

ACADIA REALTY TRUST
Form 10-Q
August 07, 2013

UNITED STATES
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 June 30, 2013

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 1-12002

ACADIA REALTY TRUST

(Exact name of registrant in its charter)

MARYLAND

(State or other jurisdiction of
incorporation or organization)

23-2715194

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

1311 MAMARONECK AVENUE, SUITE 260, WHITE
PLAINS, NY

(Address of principal executive offices)

(914) 288-8100

(Registrant's telephone number, including area code)

10605

(Zip Code)

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 and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted 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 and post such files).

YES

NO

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting

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company" in Rule 12b-2 of the Exchange Act.

Large Accelerated Filer

Accelerated Filer

Non-accelerated Filer

Smaller Reporting Company

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

As of August 7, 2013 there were 55,448,856 common shares of beneficial interest, par value \$.001 per share, outstanding.

ACADIA REALTY TRUST AND SUBSIDIARIES

FORM 10-Q

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Part I. Financial Information

Item 1. Financial Statements.

ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

| (dollars in thousands) | June 30, 2013 (unaudited) | December 31, 2012 |
|---|---------------------------------|----------------------|
| ASSETS | | |
| Operating real estate | | |
| Land | \$329,674 | \$293,691 |
| Buildings and improvements | 1,173,679 | 953,020 |
| Construction in progress | 4,269 | 2,429 |
| | 1,507,622 | 1,249,140 |
| Less: accumulated depreciation | 232,591 | 187,029 |
| Net operating real estate | 1,275,031 | 1,062,111 |
| Real estate under development | 308,802 | 246,602 |
| Notes receivable, net | 105,484 | 129,278 |
| Investments in and advances to unconsolidated affiliates | 188,299 | 221,904 |
| Cash and cash equivalents | 100,022 | 91,813 |
| Cash in escrow | 21,810 | 18,934 |
| Restricted cash | 153,022 | — |
| Rents receivable, net | 33,035 | 27,744 |
| Deferred charges, net | 39,277 | 26,777 |
| Acquired lease intangibles, net | 31,742 | 31,975 |
| Prepaid expenses and other assets | 40,714 | 29,241 |
| Assets of discontinued operations | 13,306 | 22,061 |
| Total assets | \$2,310,544 | \$1,908,440 |
| LIABILITIES | | |
| Mortgage and other notes payable | \$1,092,266 | \$727,048 |
| Convertible notes payable | 930 | 930 |
| Distributions in excess of income from, and investments in, unconsolidated affiliates | 12,319 | 22,707 |
| Accounts payable and accrued expenses | 30,851 | 29,309 |
| Dividends and distributions payable | 11,983 | 9,674 |
| Acquired lease and other intangibles, net | 17,502 | 14,115 |
| Other liabilities | 19,266 | 21,303 |
| Liabilities of discontinued operations | 11,540 | 13,098 |
| Total liabilities | 1,196,657 | 838,184 |
| EQUITY | | |
| Shareholders' Equity | | |
| Common shares, \$.001 par value, authorized 100,000,000 shares; issued and outstanding 55,444,779 and 52,482,598 shares, respectively | 55 | 52 |
| Additional paid-in capital | 659,994 | 581,925 |
| Accumulated other comprehensive loss | (755 |) (4,307 |
| Retained earnings | 40,454 | 45,127 |
| Total shareholders' equity | 699,748 | 622,797 |
| Noncontrolling interests | 414,139 | 447,459 |
| Total equity | 1,113,887 | 1,070,256 |

| | | |
|------------------------------|-------------|-------------|
| Total liabilities and equity | \$2,310,544 | \$1,908,440 |
| See accompanying notes | | |

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ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

(unaudited)

| (dollars in thousands, except per share amounts) | Three Months Ended | | Six Months Ended | |
|---|--------------------|-----------|------------------|------------|
| | June 30, 2013 | 2012 | June 30, 2013 | 2012 |
| Revenues | | | | |
| Rental income | \$34,852 | \$24,099 | \$67,907 | \$46,050 |
| Interest income | 3,399 | 2,097 | 6,297 | 4,206 |
| Expense reimbursements | 7,307 | 5,760 | 15,278 | 11,162 |
| Other | 378 | 789 | 3,754 | 1,294 |
| Total revenues | 45,936 | 32,745 | 93,236 | 62,712 |
| Operating Expenses | | | | |
| Property operating | 5,781 | 4,620 | 11,418 | 9,042 |
| Other operating | 421 | 1,281 | 1,933 | 2,316 |
| Real estate taxes | 5,695 | 4,744 | 10,891 | 8,883 |
| General and administrative | 6,301 | 5,205 | 11,927 | 11,130 |
| Depreciation and amortization | 10,976 | 8,201 | 21,604 | 15,351 |
| Total operating expenses | 29,174 | 24,051 | 57,773 | 46,722 |
| Operating income | 16,762 | 8,694 | 35,463 | 15,990 |
| Equity in earnings of unconsolidated affiliates | 815 | 4,591 | 3,065 | 4,535 |
| Impairment of asset | (1,500) |) — | (1,500) |) — |
| Interest and other finance expense | (10,913) |) (7,070) |) (21,222) |) (13,626) |
| Income from continuing operations before income taxes | 5,164 | 6,215 | 15,806 | 6,899 |
| Income tax (provision) benefit | (7) |) (1,039) |) 133 |) (1,227) |
| Income from continuing operations | 5,157 | 5,176 | 15,939 | 5,672 |
| Discontinued Operations | | | | |
| Operating income from discontinued operations | 266 | 3,332 | 663 | 5,659 |
| Gain on sale of property | 4,191 | 2,668 | 4,191 | 2,668 |
| Income from discontinued operations | 4,457 | 6,000 | 4,854 | 8,327 |
| Net income | 9,614 | 11,176 | 20,793 | 13,999 |
| Noncontrolling interests | | | | |
| Continuing operations | 3,054 | 669 | 1,846 | 3,661 |
| Discontinued operations | (3,911) |) (5,006) |) (4,259) |) (6,811) |
| Net income attributable to noncontrolling interests | (857) |) (4,337) |) (2,413) |) (3,150) |
| Net income attributable to Common Shareholders | \$8,757 | \$6,839 | \$18,380 | \$10,849 |
| Basic Earnings per Share | | | | |
| Income from continuing operations | \$0.15 | \$0.13 | \$0.33 | \$0.21 |
| Income from discontinued operations | 0.01 | 0.02 | 0.01 | 0.04 |
| Basic earnings per share | \$0.16 | \$0.15 | \$0.34 | \$0.25 |
| Diluted Earnings per Share | | | | |
| Income from continuing operations | \$0.15 | \$0.13 | \$0.33 | \$0.21 |
| Income from discontinued operations | 0.01 | 0.02 | 0.01 | 0.04 |
| Diluted earnings per share | \$0.16 | \$0.15 | 0.34 | 0.25 |
| See accompanying notes | | | | |

ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(unaudited)

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|---|--------------------------------|----------|------------------------------|----------|
| | 2013 | 2012 | 2013 | 2012 |
| (dollars in thousands) | | | | |
| Net income | \$9,614 | \$11,176 | \$20,793 | \$13,999 |
| Other Comprehensive income (loss) | | | | |
| Unrealized income (loss) on valuation of swap agreements | 4,196 | (2,612) | 3,104 | (2,555) |
| Reclassification of realized interest on swap agreements | 745 | 646 | 1,337 | 1,283 |
| Other comprehensive income (loss) | 4,941 | (1,966) | 4,441 | (1,272) |
| Comprehensive income | 14,555 | 9,210 | 25,234 | 12,727 |
| Comprehensive income attributable to noncontrolling interests | (1,621) | (3,536) | (3,302) | (2,449) |
| Comprehensive income attributable to Common Shareholders | \$12,934 | \$5,674 | \$21,932 | \$10,278 |
| See accompanying notes | | | | |

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ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF SHAREHOLDERS' EQUITY
FOR THE SIX MONTHS ENDED JUNE 30, 2013

(unaudited)

| (amounts in thousands, except per share amounts) | Common Shares | | Additional Paid-In Capital | Accumulated Other Comprehensive Loss | Retained Earnings | Total Shareholders' Equity | Noncontrolling Interests | Total Equity |
|--|---------------|--------|----------------------------|--------------------------------------|-------------------|----------------------------|--------------------------|--------------|
| | Shares | Amount | | | | | | |
| Balance at December 31, 2012 | 52,482 | \$52 | \$581,925 | \$(4,307) | \$45,127 | \$622,797 | \$447,459 | \$1,070,256 |
| Conversion of OP Units to Common Shares by limited partners of the Operating Partnership | 92 | — | 1,548 | — | — | 1,548 | (1,548) | — |
| Issuance of Common Shares, net of issuance costs | 2,822 | 3 | 75,868 | — | — | 75,871 | — | 75,871 |
| Dividends declared (\$0.42 per Common Share) | — | — | — | — | (23,053) | (23,053) | (681) | (23,734) |
| Vesting of employee Restricted Share and 29 LTIP awards | — | — | 120 | — | — | 120 | 2,460 | 2,580 |
| Common Shares issued under Employee Share Purchase Plan | 2 | — | 40 | — | — | 40 | — | 40 |
| Issuance of Common Shares to trustees | — | — | 206 | — | — | 206 | — | 206 |
| Exercise of Share options | 21 | — | 370 | — | — | 370 | — | 370 |
| Employee Restricted Shares canceled | (3) | — | (83) | — | — | (83) | — | (83) |
| Consolidation of previously unconsolidated investment | — | — | — | — | — | — | (33,949) | (33,949) |
| Noncontrolling interest distributions | — | — | — | — | — | — | (18,471) | (18,471) |
| Noncontrolling interest contributions | — | — | — | — | — | — | 15,567 | 15,567 |
| | 55,445 | 55 | 659,994 | (4,307) | 22,074 | 677,816 | 410,837 | 1,088,653 |
| Comprehensive income: | | | | | | | | |
| Net income | — | — | — | — | 18,380 | 18,380 | 2,413 | 20,793 |

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| | | | | | | | | |
|--|--------|------|-----------|---------|----------|-----------|-----------|-------------|
| Unrealized income on valuation of swap agreements | — | — | 2,707 | — | 2,707 | 397 | 3,104 | |
| Reclassification of realized interest on swap agreements | — | — | 845 | — | 845 | 492 | 1,337 | |
| Total comprehensive income | — | — | 3,552 | 18,380 | 21,932 | 3,302 | 25,234 | |
| Balance at June 30, 2013 | 55,445 | \$55 | \$659,994 | \$(755) | \$40,454 | \$699,748 | \$414,139 | \$1,113,887 |

ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

(unaudited)

| (dollars in thousands) | Six Months Ended | |
|--|------------------|------------|
| | June 30, 2013 | 2012 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Net income | \$20,793 | \$13,999 |
| Adjustments to reconcile net income to net cash provided by operating activities | | |
| Depreciation and amortization | 21,604 | 19,288 |
| Amortization of financing costs | 1,512 | 1,502 |
| Gain on sale of property | (4,191 |) (2,668 |
| Impairment of asset | 1,500 | — |
| Share compensation expense | 2,786 | 1,958 |
| Equity in earnings of unconsolidated affiliates | (3,065 |) (4,535 |
| Distributions of operating income from unconsolidated affiliates | 2,454 | 5,559 |
| Other, net | (2,703 |) 425 |
| Changes in assets and liabilities | | |
| Cash in escrow | (1,767 |) 1,279 |
| Rents receivable, net | (2,131 |) (2,546 |
| Prepaid expenses and other assets | (11,298 |) (2,860 |
| Accounts payable and accrued expenses | (1,292 |) 692 |
| Other liabilities | 658 | 1,018 |
| Net cash provided by operating activities | 24,860 | 33,111 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Acquisition of real estate | (109,100 |) (111,115 |
| Redevelopment and property improvement costs | (43,567 |) (41,705 |
| Deferred leasing costs | (3,099 |) (2,591 |
| Investments in and advances to unconsolidated affiliates | (51,231 |) (3,458 |
| Return of capital from unconsolidated affiliates | 86,678 | 11,686 |
| Consolidation of previously unconsolidated investment | 1,864 | — |
| Proceeds from notes receivable | 5,529 | 2,004 |
| Issuance of notes receivable | — | (34,500 |
| Proceeds from sale of property | 11,816 | 12,060 |
| Net cash used in investing activities | (101,110 |) (167,619 |

ACADIA REALTY TRUST AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS (continued)

(unaudited)

| (dollars in thousands) | Six Months Ended | |
|--|------------------|-----------|
| | June 30, 2013 | 2012 |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Principal payments on mortgage notes | (136,907 |) (72,477 |
| Proceeds received from mortgage notes | 333,760 | 79,628 |
| Loan proceeds held as restricted cash | (153,022 |) — |
| Increase in deferred financing and other costs | (11,229 |) (3,586 |
| Capital contributions from noncontrolling interests | 15,567 | 108,081 |
| Distributions to noncontrolling interests | (19,080 |) (45,752 |
| Dividends paid to Common Shareholders | (20,827 |) (15,473 |
| Proceeds from issuance of Common Shares, net of issuance costs of \$1,324 and \$338, respectively | 75,871 | 60,717 |
| Other employee and trustee stock compensation, net | 326 | 21 |
| Net cash provided by financing activities | 84,459 | 111,159 |
| Increase (decrease) in cash and cash equivalents | 8,209 | (23,349 |
| Cash and cash equivalents, beginning of period | 91,813 | 89,812 |
| Cash and cash equivalents, end of period | \$100,022 | \$66,463 |
| Supplemental disclosure of cash flow information | | |
| Cash paid during the period for interest, net of capitalized interest of \$3,944 and \$1,907, respectively | \$16,668 | \$15,709 |
| Cash paid for income taxes | \$137 | \$508 |
| Supplemental disclosure of non-cash investing activities: | | |
| Acquisition of real estate through assumption of debt | \$— | \$59,335 |
| Acquisition of real estate through issuance of OP Units | \$— | \$2,279 |
| Acquisition of real estate through conversion of notes receivable | \$18,500 | \$4,000 |
| Consolidation of previously unconsolidated investment | | |
| Real estate, net | \$(118,484 |) \$— |
| Mortgage notes payable | 166,200 | — |
| Distributions in excess of income from, and investments in, unconsolidated affiliates | (10,298 |) — |
| Other assets and liabilities | (1,605 |) — |
| Noncontrolling interest | (33,949 |) — |
| Cash included in consolidation of previously unconsolidated investment | \$1,864 | \$— |

See accompanying notes

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

1. ORGANIZATION AND BASIS OF PRESENTATION

Business and Organization

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

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 June 30, 2013, the Trust controlled approximately 99% of the Operating Partnership as the sole general partner. As the general partner, the Trust 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 OP units ("LTIP Units") as long-term incentive compensation (Note 13). Limited partners holding Common OP Units are generally entitled to exchange their units on a one-for-one basis for common shares of beneficial interest of the Trust ("Common Shares").

