily or involuntarily terminated for any reason prior to the final Vesting Date with respect to the Time-Based LTIP Units, all such Time-Based LTIP Units which have not yet vested shall immediately and automatically be forfeited and returned to the Company; and (ii) if the Grantee's employment with the Company is voluntarily or involuntarily terminated for any reason prior to the end of the Performance Period with respect to the Performance-Based LTIP Units, such Performance-Based LTIP Units which have not yet been earned shall immediately and automatically be forfeited and returned to the Company.

(b) Qualifying Termination. Notwithstanding the foregoing, and notwithstanding the terms of any employment, consulting or similar service agreement(s) then in effect between the Grantee, on the one hand, and the Company and/or the Partnership on the other hand (a "Service Agreement"), the Award LTIPs shall be treated as follows in the event of certain terminations of employment:

(i) Time-Based LTIP Units. If, prior to the final Vesting Date (or, if sooner, the date of a Change of Control), the Grantee's employment or service relationship with the Company (i) is terminated by the Company without Cause, (ii) is terminated by the Grantee for Good Reason or (iii) terminates due to the Grantee's death or Disability (each of (i), (ii) and (iii), a "Qualifying Termination"), then all unvested Time-Based LTIP Units outstanding as of the date of such Qualifying Termination shall accelerate and become vested in full.

(ii) Performance-Based LTIP Units. If, prior to the end of the Performance Period (or, if sooner, the date of a Change of Control), the Grantee experiences a Qualifying Termination, then the Performance-Based LTIP Units shall remain outstanding following such Qualifying Termination and will be subject to the same

conditions as are otherwise set forth herein, and the vesting of such Performance-Based LTIP Units will be determined pursuant to the performance criteria set forth in Exhibit A attached hereto in the same manner as they would have been in the absence of a Qualifying Termination. In addition, the service requirements pursuant to Section 4(b) hereof shall be deemed satisfied.

Section 6.Change of Control. Notwithstanding the foregoing and further notwithstanding any provision of the Grantee's Service Agreement, if applicable, to the contrary, the Award LTIP Units shall be treated as follows upon the occurrence of a Change of Control.

(a)Time-Based LTIP Units. If a Change of Control occurs prior to the final Vesting Date, then all unvested Time-Based LTIP Units shall accelerate and become vested in full upon the consummation of such Change of Control.

(b)Performance-Based LTIP Units. If a Change of Control occurs prior to the end of the Performance Period, then the Grantee will be deemed to have earned the number of

7

ACTIVE/121854353.6

Performance-Based LTIP Units based on the performance criteria set forth in Exhibit A attached hereto, calculated from the Effective Date through the measurement date set forth in Exhibit A. In addition, the service requirements pursuant to Section 4(b) hereof shall be deemed satisfied, subject to the Grantee's continuous employment with the Company through the consummation of the Change of Control, or, if earlier, the date the Grantee experiences a Qualifying Termination.

Section 7.Payments by Award Recipients. A capital contribution in the amount of \$0.01 per Award LTIP Unit shall be payable to the Company or the Partnership by the Grantee in respect of this Award, with such amount being netted against cash compensation otherwise payable to the Grantee.

Section 8.Distributions. To the extent provided for in the Partnership Agreement, the Grantee shall be entitled to receive distributions with respect to the Award LTIP Units. The Performance-Based LTIP Units shall be designated as "Special LTIP Units" under the Partnership Agreement. In the event of any discrepancy or inconsistency between this Section 8 and the Partnership Agreement, the terms and conditions of the Partnership Agreement shall control. For purposes of this Section 8, all capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Partnership Agreement.

(a)Time-Based LTIP Units. The Time-Based LTIP Units shall be treated as "LTIP Units" under the Partnership Agreement and shall not be designated as "Special LTIP Units." As of the Grant Date, the Time-Based LTIP Units shall be entitled to the full distribution payable on Units outstanding as of the record date for the quarterly distribution period during which the Time-Based LTIP Units are issued, even though it will not have been outstanding for the whole period, and to subsequent distributions. All distributions paid with respect to the Time-Based LTIP Units shall be fully vested and

non-forfeitable when paid whether the underlying Time-Based LTIP Units are vested or unvested.