As of June 30, 2013, the Company has ownership interests in 75 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 opportunity funds ("Core Portfolio"). The Company also has ownership interests in 33 properties within its four opportunity funds, Acadia Strategic Opportunity Fund, L.P. ("Fund I"), Acadia Strategic Opportunity Fund II, LLC ("Fund II"), Acadia Strategic Opportunity Fund III LLC ("Fund III") and Acadia Strategic Opportunity Fund IV LLC ("Fund IV" and together with Funds I, II and III, the "Opportunity Funds"). The 108 Core Portfolio and Opportunity Fund properties consist of commercial properties, which are primarily high-quality urban and/or street retail properties, community shopping centers and mixed-use properties with a retail component. The Opportunity Funds also include investments in operating companies through Acadia Mervyn Investors I, LLC ("Mervyns I"), Acadia Mervyn Investors II, LLC ("Mervyns II") and Fund II, all on a non-recourse basis. These investments comprise and are referred to as the Company's Retailer Controlled Property Initiative ("RCP Venture").

The Operating Partnership is the sole general partner or managing member of the Opportunity Funds and Mervyns I and II and earns fees or priority distributions for asset management, property management, construction, redevelopment, leasing and legal services. Cash flows from the Opportunity Funds and RCP Venture 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).

Following is a table summarizing the general terms and Operating Partnership's equity interests in the Opportunity Funds and Mervyns I and II:

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| Entity | Formation Date | Operating Partnership Share of Capital | Committed Capital (2) | Capital Called as of June 30, 2013 (2) | Equity Interest Held By Operating Partnership | Preferred Return | Capital Returned as of June 30, 2013 (2) |
|--------------------------|----------------|--|-----------------------|--|---|------------------|--|
| Fund I and Mervyns I (1) | 9/2001 | 22.22 | % \$90.0 | \$86.6 | 37.78 | %9 | % \$86.6 |
| Fund II and Mervyns II | 6/2004 | 20.00 | % 300.0 | 300.0 | 20.00 | %8 | % 84.5 |
| Fund III | 5/2007 | 19.90 | % 475.0 | 351.4 | 19.90 | %6 | % 182.6 |
| Fund IV | 5/2012 | 23.12 | % 540.6 | 74.0 | 23.12 | %6 | %— |

Notes:

(1) Fund I and Mervyns I have returned all capital and preferred return. The Operating Partnership is now entitled to a Promote on all future cash distributions.

(2) Represents the total for the Opportunity Funds, including the Operating Partnership and noncontrolling interests' shares.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

1. ORGANIZATION AND BASIS OF PRESENTATION (continued)

Basis of Presentation

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

The Company owns a 22.22% interest in an approximately one million square foot retail portfolio (the "Brandywine Portfolio") located in Wilmington, Delaware. Effective January 1, 2013, following certain changes in the financial and operating controls of the joint venture, the Company now accounts for this investment on a consolidated basis.

The consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States ("GAAP") for interim financial information and with 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. The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the consolidated financial statements and accompanying notes. Actual results could differ from these estimates. Operating results for the three and six months ended June 30, 2013 are not necessarily indicative of the results that may be expected for the fiscal year ending December 31, 2013. The information furnished in the accompanying consolidated financial statements reflects all adjustments that, in the opinion of management, are necessary for a fair presentation of the aforementioned consolidated financial statements for the interim period. These consolidated financial statements should be read in conjunction with the Company's 2012 Annual Report on Form 10-K, as filed with the SEC on February 27, 2013.

Reclassifications

Certain reclassifications have been made to the 2012 financial statements to conform to the 2013 presentation.

Real Estate

The Company reviews its long-lived assets for impairment when there is an event or change in circumstances that indicates that the carrying amount may not be recoverable. The Company records impairment losses and reduces the carrying value of properties when indicators of impairment are present and the expected undiscounted cash flows related to those properties are less than their carrying amounts. In cases where the Company does not expect to recover its carrying costs on properties held for use, the Company reduces its carrying cost to fair value, and for properties held-for-sale, the Company reduces its carrying value to the fair value less costs to dispose. During the quarter ended June 30, 2013, the Company determined that the value of the Walnut Hill Plaza, a Core Portfolio property, was impaired as a result of a deterioration in the local economic environment. Accordingly, the Company recorded an impairment charge of \$1.5 million. This property is collateral for \$23.1 million of non-recourse mortgage debt which matures October 1, 2016. Management does not believe that the values of any of its other properties are

impaired as of June 30, 2013.

Recent Accounting Pronouncements

During February 2013, the FASB issued Accounting Standards Update ("ASU") No. 2013-02, "Reporting of Amounts Reclassified Out of Accumulated Other Comprehensive Income." ASU 2013-02 requires an entity to provide information about the amounts reclassified out of accumulated other comprehensive income by component. In addition, an entity is required to present, either on the face of the statement where net income is presented or in the notes, significant amounts reclassified out of accumulated other comprehensive income by the respective line items of net income but only if the amount reclassified is required under U.S. GAAP to be reclassified to net income in its entirety in the same reporting period. ASU 2013-02 is effective prospectively for reporting periods beginning after December 15, 2012. The Company adopted ASU 2013-02 as of January 1, 2013 and the adoption did not have a material impact on the Company's financial condition or results of operations.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

2. 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. At June 30, 2013, the Company has unvested LTIP Units (Note 13) 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 unit ("Restricted Share Units") and share option awards issued under the Company's Share Incentive Plans (Note 13). The effect of the assumed conversion of 188 Series A Preferred OP Units into 25,067 Common Shares would be anti-dilutive and are therefore not included in the computation of diluted earnings per share for the three and six months ended June 30, 2013 and June 30, 2012.

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 consolidated financial statements. As such, the assumed conversion of these units would have no net impact on the determination of diluted earnings per share. The conversion of the convertible notes payable (Note 9) is not included in the computation of basic and diluted earnings per share as such conversion, based on the current market price of the Common Shares, would be settled with cash.

The following table sets forth the computation of basic and diluted earnings per share from continuing operations for the periods indicated:

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|--|--------------------------------|---------|------------------------------|---------|
| (dollars in thousands, except per share amounts) | 2013 | 2012 | 2013 | 2012 |
| Numerator | | | | |
| Income from continuing operations | \$8,211 | \$5,845 | \$17,785 | \$9,333 |
| Less: net income attributable to participating securities | 145 | 117 | 317 | 191 |
| Income from continuing operations, net of income attributable to participating securities | 8,066 | 5,728 | 17,468 | 9,142 |
| Numerator for diluted earnings per Common Share | \$8,066 | \$5,728 | \$17,468 | \$9,142 |
| Denominator | | | | |
| Weighted average shares for basic earnings per share | 55,160 | 44,245 | 54,923 | 43,491 |
| Effect of dilutive securities: | | | | |
| Employee Restricted Share Units and share options | 424 | 429 | 431 | 419 |
| Dilutive potential Common Shares | 424 | 429 | 431 | 419 |
| Denominator for diluted earnings per share | 55,584 | 44,674 | 55,354 | 43,910 |
| Basic earnings per Common Share from continuing operations attributable to Common Shareholders | \$0.15 | \$0.13 | \$0.33 | \$0.21 |
| Diluted earnings per Common Share from continuing operations attributable to Common Shareholders | \$0.15 | \$0.13 | \$0.33 | \$0.21 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

3. SHAREHOLDERS' EQUITY AND NONCONTROLLING INTERESTS

During the second quarter 2013, the Company completed an at-the-market (“ATM”) equity program with an aggregate offering amount of \$125.0 million of gross proceeds from the sale of Common Shares. Under this program, the Company issued a total of 4.9 million Common Shares which generated net proceeds of \$123.1 million.

During April 2013, the Company established a new ATM equity program with an additional aggregate offering amount of up to \$150.0 million of gross proceeds from the sale of Common Shares. Through June 30, 2013, the Company issued approximately 0.7 million Common Shares under this new ATM which generated gross proceeds of approximately \$20.9 million and net proceeds of approximately \$20.6 million. The net proceeds from these ATM equity programs have been, and will be, used by the Company primarily to fund acquisitions directly in the Core Portfolio and through its capital contributions to the Opportunity Funds.

For the six months ended June 30, 2013, the Company issued a total of 2.8 million Common Shares under the ATM programs, which generated gross proceeds of \$77.1 million and net proceeds of \$76.0 million.

Noncontrolling interests represent the portion of equity in entities consolidated in the accompanying financial statements that the Company does not own. Such noncontrolling interests are reported on the Consolidated Balance Sheets within equity, separately from shareholders' equity and include third party interests in the Company's Opportunity Funds and other entities. It also includes interests in the Operating Partnership which represent (i) the limited partners' 224,134 and 284,097 Common OP Units at June 30, 2013 and December 31, 2012, respectively; (ii) 188 Series A Preferred OP Units at June 30, 2013 and December 31, 2012; and (iii) 367,522 and 168,357 LTIP Units at June 30, 2013 and December 31, 2012, respectively.

4. ACQUISITION OF REAL ESTATE AND DISCONTINUED OPERATIONS

Acquisitions

2013 Core Portfolio Acquisitions

During March 2013, the Company acquired 664 North Michigan Avenue, an 18,141 square foot retail condominium in Chicago, Illinois for \$86.6 million.

During June 2013, the Company acquired 8-12 East Walton Street, an 8,244 square foot retail property in Chicago, Illinois for \$22.5 million.

The Company expensed \$1.0 million of acquisition costs for the six months ended June 30, 2013 related to the Core Portfolio.

2013 Fund III Acquisitions

Fund III had previously acquired a \$23.0 million note receivable at a discounted price of \$18.5 million during April 2012. The note receivable, which was scheduled to mature in May 2012, was collateralized by a 79,526 square foot shopping center located in Brooklyn, New York ("Nostrand Place"). The Company commenced foreclosure proceedings, but ultimately agreed to a settlement with the unaffiliated borrower. Pursuant to the settlement, in February 2013, Fund III and the borrower formed a joint venture whereby Fund III contributed its interest in the note

for a 99% controlling interest in the joint venture, and the borrower contributed the deed to Nostrand Place in exchange for a 1% interest in the joint venture. As a result, Fund III consolidates its investment in Nostrand Place.

2013 Fund IV Acquisitions

During June 2013, Fund IV, in a joint venture with an unaffiliated partner, acquired a 98% initial interest in 2819 Kennedy Boulevard, a 53,680 square foot retail property in North Bergen, New Jersey for \$9.0 million.

During June 2013, Fund IV, in a joint venture with an unaffiliated partner, acquired a 99% initial interest in Promenade at Manassas, a 265,442 square foot shopping center in Manassas, Virginia for \$38.0 million.

The Company expensed \$1.4 million of acquisition costs for the six months ended June 30, 2013 related to Fund IV.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

4. ACQUISITION OF REAL ESTATE AND DISCONTINUED OPERATIONS (continued)

Purchase Price Allocations

The above acquisitions have been accounted for as business combinations. The purchase prices were allocated to the acquired assets and liabilities based on the estimated fair value of the acquired assets at the dates of acquisition. The preliminary measurements at fair value reflected below are subject to change. The Company expects to finalize the valuations and complete the purchase price allocations within one year from the dates of acquisition.

The following table summarizes the Company's preliminary allocations of the purchase prices of assets acquired and liabilities assumed during 2013 which have yet to be finalized:

| (dollars in thousands) | Preliminary Purchase Price Allocations |
|----------------------------|--|
| Land | \$39,563 |
| Buildings and improvements | 136,009 |
| Total consideration | \$175,572 |

During 2012, the Company acquired properties and recorded the preliminary allocations of the purchase prices to the assets acquired based on provisional measurements of fair value. During 2013, the Company finalized the allocations of the purchase prices and made certain measurement period adjustments. The following table summarizes the preliminary allocations of the purchase prices of these properties as recorded as of December 31, 2012, and the finalized allocations as adjusted as of June 30, 2013:

| (dollars in thousands) | Purchase Price Allocations as Originally Reported | Adjustments | Finalized Purchase Price Allocations |
|--|--|-------------|---|
| Land | \$11,390 | \$2,876 | \$14,266 |
| Buildings and improvements | 38,510 | (2,330) |)36,180 |
| Acquisition-related intangible assets (in Acquired lease intangibles, net) | — | 2,623 | 2,623 |
| Acquisition-related intangible liabilities (in Acquired lease and other intangibles, net) | — | (1,852) |)(1,852) |
| Below market debt assumed (in Mortgage notes payable) | — | (1,317) |)(1,317) |
| Total consideration | \$49,900 | \$— | \$49,900 |

Dispositions

During May 2013, Fund II sold the storage facility located at its Pelham Manor property for \$11.9 million. This sale resulted in a \$4.2 million gain.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

4. ACQUISITION OF REAL ESTATE AND DISCONTINUED OPERATIONS (continued)

Discontinued Operations

The Company reports properties held-for-sale and properties sold during the periods as discontinued operations. The results of operations of discontinued operations are reflected as a separate component within the accompanying Consolidated Statements of Income for all periods presented. As of June 30, 2013, one of the properties within the Opportunity Funds was under contract for sale.

The combined assets and liabilities and the results of operations of the properties classified as discontinued operations, in each period presented, are summarized as follows:

(dollars in thousands)

| BALANCE SHEET | June 30, 2013 | December 31, 2012 |
|--|---------------|-------------------|
| ASSETS | | |
| Net real estate | \$11,850 | \$19,400 |
| Rents receivable, net | 876 | 917 |
| Deferred charges, net | 390 | 612 |
| Prepaid expenses and other assets | 190 | 1,132 |
| Total assets of discontinued operations | \$13,306 | \$22,061 |
| LIABILITIES | | |
| Mortgage notes payable | \$9,149 | \$9,208 |
| Accounts payable and accrued expenses | 1,794 | 3,125 |
| Other liabilities | 597 | 765 |
| Total liabilities of discontinued operations | \$11,540 | \$13,098 |

| (dollars in thousands) | Three Months Ended | | Six Months Ended | |
|--|--------------------|---------|------------------|----------|
| | June 30, | 2012 | June 30, | 2012 |
| STATEMENTS OF INCOME | | | | |
| Total revenues | \$906 | \$9,943 | \$2,075 | \$19,656 |
| Total expenses | 640 | 6,611 | 1,412 | 13,997 |
| Operating income | 266 | 3,332 | 663 | 5,659 |
| Gain on sale of property | 4,191 | 2,668 | 4,191 | 2,668 |
| Income from discontinued operations | 4,457 | 6,000 | 4,854 | 8,327 |
| Income from discontinued operations attributable to noncontrolling interests | (3,911) | (5,006) | (4,259) | (6,811) |
| Income from discontinued operations attributable to Common Shareholders | \$546 | \$994 | \$595 | \$1,516 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

5. INVESTMENTS IN AND ADVANCES TO UNCONSOLIDATED AFFILIATES

Core Portfolio

The Company owns a 49% interest in a 311,000 square foot shopping center located in White Plains, New York ("Crossroads"), a 50% interest in an approximately 28,000 square foot retail portfolio located in Georgetown, Washington D.C. (the "Georgetown Portfolio") and a 22.22% interest in an approximately 20,000 square foot retail property located in Wilmington, Delaware ("Route 202 Shopping Center"). These investments are accounted for under the equity method.

Opportunity Funds

RCP Venture

The Opportunity Funds, together with two unaffiliated partners formed an investment group, the RCP Venture, for the purpose of making investments in surplus or underutilized properties owned by retailers and, in some instances, the retailers' operating company. The RCP Venture is neither a single entity nor a specific investment and the Company has no control or rights with respect to the formation and operation of these investments. The Company has made these investments through its subsidiaries, Mervyns I, Mervyns II and Fund II, (together the "Acadia Investors"), all on a non-recourse basis. Through June 30, 2013, the Acadia Investors have made investments in Mervyns Department Stores ("Mervyns") and Albertsons including additional investments in locations that are separate from these original investments ("Add-On Investments"). Additionally, they have invested in Shopko, Marsh and Rex Stores Corporation (collectively "Other RCP Investments"). The Company accounts for its investments in Mervyns and Albertsons on the equity method as it has the ability to exercise significant influence, but does not have any rights with respect to financial or operating control. The Company accounts for its investments in its Add-On Investments and Other RCP Investments on the cost method as it does not have any influence over such entities' operating and financial policies nor any rights with respect to the control and operation of these entities.

The following table summarizes activity related to the RCP Venture investments from inception through June 30, 2013:

| Investment | Year Acquired | Investment Group Share Invested | | Operating Partnership Share Invested | |
|-------------------------------|---------------|---------------------------------|---------------|--------------------------------------|---------------|
| | | Capital and Advances | Distributions | Capital and Advances | Distributions |
| Mervyns | 2004 | \$26,058 | \$45,966 | \$4,901 | \$11,251 |
| Mervyns Add-On investments | 2005/2008 | 7,547 | 5,334 | 1,252 | 1,193 |
| Albertsons | 2006 | 20,717 | 81,594 | 4,239 | 16,318 |
| Albertsons Add-On investments | 2006/2007 | 2,416 | 4,864 | 388 | 972 |
| Shopko | 2006 | 1,108 | 1,659 | 222 | 332 |
| Marsh and Add-On investments | 2006/2008 | 2,667 | 2,639 | 533 | 528 |
| Rex Stores | 2007 | 2,701 | 1,956 | 535 | 392 |
| | | \$63,214 | \$144,012 | \$12,070 | \$30,986 |

Other Opportunity Fund Investments

The unaffiliated partners for Fund III's investments in Lincoln Road, Parkway Crossing, Arundel Plaza and the White City Shopping Center as well as Fund IV's investments in Lincoln Road, 1701 Belmont Avenue, 2819 Kennedy Boulevard (Note 4) and Promenade at Manassas (Note 4) maintain control over these entities. The Company accounts for these investments under the equity method as it has the ability to exercise significant influence, but does not have any rights with respect to financial or operating control.

Self-Storage Management, a Fund III investment, is a variable interest entity. Management has evaluated the applicability of ASC Topic 810 to this joint venture and determined that it is not the primary beneficiary and, therefore, consolidation of this venture is not required. The Company accounts for this investment using the equity method of accounting.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

5. INVESTMENTS IN AND ADVANCES TO UNCONSOLIDATED AFFILIATES (continued)

Summary of Investments in Unconsolidated Affiliates

The following Combined and Condensed Balance Sheets and Statements of Income, in each period, summarize the financial information of the Company's investments in unconsolidated affiliates:

| (dollars in thousands) | June 30, 2013 | December 31, 2012 |
|--|------------------|----------------------|
| Combined and Condensed Balance Sheets | | |
| Assets | | |
| Rental property, net | \$367,096 | \$441,611 |
| Investment in unconsolidated affiliates | 63,746 | 93,923 |
| Other assets | 31,830 | 39,035 |
| Total assets | \$462,672 | \$574,569 |
| Liabilities and partners' equity | | |
| Mortgage notes payable | \$242,449 | \$326,296 |
| Other liabilities | 16,633 | 24,267 |
| Partners' equity | 203,590 | 224,006 |
| Total liabilities and partners' equity | \$462,672 | \$574,569 |
| Company's investment in and advances to unconsolidated affiliates | \$188,299 | \$221,904 |
| Company's share of distributions in excess of income from and investments in unconsolidated affiliates | \$(12,319 |) \$(22,707) |

| (dollars in thousands) | Three Months Ended | | Six Months Ended | |
|---|--------------------|------------------|------------------|------------------|
| | June 30, 2013 | June 30, 2012 | June 30, 2013 | June 30, 2012 |
| Combined and Condensed Statements of Income | | | | |
| Total revenues | \$10,846 | \$11,922 | \$21,845 | \$24,218 |
| Operating and other expenses | (4,698 |) (4,362 |) (8,979 |) (8,816) |
| Interest and other finance expense | (2,056 |) (4,613 |) (4,087 |) (9,251) |
| Equity in earnings of unconsolidated affiliates | 6,581 | 6,469 | 5,870 | 4,846 |
| Depreciation and amortization | (2,608 |) (2,371 |) (4,688 |) (4,643) |
| Gain on sale of property | — | 3,402 | — | 3,402 |
| Net income | \$8,065 | \$10,447 | \$9,961 | \$9,756 |
| Company's share of net income | \$913 | \$4,689 | \$3,261 | \$4,731 |
| Amortization of excess investment | (98 |) (98 |) (196 |) (196) |
| Company's equity in earnings of unconsolidated affiliates | \$815 | \$4,591 | \$3,065 | \$4,535 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

6. NOTES RECEIVABLE

As of June 30, 2013, the Company's notes receivable, net, aggregated \$105.5 million, and were collateralized either by the underlying properties or the borrowers' ownership interests in the entities that own the properties and/or by the borrowers' personal guarantee subject, as applicable, to senior liens, as follows:

(dollars in thousands)

| Note description | Effective interest rate (1) | First Priority liens | Net Carrying Amounts of Notes Receivable as of June 30, 2013 | Net Carrying Amounts of Notes Receivable as of December 31, 2012 | Maturity date | Extension Options |
|--|-----------------------------|----------------------|--|--|---------------------------|-------------------|
| First Mortgage Loan | 12.0% | \$— | \$12,204 | \$12,333 | 12/1/2013 | — |
| First Mortgage Loan | 6.0% | — | 10,250 | 10,250 | 12/31/2013 | — |
| First Mortgage Loan | 8.0% | — | 8,000 | 8,000 | 12/31/2013 | — |
| Mezzanine Loan ² | 10.0% | 85,835 | 9,089 | 9,089 | 12/31/2013 | — |
| First Mortgage Loan | 11.0% | — | 25,000 | 25,000 | 1/1/2014 | 1 x 6 months |
| Zero Coupon Loan ³ | 24.0% | 166,200 | 4,196 | 3,961 | 1/3/2016 | — |
| Mezzanine Loan | 15.0% | — | 30,879 | 30,879 | 11/9/2020 | — |
| Mezzanine Loan ⁴ | 15.0% | 13,265 | 3,834 | 3,834 | Upon Capital Event | — |
| First Mortgage Loan | 5.3% | — | — | 18,500 | Demand | — |
| Construction Loan | 20.5% | — | — | 5,400 | 12/31/2012 | — |
| Individually less than 3% ⁵ | 11.00% to 17.50% | 37,623 | 2,032 | 2,032 | 12/31/13 to Capital Event | — |
| Total | | | \$105,484 | \$129,278 | | |

Notes:

- (1) The effective interest rate includes origination and exit fees.
- (2) Comprised of three cross-collateralized loans from one borrower, which are non-performing
- (3) The principal balance for this accrual only loan is increased by the interest accrued
- (4) Non-performing loan
- (5) Consists of three loans of which two are non-performing with an aggregate face value of \$5.7 million, of which \$3.9 million has been reserved

During January 2013, Fund III received a payment of \$2.5 million, representing the full principal and interest amount on a note that had been previously written off.

During February 2013, Fund III, in conjunction with its acquisition of Nostrand Place (Note 4), received repayment on \$13.0 million of its first mortgage loan of \$18.5 million and contributed the remaining unliquidated balance to a joint venture.

During March 2013, the Company received a payment of \$5.4 million, representing full payment on a construction loan.

The Company monitors the credit quality of its notes receivable on an ongoing basis and considers indicators of credit quality such as loan payment activity, the estimated fair value of the underlying collateral, the seniority of the

Company's loan in relation to other debt secured by the collateral and the prospects of the borrower. As of June 30, 2013, the Company held six non-performing notes aggregating \$18.6 million for which payment was delinquent. Based primarily on the indicators noted above, the Company has established a reserve of \$3.9 million as of June 30, 2013 related to these notes. The following table reconciles the allowance for notes receivable from December 31, 2012 to June 30, 2013:

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ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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6. NOTES RECEIVABLE (continued)

| (dollars in thousands) | Allowance for Notes Receivable |
|-----------------------------------|--------------------------------|
| Balance at December 31, 2012 | \$3,681 |
| Additional reserves | 208 |
| Recoveries | — |
| Charge-offs and reclassifications | — |
| Balance at June 30, 2013 | \$3,889 |

7. DERIVATIVE FINANCIAL INSTRUMENTS

As of June 30, 2013, the Company's derivative financial instruments consisted of 11 interest rate swaps with an aggregate notional value of \$181.4 million, which effectively fix LIBOR at rates ranging from 0.52% to 3.77% and mature between May 2015 and April 2023. The Company also has five derivative financial instruments with a notional value of \$183.3 million which cap LIBOR at rates ranging from 3.0% to 4.3% and mature between August 2013 and April 2018. The fair value of these derivative instruments, which is included in other liabilities in the Consolidated Balance Sheets, totaled \$0.8 million and \$4.4 million at June 30, 2013 and December 31, 2012, respectively. The notional value does not represent exposure to credit, interest rate, or market risks.