(b) Performance-Based LTIP Units. The Performance-Based LTIP Units shall be designated as "Special LTIP Units" under the Partnership Agreement. With respect to the Performance-Based LTIP Units and to the extent provided for in the Partnership Agreement, the Special LTIP Unit Full Distribution Participation Date shall be the Valuation Date; provided that prior to such date, Performance-Based LTIP Units shall be entitled to receive the Special LTIP Unit Sharing Percentage (i.e., ten percent (10%)) of the distributions payable on Units outstanding as of the record date for the quarterly distribution periods occurring during the Performance Period. For the avoidance of doubt, after the Valuation Date, Performance-Based LTIP Units, both vested and (until and unless forfeited pursuant to Section 4(b) or Section 5(a)) unvested, shall be entitled to receive the same distributions payable with respect to Units if the payment date for such distributions is after the Valuation Date, even though the Partnership Record Date for such distributions is before the Valuation Date. All distributions paid with respect to Performance-Based LTIP Units, both before and after the Valuation Date, shall be fully vested and non-forfeitable when paid, whether or not the underlying LTIP Units have been earned based on performance or have become vested based on the passage of time as provided in Section 4 hereof. Subsequent to the Special LTIP Unit Full Distribution Participation Date, vested Performance-Based LTIP Units may be entitled to receive the Interim Distribution Amount to the extent provided for in the Partnership Agreement.

8

ACTIVE/121854353.6

Section 9. Restrictions on Transfer. None of the Award LTIP Units shall be sold, assigned, transferred, pledged, hypothecated or otherwise disposed of or encumbered (whether voluntarily or involuntarily or by judgment, levy, attachment, garnishment or other legal or equitable proceeding) (each such action a "Transfer"), or redeemed in accordance with the Partnership Agreement (a) prior to vesting, (b) for a period of two (2) years beginning on the Grant Date other than in connection with a Change of Control, and (c) unless such Transfer is in compliance with all applicable securities laws (including, without limitation, the Securities Act, and such Transfer is in accordance with the applicable terms and conditions of the Partnership Agreement; provided that, upon the approval of, and subject to the terms and conditions specified by, the Committee, unvested Award LTIP Units that have been held for a period of at least two (2) years may be Transferred to (i) the spouse, children or grandchildren of the Grantee ("Immediate Family Members"), (ii) a trust or trusts for the exclusive benefit of the Grantee and such Immediate Family Members, (iii) a partnership in which the Grantee and such Immediate Family Members are the only partners, or (iv) one or more entities in which the Grantee has a ten percent (10%) or greater equity interest, provided that the Transferee agrees in writing with the Company and the Partnership to be bound by all the terms and conditions of this Agreement and that subsequent transfers of unvested Award LTIP Units shall be prohibited except those in accordance with this Section 9. In connection with any Transfer of Award LTIP Units, the Partnership may require the Grantee to provide an opinion of counsel, satisfactory to the Partnership, that such Transfer is in compliance with all federal and state securities laws (including, without limitation, the Securities Act). Any attempted Transfer of Award LTIP Units not in

accordance with the terms and conditions of this Section 9 shall be null and void, and the Partnership shall not reflect on its records any change in record ownership of any LTIP Units as a result of any such Transfer, shall otherwise refuse to recognize any such Transfer and shall not in any way give effect to any such Transfer of any LTIP Units. This Agreement is personal to the Grantee, is non-assignable and is not transferable in any manner, by operation of law or otherwise, other than by will or the laws of descent and distribution.

Section 10.Changes in Capital Structure. Without duplication with the provisions of the Plan, if (a) the outstanding Common Shares are changed into or exchanged for a different number or kind of shares or other securities of the Company by reason of any recapitalization, reclassification, share split, share dividend, combination or subdivision, merger, consolidation, or other similar transaction or (b) any other event shall occur that in each case in the good faith judgment of the Committee necessitates action by way of appropriate equitable adjustment in the terms of this Award, the LTIP or the LTIP Units, then the Committee shall take such action as it deems necessary to maintain the Grantee's rights hereunder so that they are substantially proportionate to the rights existing under this Award, the LTIP and the terms of the LTIP Units prior to such event, including, without limitation: (i) adjustments in the Award LTIP Units and (ii) substitution of other awards under the Plan or otherwise. The Grantee shall have the right to vote the Award LTIP Units if and when voting is allowed under the Partnership Agreement, regardless of whether vesting has occurred.

Section 11.Miscellaneous.

(a)Amendments; Modifications. This Agreement may be amended or modified only with the consent of the Company and the Partnership acting through the Committee; provided that any such amendment or modification materially and adversely affecting the rights of the Grantee

9

ACTIVE/121854353.6

hereunder must be consented to by the Grantee to be effective as against him; and provided, further, that the Grantee acknowledges that the Plan may be amended or discontinued in accordance with its terms and that this Agreement may be amended or canceled by the Committee, on behalf of the Company and the Partnership, for the purpose of satisfying changes in law or for any other lawful purpose, so long as no such action shall impair the Grantee's rights under this Agreement without the Grantee's written consent. Notwithstanding the foregoing, this Agreement may be amended in writing signed only by the Company to correct any errors or ambiguities in this Agreement and/or to make such changes that do not materially adversely affect the Grantee's rights hereunder. No promises, assurances, commitments, agreements, undertakings or representations, whether oral, written, electronic or otherwise, and whether express or implied, with respect to the subject matter hereof, have been made by the parties which are not set forth expressly in this Agreement. This grant shall in no way affect the Grantee's participation or benefits under any other plan or benefit program maintained or provided by the Company.