These derivative instruments have been designated as cash flow hedges and hedge the future cash outflows of variable-rate interest payments on mortgage debt. Such instruments are reported at the fair value reflected above. As of June 30, 2013 and December 31, 2012, unrealized losses totaling \$0.8 million and \$4.3 million, respectively, were reflected in accumulated other comprehensive loss on the consolidated balance sheets.

As of June 30, 2013 and December 31, 2012, no derivatives were designated as fair value hedges, hedges of net investments in foreign operations or considered to be ineffective. Additionally, the Company does not use derivatives for trading or speculative purposes.

8. MORTGAGE AND OTHER NOTES PAYABLE

The Company completed the following transactions related to mortgage and other notes payable and credit facilities during the six months ended June 30, 2013:

During January, the Company closed on a new \$150.0 million unsecured credit facility, replacing the \$64.5 million secured credit facility that had matured. The new facility bears interest at a spread which varies based on the ratio of total debt to total asset value of the Company ranging from LIBOR plus 155 basis points (<45%) to LIBOR plus 220 basis points (>55%) depending on the level of leverage. There is also an unused fee of 0.35% if the total outstanding principal is less than or equal to 50% of the aggregate commitments and 0.25% if it is more. This facility matures on January 3, 2016 and has a one-year extension option. During the six months ended June 30, 2013, the Company borrowed \$45.0 million on this facility, all of which has been repaid. As of June 30, 2013, there was no balance outstanding under this credit facility.

During January, the Company closed on a \$16.5 million loan collateralized by a property. The loan bears interest at LIBOR plus 190 basis points and matures on January 23, 2023.

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During February, the Company closed on a \$13.0 million loan collateralized by a property. The loan bears interest at LIBOR plus 265 basis points and matures on February 1, 2016.

During March, the Company refinanced a \$28.9 million loan collateralized by a property, bearing interest at LIBOR plus 600 basis points with a new \$29.5 million loan. The new loan bears interest at LIBOR plus 250 basis points and matures on April 1, 2018.

ACADIA REALTY TRUST AND SUBSIDIARIES

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8. MORTGAGE AND OTHER NOTES PAYABLE (continued)

During March, the Company modified a \$50.0 million construction loan collateralized by a property. The modification converted the construction loan, on which no previous balance was drawn, into a first mortgage loan of \$20.0 million and increased the interest rate from LIBOR plus 330 basis points to LIBOR plus 500 basis points. In addition, the Company modified a separate \$20.0 million loan collateralized by this property. The previous loan bore interest at LIBOR plus 250 basis points and was scheduled to mature during August 2013. The modification extended the maturity date to August 23, 2015 and adjusted the interest rate to LIBOR plus 300 basis points until August 2013, LIBOR plus 350 basis points until August 2014 and LIBOR plus 400 basis points thereafter.

During April, the Company closed on a \$8.6 million loan collateralized by a property. The loan bears interest at LIBOR plus 175 basis points and matures on April 3, 2023.

During June, the Company closed on a \$52.5 million loan collateralized by a property. The loan bears interest at LIBOR plus 165 basis points and matures on June 28, 2018, and has a five-year extension option. As of June 30, 2013, no proceeds have been funded under this loan.

During June, the Company closed on a \$4.6 million loan collateralized by a property. The loan bears interest at LIBOR plus 195 basis points and matures on June 1, 2014, and has a one-year extension option.

During 2012, the U.S. Citizenship and Immigration Services ("USCIS") approved the City Point project's application for \$200.0 million of construction financing under the U.S.'s Immigrant Investor Program, commonly known as "EB-5." Funds are released into a restricted cash account upon the approval of the USCIS. As of June 30, 2013, \$193.0 million of funds have been released into this restricted cash account and \$40.0 million have been drawn to fund construction activities, with \$153.0 million remaining in the restricted cash account.

9. CONVERTIBLE NOTES PAYABLE

In December 2006 and January 2007, the Company issued convertible notes totaling \$115.0 million with a fixed interest rate of 3.75% due in 2026 (the "Convertible Notes"). The Convertible Notes were issued at par and require interest payments semi-annually in arrears on June 15th and December 15th of each year. The Convertible Notes are unsecured obligations and rank equally with all other unsecured and unsubordinated indebtedness. The Convertible Notes have an effective interest rate of 6.03% after giving effect to the accounting treatment required by ASC Topic 470-20, "Debt with Conversion and Other Options." Holders of the Convertible Notes may require the Company to repurchase the Convertible Notes at par on December 15, 2016 and December 15, 2021. Through June 30, 2013, the Company had purchased \$114.1 million in principal amount of its Convertible Notes, none of which were repurchased subsequent to December 31, 2011, and the remaining outstanding balance is \$0.9 million.

As of December 31, 2011, all loan costs associated with the issuance have been expensed and there is no remaining net carrying amount of the equity component. The if-converted value of the Convertible Notes does not exceed their aggregate principal amount as of June 30, 2013 and there are no derivative transactions that were entered into in connection with the issuance of the Convertible Notes.

ACADIA REALTY TRUST AND SUBSIDIARIES

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10. FAIR VALUE MEASUREMENTS

The FASB's fair value measurements and disclosure guidance requires the valuation of certain of the Company's financial assets and liabilities, based on a three-level fair value hierarchy. Market value assumptions obtained from sources independent of the Company are observable inputs that are classified within Levels 1 and 2 of the hierarchy, and the Company's own assumptions about market value assumptions are unobservable inputs classified within Level 3 of the hierarchy.

The following table presents the Company's fair value hierarchy for those assets and liabilities measured at fair value on a recurring basis as of June 30, 2013:

| (dollars in thousands) | Level 1 | Level 2 | Level 3 |
|---|---------|---------|---------|
| Liabilities | | | |
| Derivative financial instruments (Note 7) | \$— | \$808 | \$— |

In addition to items that are measured at fair value on a recurring basis, the Company also has assets and liabilities on its balance sheet that are measured at fair value on a nonrecurring basis. As these assets and liabilities are not measured at fair value on a recurring basis, they are not included in the table above. Assets and liabilities that are measured at fair value on a nonrecurring basis include assets acquired and liabilities assumed in business combinations (Note 4).

During the quarter ended June 30, 2013, the Company determined that the value of the Walnut Hill Plaza was impaired and recorded an impairment loss of \$1.5 million (Note 1). The Company estimated the fair value by using projected future cash flows, which it determined were not sufficient to recover the property's net book value. The inputs used to determine this fair value are classified within Level 3 of the hierarchy.

Financial Instruments

Certain of the Company's assets and liabilities meet the definition of financial instruments. Except as disclosed below, the carrying amounts of these financial instruments approximate their fair values.

The Company has determined the estimated fair values of the following financial instruments by discounting future cash flows utilizing a discount rate equivalent to the rate at which similar financial instruments would be originated at the reporting date:

| (dollars in thousands) | June 30, 2013 | | December 31, 2012 | |
|---|-----------------|----------------------|-------------------|----------------------|
| | Carrying Amount | Estimated Fair Value | Carrying Amount | Estimated Fair Value |
| Mortgage, Convertible Notes and Other Notes Payable | \$1,093,196 | \$1,113,097 | \$727,978 | \$734,807 |

11. RELATED PARTY TRANSACTIONS

The Company earned property management fees, legal and leasing fees from its investments in unconsolidated affiliates totaling \$0.03 million and \$0.2 million for the three months ended June 30, 2013 and 2012, respectively, and \$0.04 million and \$0.4 million for the six months ended June 30, 2013 and 2012, respectively.

Lee Wielansky, the Lead Trustee of the Company, was paid a consulting fee of \$25,000 for the three months ended June 30, 2013 and 2012, respectively and \$50,000 for the six months ended June 30, 2013 and 2012, respectively.

ACADIA REALTY TRUST AND SUBSIDIARIES

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12. SEGMENT REPORTING

The Company has three reportable segments: Core Portfolio, Opportunity Funds and Notes Receivable. The accounting policies of the segments are the same as those described in the summary of significant accounting policies. The Company evaluates property performance primarily based on net operating income before depreciation, amortization and certain nonrecurring items. Investments in the Core Portfolio are typically held long-term. Given the contemplated finite life of the Opportunity Funds, these investments are typically held for shorter terms. Fees earned by the Company as the general partner/managing member of the Opportunity Funds are eliminated in the Company's consolidated financial statements. The following tables set forth certain segment information for the Company, reclassified for discontinued operations, as of and for the three and six months ended June 30, 2013 and 2012 and does not include unconsolidated affiliates:

| (dollars in thousands) | Three Months Ended June 30, 2013 | | | Total |
|--|----------------------------------|-------------------|------------------|-------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | |
| Revenues | \$28,057 | \$14,480 | \$3,399 | \$45,936 |
| Property operating expenses, other operating and real estate taxes | 6,811 | 5,086 | — | 11,897 |
| General and administrative | 5,872 | 429 | — | 6,301 |
| Income before depreciation and amortization and interest and other finance expense | \$15,374 | \$8,965 | \$3,399 | \$27,738 |
| Depreciation and amortization | \$7,142 | \$3,834 | \$— | \$10,976 |
| Interest and other finance expense | \$6,563 | \$4,350 | \$— | \$10,913 |
| Real estate at cost | \$1,006,210 | \$810,214 | \$— | \$1,816,424 |
| Total assets | \$1,100,356 | \$1,104,704 | \$105,484 | \$2,310,544 |
| Expenditures for redevelopment and improvements | \$3,255 | \$22,371 | \$— | \$25,626 |
| Acquisition of real estate | \$22,500 | \$— | \$— | \$22,500 |

Reconciliation to net income and net income attributable to Common Shareholders

| | |
|---|-----------|
| Net property income before depreciation and amortization and interest and other finance expense | \$27,738 |
| Depreciation and amortization | (10,976) |
| Equity in earnings of unconsolidated affiliates | 815 |
| Interest and other finance expense | (10,913) |
| Income tax provision | (7) |
| Impairment of asset | (1,500) |
| Income from discontinued operations | 266 |
| Gain on sale of property | 4,191 |
| Net income | 9,614 |
| Net income attributable to noncontrolling interests | (857) |
| Net income attributable to Common Shareholders | \$8,757 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

12. SEGMENT REPORTING (continued)

| (dollars in thousands) | Three Months Ended June 30, 2012 | | | Total |
|--|----------------------------------|-------------------|------------------|-------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | |
| Revenues | \$17,366 | \$13,202 | \$2,177 | \$32,745 |
| Property operating expenses, other operating and real estate taxes | 4,468 | 6,177 | — | 10,645 |
| General and administrative | 4,600 | 605 | — | 5,205 |
| Income before depreciation and amortization and interest and other finance expense | \$8,298 | \$6,420 | \$2,177 | \$16,895 |
| Depreciation and amortization | \$4,495 | \$3,706 | \$— | \$8,201 |
| Interest and other finance expense | \$3,721 | \$3,349 | \$— | \$7,070 |
| Real estate at cost | \$632,084 | \$684,101 | \$— | \$1,316,185 |
| Total assets | \$750,634 | \$664,419 | \$88,712 | \$1,503,765 |
| Expenditures for redevelopment and improvements | \$12,778 | \$5,978 | \$— | \$18,756 |
| Acquisition of real estate | \$50,689 | \$11,737 | \$— | \$62,426 |

Reconciliation to net income and net income attributable to Common Shareholders

| | |
|---|----------|
| Net property income before depreciation and amortization and interest and other finance expense | \$16,895 |
| Depreciation and amortization | (8,201) |
| Equity in earnings of unconsolidated affiliates | 4,591 |
| Interest and other finance expense | (7,070) |
| Income tax provision | (1,039) |
| Income from discontinued operations | 3,332 |
| Gain on sale of property | 2,668 |
| Net income | 11,176 |
| Net income attributable to noncontrolling interests | (4,337) |
| Net income attributable to Common Shareholders | \$6,839 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

12. SEGMENT REPORTING (continued)

| (dollars in thousands) | Six Months Ended June 30, 2013 | | | Total |
|--|--------------------------------|-------------------|------------------|-------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | |
| Revenues | \$54,471 | \$32,006 | \$6,759 | \$93,236 |
| Property operating expenses, other operating and real estate taxes | 13,912 | 10,330 | — | 24,242 |
| General and administrative | 11,345 | 582 | — | 11,927 |
| Income before depreciation and amortization and interest and other finance expense | \$29,214 | \$21,094 | \$6,759 | \$57,067 |
| Depreciation and amortization | \$13,777 | \$7,827 | \$— | \$21,604 |
| Interest and other finance expense | \$12,712 | \$8,510 | \$— | \$21,222 |
| Real estate at cost | \$1,006,210 | \$810,214 | \$— | \$1,816,424 |
| Total assets | \$1,100,356 | \$1,104,704 | \$105,484 | \$2,310,544 |
| Expenditures for redevelopment and improvements | \$3,711 | \$39,856 | \$— | \$43,567 |
| Acquisition of real estate | \$109,100 | \$— | \$— | \$109,100 |

Reconciliation to net income and net income attributable to Common Shareholders

| | |
|---|-----------|
| Net property income before depreciation and amortization and interest and other finance expense | \$57,067 |
| Depreciation and amortization | (21,604) |
| Equity in earnings of unconsolidated affiliates | 3,065 |
| Interest and other finance expense | (21,222) |
| Income tax benefit | 133 |
| Impairment of asset | (1,500) |
| Income from discontinued operations | 663 |
| Gain on sale of property | 4,191 |
| Net income | 20,793 |
| Net income attributable to noncontrolling interests | (2,413) |
| Net income attributable to Common Shareholders | \$18,380 |

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

12. SEGMENT REPORTING (continued)

| (dollars in thousands) | Six Months Ended June 30, 2012 | | | Total |
|--|--------------------------------|-------------------|------------------|-------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | |
| Revenues | \$33,070 | \$25,436 | \$4,206 | \$62,712 |
| Property operating expenses, other operating and real estate taxes | 9,007 | 11,234 | — | 20,241 |
| General and administrative | 10,252 | 878 | — | 11,130 |
| Income before depreciation and amortization and interest and other finance expense | \$13,811 | \$13,324 | \$4,206 | \$31,341 |
| Depreciation and amortization | \$8,237 | \$7,114 | \$— | \$15,351 |
| Interest and other finance expense | \$7,074 | \$6,552 | \$— | \$13,626 |
| Real estate at cost | \$632,084 | \$684,101 | \$— | \$1,316,185 |
| Total assets | \$750,634 | \$664,419 | \$88,712 | \$1,503,765 |
| Expenditures for redevelopment and improvements | \$19,984 | \$18,934 | \$— | \$38,918 |
| Acquisition of real estate | \$66,878 | \$44,237 | \$— | \$111,115 |

Reconciliation to net income and net income attributable to Common Shareholders

| | |
|---|-----------|
| Net property income before depreciation and amortization and interest and other finance expense | \$31,341 |
| Depreciation and amortization | (15,351) |
| Equity in earnings of unconsolidated affiliates | 4,535 |
| Interest and other finance expense | (13,626) |
| Income tax provision | (1,227) |
| Income from discontinued operations | 5,659 |
| Gain on sale of property | 2,668 |
| Net income | 13,999 |
| Net income attributable to noncontrolling interests | (3,150) |
| Net income attributable to Common Shareholders | \$10,849 |

13. LONG-TERM INCENTIVE COMPENSATION

On February 22, 2013, the Company issued a total of 284,447 LTIP Units and 590 Restricted Share Units to officers of the Company and 11,532 Restricted Share Units to other employees of the Company pursuant to its Amended and Restated 2006 Share Incentive Plan (the "Share Incentive Plan"). Vesting with respect to these awards is generally recognized ratably over the five annual anniversaries following the issuance date. Vesting with respect to 16% of the awards issued to officers is also generally subject to achieving certain Company performance measures. Unvested LTIP Units provide for non-forfeitable rights to dividend equivalent payments (Note 2).

These awards were measured at their fair value as if they were vested on the grant date. Fair value was established as the market price of the Company's Common Shares as of the close of trading on the day preceding the grant date. The total value of the above Restricted Share Units and LTIP Units as of the grant date was \$7.9 million. Compensation expense of \$0.4 million and \$0.8 million has been recognized in the accompanying consolidated statements of income related to these awards for the three and six months ended June 30, 2013, respectively.

Total long-term incentive compensation expense, including the expense related to the above-mentioned plans, was \$1.3 million and \$0.9 million for the three months ended June 30, 2013 and 2012, respectively and \$2.6 million and \$1.8 million for the six months ended June 30, 2013 and 2012, respectively.

ACADIA REALTY TRUST AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

13. LONG-TERM INCENTIVE COMPENSATION (continued)

In 2009, the Company adopted the Long Term Investment Alignment Program (the "Program") pursuant to which the Company may award units primarily to senior executives which would entitle them to receive up to 25% of any future Fund III Promote when and if such Promote is ultimately realized. The Company has awarded all of the units under the Program and these units were determined to have no value at issuance or as of June 30, 2013. In accordance with ASC Topic 718, "Compensation - Stock Compensation," compensation relating to these awards will be recorded based on the change in the estimated fair value at each reporting period.

14. SUBSEQUENT EVENTS

During July 2013, the Company completed the acquisition of 3200-3204 M Street in Georgetown, Washington, D.C., a Core Portfolio property for a purchase price of \$11.8 million.

As of June 30, 2013, one of the properties within the Opportunity Funds was under contract for sale (Note 4). During July, the contract expired. The property continues to be marketed for sale.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

The following discussion is based on our consolidated financial statements as of June 30, 2013 and 2012 and for each of the three and six months then ended. This information should be read in conjunction with the accompanying consolidated financial statements and notes thereto ("Notes to Consolidated Financial Statements").

FORWARD-LOOKING STATEMENTS

Certain statements contained in this report constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results performance or achievements expressed or implied by such forward-looking statements. Such factors are set forth under the heading "Item 1A. Risk Factors" in our Form 10-K for the year ended December 31, 2012 (our "2012 Form 10-K") and include, among others, the following: general economic and business conditions, including the current post-recessionary period, which will, among other things, affect demand for rental space, the availability and creditworthiness of prospective tenants, lease rents and the availability of financing; adverse changes in our real estate markets, including, among other things, competition with other companies; risks of real estate development, acquisition and investment; risks related to our use of leverage; demands placed on our resources due to the growth of our business; risks related to operating through a partnership structure; our limited control over joint venture investments; the risk of loss of key members of management; uninsured losses; REIT distribution requirements and ownership limitations; concentration of ownership by certain institutional investors; governmental actions and initiatives; and environmental/safety requirements. Except as required by law, we do not undertake any obligation to update or revise any forward-looking statements contained in this Form 10-Q.

OVERVIEW

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. 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, supply constrained, densely-populated metropolitan areas and create value through accretive redevelopment and re-anchoring activities coupled with the acquisition of high-quality assets that have the long-term potential to outperform the industry asset class.

Generate additional external growth through an opportunistic yet disciplined acquisition program through our Opportunity Funds. We target transactions with high inherent opportunity for the creation of additional value through:

value-add investments in high-quality urban and/or street retail properties with re-tenanting or repositioning opportunities, opportunistic acquisitions of well-located real estate anchored by distressed retailers or by motivated sellers and opportunistic purchases of debt which may include restructuring.

These may also include joint ventures with private equity investors for the purpose of making investments in operating retailers with significant embedded value in their real estate assets.

Maintain a strong and flexible balance sheet through conservative financial practices while ensuring access to sufficient capital to fund future growth.

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As of June 30, 2013, we operated 108 properties, which we own or have an ownership interest in, within our Core Portfolio and Opportunity Funds. These properties primarily consist of urban/street retail, dense suburban neighborhood and community shopping centers and mixed-use properties with a strong retail component. The properties we operate are located primarily along the East Coast and in Chicago.

Core Portfolio

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 Opportunity Funds. There are 75 properties in our Core Portfolio totaling 5.3 million square feet. As of June 30, 2013, the Core Portfolio physical occupancy was 93.7% and leased occupancy, which includes executed leases for which rent has not yet commenced was 95.0%.

Opportunity Funds

Fund I has three properties totaling 0.1 million square feet.

Fund II has six properties totaling 0.8 million square feet, four of which are operating, one of which is under construction, and one of which is in the design phase.

Fund III has 17 properties totaling 1.7 million square feet, 12 of which are operating and five of which are in various stages of redevelopment.

Fund IV has seven properties totaling 0.4 million square feet, six of which are operating and one of which is in the design phase.

The majority of our operating income is derived from rental revenues from properties, including recoveries of operating expenses from tenants, offset by operating and overhead expenses. As our RCP Venture invests in operating companies, we consider these investments to be private-equity style, as opposed to solely real estate, investments. Since these are not generally traditional investments in operating rental real estate but investments in operating businesses, the Operating Partnership principally invests in these through a taxable REIT subsidiary ("TRS").

CRITICAL ACCOUNTING POLICIES

Management's discussion and analysis of financial condition and results of operations is based upon our consolidated financial statements, which have been prepared in accordance with GAAP. The preparation of these consolidated financial statements requires management to make estimates and judgments that affect the reported amounts of assets, liabilities, revenues and expenses. Management bases its 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 the 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 2012 Form 10-K.

RESULTS OF OPERATIONS

A discussion of the significant variances and primary factors contributing thereto within the results of operations are addressed below. Where there were no significant variances from period to period, the information in the following tables is presented without further discussion:

Comparison of the three months ended June 30, 2013 ("2013") to the three months ended June 30, 2012 ("2012")

| (dollars in millions) | 2013 | | | 2012 | | |
|------------------------|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Revenues | | | | | | |
| Rental income | \$23.2 | \$11.6 | \$— | \$14.0 | \$10.1 | \$— |
| Interest income | — | — | 3.4 | — | — | 2.1 |
| Expense reimbursements | 4.6 | 2.7 | — | 3.0 | 2.8 | — |
| Other | 0.2 | 0.2 | — | 0.4 | 0.3 | — |
| Total revenues | \$28.0 | \$14.5 | \$3.4 | \$17.4 | \$13.2 | \$2.1 |

Rental income in the Core Portfolio increased \$9.2 million primarily as a result of additional rents of (i) \$1.3 million following the acquisitions of 664 North Michigan and 8-12 East Walton ("2013 Core Acquisitions"), (ii) \$3.3 million

following the acquisitions of 330 River Street, 340 River Street, 28 Jericho Turnpike, a portfolio of Chicago street retail properties, 930 Rush Street, 83 Spring Street, Rhode Island Place, 181 Main Street, 1739-53 Connecticut Avenue, 1801-03 Connecticut Avenue, and 639 West Diversey ("2012 Core Acquisitions"), (iii) \$4.2 million following the consolidation of our Brandywine investment formerly presented under the equity method ("Brandywine") and (iv) \$0.3 million as a result of re-anchoring and leasing activities at Branch Plaza ("Core Re-anchoring"). Rental income in the Opportunity Funds increased \$1.5 million primarily as a result of additional rents of (i) \$0.5 million following the acquisitions of 3780-3858 Nostrand Avenue ("2013 Fund Acquisition") and (ii) \$0.9 million

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from leases that commenced during 2012 and 2013 at Fordham Place, 640 Broadway and 161st Street ("Fund Redevelopment Properties").

The increase in interest income was primarily due to the origination of two notes during December 2012 partially offset by the repayment of three notes during 2012.

Expense Reimbursements in the Core Portfolio increased \$1.6 million primarily as a result of \$0.6 million from the 2013 and 2012 Core Acquisitions, and \$0.7 million from Brandywine.

| (dollars in millions) | 2013 | | | 2012 | | |
|-------------------------------|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Operating Expenses | | | | | | |
| Property operating | \$3.2 | \$2.6 | \$— | \$1.8 | \$2.9 | \$— |
| Other operating | 0.3 | 0.1 | — | 0.3 | 0.9 | — |
| Real estate taxes | 3.3 | 2.4 | — | 2.4 | 2.4 | — |
| General and administrative | 5.9 | 0.4 | — | 4.6 | 0.6 | — |
| Depreciation and amortization | 7.2 | 3.8 | — | 4.5 | 3.7 | — |
| Total operating expenses | \$19.9 | \$9.3 | \$— | \$13.6 | \$10.5 | \$— |

Property operating expenses in the Core Portfolio increased \$1.4 million primarily as a result of \$0.8 million from Brandywine and \$0.3 million from the 2013 and 2012 Core Acquisitions.

Real estate taxes in the Core Portfolio increased \$0.9 million primarily as a result of \$0.4 million from the 2013 and 2012 Core Acquisitions and \$0.3 million from Brandywine.

General and administrative in the Core Portfolio increased \$1.3 million primarily as a result of increased compensation due to additional staffing and increased stock compensation.

Depreciation and amortization in the Core Portfolio increased \$2.7 million primarily as a result of \$1.7 million from the 2013 and 2012 Core Acquisitions and \$0.9 million from Brandywine.

| (dollars in millions) | 2013 | | | 2012 | | |
|--|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Other | | | | | | |
| Equity in earnings (losses) of unconsolidated affiliates | \$— | \$0.8 | \$— | \$(0.1) | \$4.7 | \$— |
| Impairment of asset | (1.5) |) — | — | — | — | — |
| Interest and other finance expense | (6.6) |) (4.3) |) — | (3.8) |) (3.3) |) — |
| Income tax benefit (provision) | 0.1 | (0.1) |) — | (1.2) |) 0.2 | — |
| Income from discontinued operations | — | 4.5 | — | — | 6.0 | — |
| Net (income) loss attributable to noncontrolling interests - | | | | | | |
| - Continuing operations | (0.5) |) 3.6 | — | — | 0.7 | — |

- Discontinued operations — (3.9) — — (5.0) —

Equity in earnings (losses) of unconsolidated affiliates in the Opportunity Funds decreased primarily as a result of our share of a \$3.4 million gain on the sale of an unconsolidated Opportunity Fund investment during 2012 ("2012 Fund Unconsolidated Dispositions") and \$2.1 million of distributions in excess of basis from our Albertson's investment during 2012. These decreases

were offset by a \$1.2 million increase in our share of earnings from our investment in the Self- Storage Management company during 2013.