(b)Incorporation of Plan; Committee Determinations. The provisions of the Plan are hereby incorporated by reference as if set forth herein. In the event of a conflict between this Agreement and the Plan, this Agreement shall be controlling and determinative. The Committee will make the determinations and certifications required by this Award as promptly as reasonably practicable following the occurrence of the event or events necessitating such determinations or certifications.

(c)Status of LTIP Units under the Plan. Insofar as the LTIP has been established as an incentive program of the Company and the Partnership, the Award LTIP Units are both issued as equity securities of the Partnership and granted as awards under the Plan. The Company will have the right at its option, as set forth in the Partnership Agreement, to issue Common Shares in exchange for Units into which Award LTIP Units may have been converted pursuant to the Partnership Agreement, subject to certain limitations set forth in the Partnership Agreement, and such Common Shares, if issued, will be issued under the Plan. The Grantee must be eligible to receive the Award LTIP Units in compliance with applicable federal and state securities laws and to that effect is required to complete, execute and deliver certain covenants, representations and warranties (attached as Exhibit C). The Grantee acknowledges that the Grantee will have no right to approve or disapprove such eligibility determination by the Committee.

(d)Legend. If certificates are issued evidencing the Award LTIP Units, the records of the Partnership shall bear an appropriate legend, as determined by the Partnership in its sole discretion, to the effect that such Award LTIP Units are subject to restrictions as set forth herein, in the Plan and in the Partnership Agreement.

(e)Compliance with Securities Laws. The Partnership and the Grantee will make reasonable efforts to comply with all applicable securities laws. In addition, notwithstanding any provision of this Agreement to the contrary, no Award LTIP Units will become vested or be issued at a time that such vesting or issuance would result in a violation of any such laws.

(f)Investment Representations; Registration. The Grantee hereby makes the covenants, representations and warranties and set forth on Exhibit C attached hereto.

All of such covenants, warranties and representations shall survive the execution and delivery of this Agreement by the Grantee. The Partnership will have no obligation to register under the Securities

10

ACTIVE/121854353.6

Act any LTIP Units or any other securities issued pursuant to this Agreement or upon conversion or exchange of LTIP Units. In addition, any resale shall be made in compliance with the registration requirements of the Securities Act or an applicable exemption therefrom, including, without limitation, the exemption provided by Rule 144 promulgated thereunder (or any successor rule).

(g)Policy for Recoupment of Incentive Compensation. “Covered Officer” means any officer of the Company who (i) is subject to the reporting requirements of Section 16

of the Exchange Act. The Company will endeavor to inform the Grantee if the Grantee is designated as a "Covered Officer," it being understood, however, that failure to notify the Grantee will have no effect on the rights of the Company under the policy. If the Grantee is a Covered Officer, the Grantee hereby agrees that this Award and all compensation consisting of annual cash bonus and long-term incentive compensation in any form (including stock options, restricted stock and LTIP Units, whether time-based or performance-based) ("Incentive Compensation") awarded to the Grantee prior to the date hereof is subject to recoupment under the Company's Corporate Governance Guidelines, as in effect from time to time. For the avoidance of doubt, the purpose and effect of the foregoing agreement by the Grantee is to make such policy effective both prospectively and retroactively. As an example, in addition to this Award, Incentive Compensation previously awarded in the past, prior to this policy being in effect, is subject to such policy and is applicable to the Grantee if he or she was a Covered Officers during any relevant period even if he or she is no longer an employee of the Company at the time the determination to recoup Incentive Compensation is made.

(h)Severability. If, for any reason, any provision of this Agreement is held invalid, such invalidity shall not affect any other provision of this Agreement not so held invalid, and each such other provision shall to the full extent consistent with law continue in full force and effect. If any provision of this Agreement shall be held invalid in part, such invalidity shall in no way affect the rest of such provision not held so invalid, and the rest of such provision, together with all other provisions of this Agreement, shall to the full extent consistent with law continue in full force and effect.

(i)Governing Law. This Agreement is made under, and will be construed in accordance with, the laws of State of Delaware, without giving effect to the principles of conflict of laws of such state.