Impairment of asset in the Core Portfolio represents an impairment charge on Walnut Hill Plaza. See Note 1 in the Notes to Consolidated Financial Statements for a discussion of the impairment charge.

Interest expense in the Core Portfolio increased \$2.8 million primarily due to Brandywine. Interest expense in the Opportunity Funds increased \$1.0 million in 2013, primarily due to higher average outstanding borrowings.

Income from discontinued operations represents activity related to properties held for sale in 2013 and properties sold during 2013 and 2012. See Note 4 in the Notes to Consolidated Financial Statements for a discussion of our 2013 dispositions.

Net (income) loss attributable to noncontrolling interests - Continuing operations and Discontinued operations primarily represents the noncontrolling interests' share of all the Opportunity Funds variances discussed above.

Comparison of the six months ended June 30, 2013 ("2013") to the six months ended June 30, 2012 ("2012")

| (dollars in millions) | 2013 | | | 2012 | | |
|------------------------|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Revenues | | | | | | |
| Rental income | \$44.4 | \$23.5 | \$— | \$26.6 | \$19.4 | \$— |
| Interest income | — | — | 6.3 | — | — | 4.2 |
| Expense reimbursements | 9.7 | 5.6 | — | 5.7 | 5.5 | — |
| Other | 0.8 | 2.9 | — | 0.9 | 0.4 | — |
| Total revenues | \$54.9 | \$32.0 | \$6.3 | \$33.2 | \$25.3 | \$4.2 |

Rental income in the Core Portfolio increased \$17.8 million primarily as a result of additional rents of (i) \$8.7 million from 2013 and 2012 Core Acquisitions, (ii) \$8.3 million from Brandywine and (iii) \$0.7 million from Core Re-anchoring. Rental income in the Opportunity Funds increased \$4.1 million primarily as a result of additional rents of (i) \$0.7 million from 2013 Fund Acquisitions, (ii) \$0.6 million from acquisitions of 210 Bowery 3104 M Street and Lincoln Park Center ("2012 Fund Acquisitions") and (iii) \$2.1 million from Fund Redevelopment Properties.

The increase in interest income was primarily due to the origination of three notes during December 2012 partially offset by the repayment of three notes during 2012.

Expense Reimbursements in the Core Portfolio increased \$4.0 million primarily as a result of \$1.2 million from the 2013 and 2012 Core Acquisitions, and \$1.4 million from Brandywine as well as an increase in snow related reimbursements.

Other income in the Opportunity Funds increased \$2.5 million primarily as a result of the collection of a note receivable originated in 2010, which had been written off prior to 2013.

| (dollars in millions) | 2013 | | | 2012 | | |
|-----------------------|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Operating Expenses | | | | | | |
| Property operating | \$6.4 | \$5.1 | \$— | \$3.5 | \$5.5 | \$— |
| Other operating | 1.0 | 0.9 | — | 0.8 | 1.5 | — |
| Real estate taxes | 6.6 | 4.3 | — | 4.6 | 4.3 | — |
| | 11.4 | 0.5 | — | 10.3 | 0.9 | — |

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| | | | | | | |
|-------------------------------|--------|--------|-----|--------|--------|-----|
| General and administrative | | | | | | |
| Depreciation and amortization | 13.8 | 7.8 | — | 8.2 | 7.1 | — |
| Total operating expenses | \$39.2 | \$18.6 | \$— | \$27.4 | \$19.3 | \$— |

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Property operating expenses in the Core Portfolio increased \$2.9 million primarily as a result of \$0.6 million from the 2013 and 2012 Core Acquisitions, \$1.2 million from Brandywine and \$0.5 million from additional snow related expenses.

Real estate taxes in the Core Portfolio increased \$2.0 million primarily as a result of \$1.0 million from the 2013 and 2012 Core Acquisitions and \$0.7 million from Brandywine.

General and administrative in the Core Portfolio increased \$1.1 million primarily as a result of increased compensation due to additional staffing and increased stock compensation, offset by higher internal capitalized leasing salaries during 2013.

Depreciation and amortization in the Core Portfolio increased \$5.6 million primarily as a result of \$3.3 million from the 2012 Core Acquisitions and \$1.7 million from Brandywine.

| (dollars in millions) | 2013 | | | 2012 | | |
|--|----------------|-------------------|------------------|----------------|-------------------|------------------|
| | Core Portfolio | Opportunity Funds | Notes Receivable | Core Portfolio | Opportunity Funds | Notes Receivable |
| Equity in earnings (losses) of unconsolidated affiliates | \$— | \$3.1 | \$— | \$0.2 | \$4.3 | \$— |
| Impairment of asset | (1.5 |) — | — | — | — | — |
| Interest and other finance expense | (12.7 |) (8.5 |) — | (7.1 |) (6.5 |) — |
| Income tax benefit (provision) | 0.2 | (0.1 |) — | (1.8 |) 0.6 | — |
| Income from discontinued operations | — | 4.9 | — | — | 8.3 | — |
| Net (income) loss attributable to noncontrolling interests - | | | | | | |
| - Continuing operations | (0.8 |) 2.6 | — | — | 3.7 | — |
| - Discontinued operations | — | (4.3 |) — | — | (6.8 |) — |

Equity in earnings (losses) of unconsolidated affiliates in the Opportunity Funds decreased primarily as a result of our share of a \$3.4 million gain on sale from 2012 Fund Unconsolidated Dispositions and \$2.1 million of distributions in excess of basis from our Albertson's investment during 2012. These decreases were offset by a \$2.0 million increase in our share of earnings from our investment in the Self- Storage Management company and \$1.1 million of additional income from the acquisition of Fund IV's Lincoln Road Portfolio during 2013.

Impairment of asset in the Core Portfolio represents an impairment charge on Walnut Hill Plaza as previously discussed.

Interest expense in the Core Portfolio increased \$5.6 million primarily due to Brandywine. Interest expense in the Opportunity Funds increased \$2.0 million in 2013, primarily due to higher average outstanding borrowings.

The variance in the income tax provision in the Core Portfolio of \$2.0 million relates to the re-characterization of fee income to a priority distribution at the TRS level in 2013.

Income from discontinued operations represents activity related to properties held for sale in 2013 and properties sold during 2013 and 2012. See Note 4 in the Notes to Consolidated Financial Statements for a discussion of our 2013

disposition.

Net (income) loss attributable to noncontrolling interests - Continuing operations and Discontinued operations primarily represents the noncontrolling interests' share of all the Opportunity Funds variances discussed above.

CORE PORTFOLIO PERFORMANCE

The following discussion of net property operating income ("NOI"), same-store NOI and rent spreads on new and renewal leases includes both our consolidated and pro-rata share of unconsolidated properties within our Core Portfolio. In contrast, our Opportunity Funds invest primarily in properties that typically require significant leasing and redevelopment. Given that our

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Opportunity Funds are finite-life investment vehicles, these assets are typically sold following the completion of these activities. Accordingly, we believe these measures are not meaningful for our Opportunity Fund investments.

NOI represents property-related revenues less expenses. We consider NOI, same-store 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, same-store 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.

NOI for our Core Portfolio is determined as follows:

(dollars in millions)

Reconciliation of Consolidated Operating Income to NOI - Core Portfolio

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|--|-----------------------------|---------|---------------------------|---------|
| | 2013 | 2012 | 2013 | 2012 |
| Consolidated Operating Income | \$ 16.8 | \$ 8.7 | \$ 35.5 | \$ 16.0 |
| Add back: | | | | |
| General and administrative | 6.3 | 5.2 | 11.9 | 11.1 |
| Depreciation and amortization | 11.0 | 8.2 | 21.6 | 15.4 |
| Less: | | | | |
| Management fee income | — | (0.4) | — | (0.9) |
| Interest income | (3.4) | (2.1) | (6.3) | (4.2) |
| Straight-line rent and other adjustments | (1.9) | — | (2.6) | 0.5 |
| Consolidated NOI | 28.8 | 19.6 | 60.1 | 37.9 |
| Noncontrolling interest in consolidated NOI | (10.8) | (6.2) | (23.8) | (12.7) |
| Pro-rata share of consolidated NOI | 18.0 | 13.4 | 36.3 | 25.2 |
| Less: Operating Partnership's interest in Opportunity Fund NOI included above | (1.8) | (1.4) | (4.2) | (2.9) |
| Add: Operating Partnership's share of unconsolidated joint ventures NOI ¹ | 0.8 | 1.5 | 1.5 | 3.2 |
| Core Portfolio NOI | \$ 17.0 | \$ 13.5 | \$ 33.6 | \$ 25.5 |

Note:

(1) Does not include the Operating Partnership's share of NOI from unconsolidated joint ventures within the Opportunity Funds

Same-store NOI includes properties that we owned for both the current and prior periods presented, but excludes those properties which we acquired, redeveloped or classified as discontinued operations during these periods. We define a redevelopment property as an asset that is being repositioned in its market or undergoing significant renovation. Redevelopment activities involve taking a substantial portion of leasable space temporarily out of service and typically include structural work, demising of existing space and/or facade renovation. The following table summarizes same-store NOI for our Core Portfolio for the three and six months ended June 30, 2013 and 2012:

Reconciliation of Core Portfolio NOI to Same-Store NOI

| (dollars in millions) | Three Months Ended June 30, | | Six Months Ended June 30, | |
|--|-----------------------------|--------|---------------------------|--------|
| | 2013 | 2012 | 2013 | 2012 |
| Core Portfolio NOI - Continuing Operations | \$17.0 | \$13.5 | \$33.6 | \$25.5 |
| Less properties excluded from Same-Store NOI | (4.2) | (1.5) | (9.2) | (3.2) |
| Same-Store NOI | \$12.8 | \$12.0 | \$24.4 | \$22.3 |
| Percent change from historic period | 7.4 | % | 9.3 | % |
| Components of Same-Store NOI | | | | |
| Same-Store Revenues | \$17.3 | \$16.0 | \$33.3 | \$30.3 |
| Same-Store Operating Expenses | 4.5 | 4.0 | 8.9 | 8.0 |
| Same-Store NOI | \$12.8 | \$12.0 | \$24.4 | \$22.3 |

Following is a summary of the net change in base rent as compared to that of the former leases on new and renewal leases ("Rent Spreads") executed within our Core Portfolio during the three and six months ended June 30, 2013:

Rent Spreads on New and Renewal Leases - Core Portfolio

| Core Portfolio New and Renewal Leases | Three Months Ended June 30, 2013 | | Six Months Ended June 30, 2013 | |
|---|-------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| | Cash Basis | Straight-Line Basis (GAAP) (1) | Cash Basis | Straight-Line Basis (GAAP) (1) |
| Number of new and renewal leases executed | 7 | 7 | 10 | 10 |
| Gross leasable area | 38,800 | 38,800 | 50,476 | 50,476 |
| New base rent | \$25.41 | \$26.60 | \$38.63 | \$45.73 |
| Expiring base rent | \$21.56 | \$20.58 | \$33.30 | \$32.53 |
| Percent growth in base rent | 17.9 | % 29.3 | % 16.0 | % 40.6 |
| Average cost per square foot (2) | \$28.78 | \$28.78 | \$31.39 | \$31.39 |
| Weighted average lease term (years) | 7.4 | 7.4 | 8.4 | 8.4 |

Notes:

(1) Includes contractual rental escalations, abated rent and lease incentives.

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

FUNDS FROM OPERATIONS

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

We consider FFO to be an appropriate supplemental disclosure of operating performance for an equity REIT due to its widespread acceptance and use within the REIT and analyst communities. 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 depreciable real estate. However, 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

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available to fund all cash needs, including distributions. FFO should not be considered as an alternative to net income for the purpose of evaluating our performance or to cash flows as a measure of liquidity.

The reconciliation of net income to FFO for the three and six months ended June 30, 2013 and 2012 is as follows:

| (amounts in millions, except per share amounts) | Three Months Ended | | Six Months Ended | |
|--|--------------------|--------|------------------|--------|
| | June 30, 2013 | 2012 | June 30, 2013 | 2012 |
| Funds From Operations | | | | |
| Net income attributable to Common Shareholders | \$8.8 | \$6.8 | \$18.4 | \$10.8 |
| Depreciation of real estate and amortization of leasing costs (net of noncontrolling interests' share) | | | | |
| Consolidated affiliates | 7.0 | 5.5 | 13.6 | 10.1 |
| Unconsolidated affiliates | 0.7 | 0.6 | 1.2 | 1.2 |
| Gain on sale (net of noncontrolling interests' share) | | | | |
| Consolidated affiliates | (0.8) | (0.2) | (0.8) | (0.2) |
| Unconsolidated affiliates | — | (0.6) | — | (0.6) |
| Impairment of asset | 1.5 | — | 1.5 | — |
| Income attributable to noncontrolling interests' in Operating Partnership | 0.1 | 0.1 | 0.2 | 0.2 |
| Funds from operations | \$17.3 | \$12.2 | \$34.1 | \$21.5 |
| Funds From Operations per Share - Diluted | | | | |
| Weighted average number of Common Shares and OP Units | 56.2 | 45.3 | 55.4 | 44.6 |
| Diluted funds from operations, per share | \$0.31 | \$0.27 | \$0.62 | \$0.48 |

USES OF LIQUIDITY

Our principal uses of liquidity are:

- Core Portfolio acquisitions, redevelopment and re-tenanting activities;
- Investments in notes receivable and other real estate related investments;
- Investments through our Opportunity Funds, which include the funding of our share of committed capital;
- Distributions to our Common Shareholders, OP and LTIP Unit holders, and noncontrolling interests; and
- Payment of principal and interest on our mortgage loans and credit facilities.

Investments

Core Portfolio

Through July 31, 2013, we acquired three properties for \$120.9 million. See Note 4 and Note 14 to the Notes to Consolidated Financial Statements for a discussion of these investments.

During 2011, we initiated the key re-anchoring of three properties. During 2012 we completed two of these projects. Leases for prospective tenants at the third project, the Crossroads Shopping Center, are in various stages of negotiation. Costs associated with re-tenanting activity at this center are expected to range between \$8.0 million and \$11.0 million and completion is expected to occur during 2014.

Notes Receivable

We made no investments in notes receivable during the six months ended June 30, 2013. See Note 6 to the Notes to Consolidated Financial Statements for an overview of our notes receivable.

Opportunity Funds

During February 2013, Fund III entered into a joint venture agreement with an unaffiliated partner to acquire a 99% controlling interest in Nostrand Place. The consideration paid by us was the contribution of the unliquidated balance of our note receivable collateralized by Nostrand Place and required no cash contribution as further described in Note 4 to the Notes to Consolidated Financial Statements.

During June 2013, Fund IV, acquired a 98% initial interest in 2819 Kennedy Boulevard and a 99% initial interest in Promenade at Manassas as further described in Note 4 to the Notes to Consolidated Financial Statements. Fund IV's cash contribution to these two investments totaled \$47.3 million.

As part of our Opportunity Fund strategy, we invest in real estate assets that require significant redevelopment. As of June 30, 2013, we had eight redevelopment projects, one of which is under construction and seven are in various stages of development as follows:

(dollars in millions)

| Property | Owner | Costs to date | Anticipated additional costs (1) | Square feet upon completion | Anticipated completion dates |
|----------------------|----------|---------------|----------------------------------|-----------------------------|------------------------------|
| City Point | Fund II | \$190.3 | \$59.7 - \$149.7 | 675,000 | 2015 |
| Sherman Plaza | Fund II | 34.7 | TBD | TBD | TBD |
| Sheepshead Bay | Fund III | 22.9 | TBD | TBD | TBD |
| 723 N. Lincoln Lane | Fund III | 6.7 | TBD | TBD | TBD |
| Cortlandt Crossing | Fund III | 11.5 | 35.5 - 44.5 | 150,000 - 170,000 | 2016 |
| 3104 M Street NW | Fund III | 3.0 | 4.0 - 5.5 | 10,000 | TBD |
| Broad Hollow Commons | Fund III | 13.0 | 37.0 - 47.0 | 180,000 - 200,000 | 2016 |
| 210 Bowery | Fund IV | 7.7 | 3.8 - 4.3 | 10,000 | 2015 |
| Total | | \$289.8 | | | |

Notes:

TBD - To be determined

(1) Anticipated additional costs are estimated ranges for completing the projects and include costs for tenant improvements and leasing commissions.

Distributions

In order to qualify as a REIT for Federal income tax purposes, we must currently distribute at least 90% of our taxable income to our shareholders. For the three and six months ended June 30, 2013, we paid dividends and distributions on our Common Shares, Common OP Units and LTIP Unit holders totaling \$11.8 million and \$21.4 million, respectively, which were funded from the Operating Partnership's share of operating cash flow.

In addition, distributions of \$15.8 million were made to noncontrolling interests in Fund III during the six months ended June 30, 2013. Of this, \$6.4 million was made from operating cash flows and \$9.4 million resulted from financing proceeds.

Share Repurchase

We have an existing share repurchase program that authorizes management, at its discretion, to repurchase up to \$20.0 million of our outstanding Common Shares. The program may be discontinued or extended at any time and there is no assurance that we will purchase the full amount authorized. Under this program we have repurchased 2.1 million Common Shares, none of which were repurchased after December 2001. As of June 30, 2013, management has remaining authority to repurchase up to approximately \$7.5 million of our outstanding Common Shares under this program.

SOURCES OF LIQUIDITY

Our principal sources of liquidity are:

- The issuance of public equity, OP Units or debt instruments;
- Cash on hand of \$100.0 million as of June 30, 2013 and cash flows from operating activities;
- Unfunded capital commitments from noncontrolling interests;
- Future sales of existing properties; and
- Debt financings

Issuance of Equity

During April 2012, we filed a shelf registration on Form S-3 providing for offerings of up to a total of \$500.0 million of Common Shares, Preferred Shares, debt securities and other securities. We have remaining capacity under this registration statement to issue up to approximately \$81.3 million of these securities.

During 2013 we have issued 2.8 million Common Shares under our an at-the-market ("ATM") equity program for net proceeds of \$76.0 million. See Note 3 in the Notes to Consolidated Financial Statements for additional information related to our ATM equity program.

Opportunity Fund Capital

During the first six months of 2013, capital contributions received from noncontrolling interests in our Opportunity Funds totaled \$15.6 million. As of June 30, 2013, unfunded capital commitments from noncontrolling interests in our Opportunity Funds totaled \$457.6 million. See Note 1 in the Notes to Consolidated Financial Statements for additional information related to our Opportunity Fund capital activity.

Asset Sales

During May 2013, we closed on the sale of our self-storage facility located in Pelham, NY for \$11.9 million, which generated net proceeds of \$5.2 million after the repayment of \$6.7 million of debt.

Debt Financings

During the six months ended June 30, 2013, we received loan proceeds of \$68.5 million, net of repayments on loans that were refinanced, on five debt financings. In addition, we received \$193.0 million of loan proceeds which have been deposited in a restricted cash account available to fund future project construction activities. See Note 8 in the Notes to Consolidated Financial Statements for additional information on the transactions related to mortgage loans, bond financing and credit facilities completed during the six months ended June 30, 2013.

As of June 30, 2013, mortgages, convertible notes and other notes payable aggregated \$1,091.2 million, net of unamortized premium of \$2.0 million, and the mortgages were collateralized by 38 properties and related tenant leases. Interest rates on our outstanding mortgage indebtedness convertible notes and other notes payable ranged from 1.00% to 7.25% with maturities that ranged from December 2013 to April 2023. Taking into consideration \$181.4 million of notional principal under variable to fixed-rate swap agreements currently in effect, \$841.0 million of the mortgages, convertible notes and other notes payable, or 77.1%, was fixed at a 5.15% weighted average interest rate and \$250.2 million, or 22.9% was floating at a 2.91% weighted average interest rate as of June 30, 2013. There is \$49.9 million of debt maturing in 2013 at a weighted average interest rate of 4.15%. Of this amount, \$4.1 million represents scheduled annual amortization. As it relates to the remaining maturities in 2013, 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.

The following table sets forth certain information pertaining to our secured and unsecured credit facilities:

| (dollars in millions) Borrower | Total amount of credit facility | Amount borrowed as of December 31, 2012 | Net borrowings (repayments) during the six months ended June 30, 2013 | Amount borrowed as of June 30, 2013 | Letters of credit outstanding as of June 30, 2013 | Amount available under credit facilities as of June 30, 2013 |
|-----------------------------------|---------------------------------|---|---|-------------------------------------|---|--|
| Acadia Realty, LP (1) | \$ 150.0 | \$— | \$— | \$— | \$ 12.5 | \$ 137.5 |
| Fund IV (2) | 150.0 | 93.1 | (46.2) | 46.9 | — | 103.1 |
| Total | \$ 300.0 | \$ 93.1 | \$ (46.2) | \$ 46.9 | \$ 12.5 | \$ 240.6 |

Notes:

(1) This is an unsecured revolving credit facility.

(2) The Fund IV revolving subscription line of credit is secured by unfunded investor capital commitments.

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The following table summarizes our mortgage and other indebtedness as of June 30, 2013 and December 31, 2012:

(dollars in millions)

| Description of Debt and Collateral | 6/30/13 | 12/31/12 | Interest Rate at 6/30/13 | Maturity | Payment Terms |
|--|---------|----------|--------------------------|------------|---|
| Mortgage notes payable – variable-rate | | | | | |
| 161st Street | \$— | \$28.9 | 6.20% (LIBOR+6.00%) | 4/1/2013 | Interest only monthly |
| Pelham Manor | 26.9 | 33.8 | 2.94% (LIBOR+2.75%) | 12/1/2013 | Monthly principal and interest |
| 210 Bowery | 4.6 | — | 2.14% (LIBOR+1.95%) | 6/1/2014 | Interest only monthly |
| Branch Shopping Plaza | 12.4 | 12.6 | 2.44% (LIBOR+2.25%) | 9/30/2014 | Monthly principal and interest |
| 640 Broadway | 22.8 | 22.8 | 3.14% (LIBOR+2.95%) | 7/1/2015 | Interest only monthly until 7/14; monthly principal and interest thereafter |
| Heritage Shops | 21.0 | 21.0 | 2.44% (LIBOR+2.25%) | 8/10/2015 | Interest only monthly until 9/13; monthly principal and interest thereafter |
| City Point | 20.7 | 20.7 | 2.69% (LIBOR+2.50%) | 8/12/2015 | Interest only monthly |
| City Point | 20.0 | — | 5.19% (LIBOR+5.00%) | 8/23/2015 | Interest only monthly |
| Fordham Place | 79.0 | 82.2 | 3.19% (LIBOR+3.00%) | 9/25/2015 | Monthly principal and interest |
| Cortlandt Towne Center | 73.1 | 73.5 | 2.22% (LIBOR+2.03%) | 10/26/2015 | Interest only monthly |
| New Hyde Park Shopping Center | 6.4 | 6.5 | 2.44% (LIBOR+2.25%) | 11/10/2015 | Monthly principal and interest |
| Nostrand Avenue | 12.8 | — | 2.84% (LIBOR+2.65%) | 2/15/2016 | Monthly principal and interest |
| 161st Street | 29.5 | — | 2.69% (LIBOR+2.50%) | 4/1/2018 | Interest only monthly |
| Village Commons Shopping Center | 9.1 | 9.2 | 1.59% (LIBOR+1.40%) | 6/30/2018 | Monthly principal and interest |
| West Diversey | 15.1 | 15.3 | 2.09% (LIBOR+1.90%) | 4/27/2019 | Monthly principal and interest |
| 4401 White Plains Rd | 6.3 | 6.4 | 2.09% (LIBOR+1.90%) | 8/1/2022 | Monthly principal and interest |
| 28 Jericho Turnpike | 16.4 | — | 2.09% (LIBOR+1.90%) | 1/23/2023 | Monthly principal and interest |
| 60 Orange Street | 8.6 | — | 1.94% (LIBOR+1.75%) | 4/3/2023 | Monthly principal and interest |
| Sub-total mortgage notes payable | 384.7 | 332.9 | | | |
| Secured credit facilities - variable rate: | | | | | |
| Unsecured line of credit | — | — | | 1/3/2016 | Interest only monthly |

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| | | | | |
|-----------------------------|--------|---------|---------------|----------------------------------|
| | | | 1.74% | |
| | | | (LIBOR+1.55%) | |
| Fund IV revolving | 46.9 | 93.1 | 1.84% | 11/20/2015 Interest only monthly |
| subscription line of credit | | | (LIBOR+1.65%) | |
| Sub-total secured credit | 46.9 | 93.1 | | |
| facilities | | | | |
| Interest rate swaps (1) | (181.4 |)(132.8 |) | |
| Total variable-rate debt | 250.2 | 293.2 | | |