(j)No Obligation to Continue Position as an Employee, Consultant or Advisor. Neither the Company nor any affiliate is obligated by or as a result of this Agreement to continue to have the Grantee as an employee, consultant or advisor, and this Agreement shall not interfere in any way with the right of the Company or any affiliate to terminate the Grantee's service relationship at any time.

(k)Notices. Any notice to be given to the Company shall be addressed to the Secretary of the Company at its principal place of business and any notice to be given the Grantee shall be addressed to the Grantee at the Grantee's address as it appears on the employment records of the Company, or at such other address as the Company or the Grantee may hereafter designate in writing to the other.

11

ACTIVE/121854353.6

(l)Withholding and Taxes. No later than the date as of which an amount first becomes includible in the gross income of the Grantee for income tax purposes or subject to the Federal Insurance Contributions Act withholding with respect to this Award, the Grantee will pay to the Company or, if appropriate, any of its affiliates, or make arrangements satisfactory to the Committee regarding the payment of, any United States federal, state or local or foreign taxes of any kind required by law to be withheld with respect to such amount. The obligations of the Company under this Agreement will

be conditional on such payment or arrangements, and the Company and its affiliates shall, to the extent permitted by law, have the right to deduct any such taxes from any payment otherwise due to the Grantee.

(m)Headings. The headings of paragraphs hereof are included solely for convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Agreement.

(n)Counterparts. This Agreement may be executed in multiple counterparts with the same effect as if each of the signing parties had signed the same document. All counterparts shall be construed together and constitute the same instrument.

(o)Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and any successors to the Company and the Partnership, on the one hand, and any successors to the Grantee, on the other hand, by will or the laws of descent and distribution, but this Agreement shall not otherwise be assignable or otherwise subject to hypothecation by the Grantee.

(p)Complete Agreement. This Agreement (together with those agreements and documents expressly referred to herein, for the purposes referred to herein) embody the complete and entire agreement and understanding between the parties with respect to the subject matter hereof, and supersede any and all prior promises, assurances, commitments, agreements, undertakings or representations, whether oral, written, electronic or otherwise, and whether express or implied, which may relate to the subject matter hereof in any way.

[Signature page follows]

12

ACTIVE/121854353.

IN WITNESS WHEREOF, the undersigned have caused this Award Agreement to be executed as of [].

ACADIA REALTY TRUST

By:

ACADIA REALTY LIMITED PARTNERSHIP

By: Acadia Realty Trust, its general partner

By:

GRANTEE

[Name]

[Signature Page to LTIP Award Agreement]

EXHIBIT A

[Omitted]

EXHIBIT B

FORM OF LIMITED PARTNER SIGNATURE PAGE

[Omitted]

EXHIBIT C

[Omitted]

SCHEDULE A

[Omitted]

[Signature Page to LTIP Award Agreement]

EXHIBIT 31.1

CERTIFICATION OF PRINCIPAL EXECUTIVE OFFICER PURSUANT TO RULE 13a - 14(a)
(SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002)

I, Kenneth F. Bernstein, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Acadia Realty Trust;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record,

process, summarize and report financial information; and

- b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

/s/ Kenneth F. Bernstein

Kenneth F. Bernstein

President and Chief Executive Officer

April 30, July 31, 2024

EXHIBIT 31.2

CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER PURSUANT TO RULE 13a - 14(a)

(SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002)

I, John Gottfried, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Acadia Realty Trust;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

/s/ John Gottfried

John Gottfried

Executive Vice President and

Chief Financial Officer

April 30, July 31, 2024

EXHIBIT 32.1

CERTIFICATION OF PRINCIPAL EXECUTIVE OFFICER PURSUANT TO 18 U.S.C. SECTION 1350

(SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002)

In connection with the Quarterly Report on Form 10-Q of Acadia Realty Trust (the "Company") for the quarter ended March 31, 2024 June 30, 2024, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, Kenneth F. Bernstein, President and Chief Executive Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

A signed original of this written statement required by Section 906 has been provided to the Company and will be retained by the Company and furnished to the Securities and Exchange Commission or its staff upon request.

/s/ Kenneth F. Bernstein

Kenneth F. Bernstein

President and Chief Executive Officer

April 30, July 31, 2024

EXHIBIT 32.2

CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER PURSUANT TO 18 U.S.C. SECTION 1350

(SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002)

In connection with the Quarterly Report on Form 10-Q of Acadia Realty Trust (the "Company") for the quarter ended March 31, 2024 June 30, 2024, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, John Gottfried, Executive Vice President and Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

A signed original of this written statement required by Section 906 has been provided to the Company and will be retained by the Company and furnished to the Securities and Exchange Commission or its staff upon request.

/s/ John Gottfried

John Gottfried

Executive Vice President and

Chief Financial Officer

April 30, July 31, 2024

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