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(dollars in millions)

| Description of Debt and Collateral | 6/30/13 | 12/31/12 | Interest Rate at 6/30/13 | | Maturity | Payment Terms |
|-------------------------------------|-----------|----------|--------------------------|---|-----------|--------------------------------|
| Mortgage notes payable – fixed-rate | | | | | | |
| Lincoln Park Centre | \$19.3 | \$19.5 | 5.85 | % | 12/1/2013 | Monthly principal and interest |
| Clark Diversey | 4.3 | 4.3 | 6.35 | % | 7/1/2014 | Monthly principal and interest |
| New Loudon Center | 13.5 | 13.6 | 5.64 | % | 9/6/2014 | Monthly principal and interest |
| City Point | 20.0 | 20.0 | 7.25 | % | 11/1/2014 | Interest only quarterly |
| Crescent Plaza | 16.9 | 17.0 | 4.98 | % | 9/6/2015 | Monthly principal and interest |
| Pacesetter Park Shopping Center | 11.6 | 11.7 | 5.12 | % | 11/6/2015 | Monthly principal and interest |
| Elmwood Park Shopping Center | 33.0 | 33.3 | 5.53 | % | 1/1/2016 | Monthly principal and interest |
| Chicago Portfolio | 14.2 | 14.3 | 5.62 | % | 2/1/2016 | Monthly principal and interest |
| Chicago Portfolio | 1.5 | 1.5 | 5.55 | % | 2/1/2016 | Monthly principal and interest |
| The Gateway Shopping Center | 19.9 | 20.0 | 5.44 | % | 3/1/2016 | Monthly principal and interest |
| 340 River Street | 6.9 | 6.9 | 6.26 | % | 5/1/2016 | Monthly principal and interest |
| 330 River Street | 4.1 | 4.2 | 3.68 | % | 5/1/2016 | Monthly principal and interest |
| Brandywine | 166.2 | — | 5.99 | % | 7/1/2016 | Interest only monthly |
| Walnut Hill Plaza | 23.1 | 23.2 | 6.06 | % | 10/1/2016 | Monthly principal and interest |
| Brentwood Shopping Center | 16.3 | 16.4 | 6.35 | % | 12/1/2016 | Monthly principal and interest |
| 239 Greenwich Avenue | 26.0 | 26.0 | 5.42 | % | 2/11/2017 | Interest only monthly |
| 639 W Diversey | 4.3 | 4.4 | 6.65 | % | 3/1/2017 | Monthly principal and interest |
| Merrillville Plaza | 26.0 | 26.2 | 5.88 | % | 8/1/2017 | Monthly principal and interest |
| 216th Street | 25.5 | 25.5 | 5.80 | % | 10/1/2017 | Interest only monthly |
| City Point | 193.0 | — | 4.75 | % | 2018 | Interest only monthly (2) |
| City Point | 5.2 | 5.2 | 1.00 | % | 8/23/2019 | Interest only monthly |
| A&P Shopping Plaza | 7.9 | 7.9 | 4.20 | % | 9/6/2022 | Monthly principal and interest |
| Interest rate swaps (1) | 181.4 | 132.8 | 3.91 | % | | |
| Total fixed-rate debt | 840.1 | 433.9 | | | | |
| Unamortized premium (discount) | 2.0 | (0.1) | | | | |
| Total | \$1,092.3 | \$727.0 | | | | |

Notes:

(1) Represents the amount of our variable-rate debt that has been fixed through certain cash flow hedge transactions. See Note 7 to the Notes to Consolidated Financial Statements for a discussion of these transactions.

(2) Maturity date for this loan is 5 years from the approval of the final funds from USCIS which is currently anticipated to be during 2013. See Note 8 to the Notes to Consolidated Financial Statements for more information relating to this loan.

CONTRACTUAL OBLIGATIONS AND OTHER COMMITMENTS

At June 30, 2013, maturities on our mortgages, convertible notes and other notes payable ranged from December 2013 to April 2023. In addition, we have non-cancelable ground leases at eight of our shopping centers. We also lease space for our corporate headquarters for a term expiring in 2015. The following table summarizes our debt maturities, obligations under non-cancelable operating leases and construction contracts as of June 30, 2013:

| (dollars in millions) | Payments due by period | | | | |
|------------------------------|------------------------|---------------------|-----------------|-----------------|----------------------|
| | Total | Less than 1 year | 1 to 3 years | 3 to 5 years | More than 5 years |
| Contractual obligations | | | | | |
| Future debt maturities | \$1,091.2 | \$58.4 | \$460.6 | \$326.6 | \$245.6 |
| Interest obligations on debt | 191.4 | 48.8 | 83.1 | 35.0 | 24.5 |
| Operating lease obligations | 102.2 | 4.2 | 8.9 | 6.9 | 82.2 |
| Construction commitments | 91.5 | 91.5 | — | — | — |
| Total | \$1,476.3 | \$202.9 | \$552.6 | \$368.5 | \$352.3 |

OFF BALANCE SHEET ARRANGEMENTS

We have investments in the following joint ventures 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 in, and our share of income and loss from but not the individual assets and liabilities of these joint ventures.

See Note 5 to the Notes to Consolidated Financial Statements for a discussion of our unconsolidated investments. Our pro-rata share of debt related to these unconsolidated investments is as follows:

| (dollars in millions) | Operating Partnership | | |
|----------------------------|---------------------------------|--------------------------------|---------------|
| | Pro-rata share of mortgage debt | Interest rate at June 30, 2013 | Maturity Date |
| Investment | | | |
| Lincoln Road (Fund III) | \$3.7 | 6.14% | August 2014 |
| Crossroads | 28.8 | 5.37% | December 2014 |
| Parkway Crossing | 2.4 | 2.20% | January 2015 |
| Arundel Plaza | 1.6 | 5.60% | April 2015 |
| White City Shopping Center | 6.4 | 2.60% | December 2017 |
| Miami Beach Lincoln Road | 18.4 | 1.79% | June 2018 |
| Georgetown Portfolio | 9.2 | 4.72% | December 2027 |
| Total | \$70.5 | | |

In addition, we have arranged for the provision of two separate letters of credit in connection with certain leases and investments. As of June 30, 2013, there was no outstanding balance under the letters of credit. If the letters of credit were fully drawn, the maximum amount of our exposure would be \$12.5 million.

In addition to our derivative financial instruments, one of our unconsolidated affiliates is a party to two separate interest rate LIBOR swaps with a notional value of \$28.9 million, which effectively fix the interest rate at 5.54% and expire in December 2017. Our pro-rata share of the fair value of such affiliates' derivative liabilities totaled \$0.3 million at June 30, 2013.

HISTORICAL CASH FLOW

The following table compares the historical cash flow for the six months ended June 30, 2013 ("2013") with the cash flow for the six months ended June 30, 2012 ("2012"):

| (dollars in millions) | Six Months Ended June 30, | | |
|---|---------------------------|-----------|----------|
| | 2013 | 2012 | Change |
| Net cash provided by operating activities | \$24.9 | \$33.1 | \$(8.2) |
| Net cash used in investing activities | (101.1) | (167.6) | 66.5 |
| Net cash provided by financing activities | 84.4 | 111.2 | (26.8) |
| Total | \$8.2 | \$(23.3) | \$31.5 |

A discussion of the significant changes in cash flow for 2013 compared to 2012 is as follows:

Operating Activities

The decrease of \$8.2 million in net cash provided by operating activities primarily resulted from the following:

Items which contributed to a decrease in cash from operating activities:

▲ Additional cash of \$17.2 million used to fund prepaid ground rent for Fund II's City Point project during 2013

Items which contributed to an increase in cash from operating activities:

▲ Additional net operating income from Core and Fund Property Acquisitions and Redevelopment Properties

Investing Activities

The decrease of \$66.5 million in net cash used in investing activities primarily resulted from the following:

Items which contributed to a decrease in cash used in investing activities:

▲ An increase of \$76.9 million in 2013 in return of capital from unconsolidated affiliates

▲ A decrease of \$34.5 million related to advances of notes receivable during 2013

▲ An increase of \$3.5 million in 2013 in collections of notes receivable

Items which contributed to an increase in cash used in investing activities:

▲ An increase of \$47.8 million used in investments in and advances to unconsolidated affiliates during 2013 related to our investments in 2819 Kennedy Boulevard and Promenade at Manassas

Financing Activities

The \$26.8 million decrease in net cash provided by financing activities resulted primarily from the following:

Items which contributed to a decrease in cash from financing activities:

▲ A decrease of \$92.5 million in contributions from noncontrolling interests during 2013

▲ An increase of \$7.6 million in deferred financing costs related to new financings during 2013

Items which contributed to an increase in cash from financing activities:

• An additional \$36.7 million in mortgage debt proceeds, net of principal payments and funding of a restricted cash account during 2013

• A decrease of \$26.7 million in distributions to noncontrolling interests during 2013

• An additional \$15.2 million of net proceeds from the issuance of Common Shares, net of costs during 2013

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▲An additional \$5.4 million in dividends paid to Common Shareholders during 2013

INFLATION

Our long-term leases contain provisions designed to mitigate the adverse impact of inflation on our net income. Such provisions include clauses enabling us to receive percentage rents based on tenants' gross sales, which generally increase as prices rise, and/or, in certain cases, escalation clauses, which generally increase rental rates during the terms of the leases. Such escalation clauses are often related to increases in the consumer price index or similar inflation indexes. In addition, many of our leases are for terms of less than ten years, which permits us to seek to increase rents upon re-rental at market rates if current rents are below the then existing market rates. Most of our leases require the tenants to pay their share of operating expenses, including common area maintenance, real estate taxes, insurance and utilities, thereby reducing our exposure to increases in costs and operating expenses resulting from inflation.

Item 3. Quantitative and Qualitative Disclosures About Market Risk.

Our primary market risk exposure is to changes in interest rates related to our mortgage, convertible notes and other debt. See the discussion under Item 2 – Management's Discussion and Analysis of Financial Condition and Results of Operations for certain quantitative details related to our mortgage, convertible notes and other debt.

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 June 30, 2013, we had total mortgage debt, convertible notes and other notes payable of \$1,093.2 million, of which \$843.0 million or 77.1% was fixed-rate, inclusive of interest rate swaps, and \$250.2 million or 22.9% was variable-rate based upon LIBOR plus certain spreads. As of June 30, 2013, we were a party to 11 interest rate swap transactions and five interest rate caps to hedge our exposure to changes in interest rates with respect to \$181.4 million and \$183.3 million of LIBOR-based variable-rate debt, respectively.

Of our total consolidated outstanding debt, \$49.9 million and \$61.9 million will become due in 2013 and 2014, respectively. 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 rate, our interest expense would increase by approximately \$1.1 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 \$0.5 million.

Interest expense on our consolidated variable-rate debt, net of variable to fixed-rate swap agreements currently in effect, as of June 30, 2013 would increase by \$2.5 million annually if LIBOR increased by 100 basis points. After giving effect to noncontrolling interests, our share of this increase would be \$0.8 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.

Item 4. Controls and Procedures.

(a) Evaluation of Disclosure Controls and Procedures. In accordance with paragraph (b) of Rule 13a-15 promulgated under the Securities Exchange Act of 1934, as amended (the "Exchange Act"), our Chief Executive Officer and Chief Financial Officer have evaluated the effectiveness of our disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Exchange Act), as of the end of the period covered by this report. Based on such evaluation, our Chief Executive Officer and Chief Financial Officer have concluded that, as of the end of such period, our disclosure controls and procedures were effective.

(b) Internal Control over Financial Reporting. There has not been any change in our internal control over financial reporting during the fiscal quarter to which this report relates that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

Part II. Other Information

Item 1. Legal Proceedings.

During the first quarter 2013, the Company and certain affiliates, together with Michael Bloomberg, as mayor of the City of New York, certain public corporations and others were named in an Article 78 Proceeding (the "Proceeding") brought by certain construction unions, Families United For Racial and Economic Equality and others in the Supreme Court of New York regarding the Company's City Point project. The Proceeding seeks an injunction to halt construction and financing activities until certain alleged environmental requirements are satisfied. The issue has been joined and submitted to the Court for a determination. The Company believes that the Proceeding is without merit.

During July 2013, a lawsuit was brought against the Company relating to the 2011 flood at Mark Plaza by Kmart Corporation. The lawsuit alleges a breach of contract and negligence relating to landlord responsibility for damages incurred by the tenant as a result of the flood. The tenant is seeking damages in excess of \$9.0 million. The Company believes that this lawsuit is without merit.

Item 1A. Risk Factors.

The most significant risk factors applicable to us are described in Item 1A. of our 2012 Form 10-K. There have been no material changes to those previously-disclosed risk factors.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds.

None

Item 3. Defaults Upon Senior Securities.

None

Item 4. Mine Safety Disclosures.

Not applicable.

Item 5. Other Information.

None

Item 6. Exhibits.

The information under the heading "Exhibit Index" below is incorporated herein by reference.

SIGNATURES

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

ACADIA REALTY TRUST

August 7, 2013 /s/ Kenneth F. Bernstein
 Kenneth F. Bernstein
 President and Chief Executive Officer
 (Principal Executive Officer)

August 7, 2013 /s/ Jonathan W. Grisham
 Jonathan W. Grisham
 Senior Vice President and Chief Financial Officer
 (Principal Financial Officer)

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Exhibit Index

Exhibit No. Description

| | |
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| 3.1 | Declaration of Trust of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.1 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2012.) |
| 3.2 | First Amendment to Declaration of Trust of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.2 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2012.) |
| 3.3 | Second Amendment to Declaration of Trust of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.3 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2012.) |
| 3.4 | Third Amendment to Declaration of Trust of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.4 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2012.) |
| 3.5 | Fourth Amendment to Declaration of Trust (incorporated by reference to the copy thereof filed as Exhibit 3.1 (a) to the Company's Quarterly Report on Form 10-Q filed for the quarter ended September 30, 1998.) |
| 3.6 | Fifth Amendment to Declaration of Trust (incorporated by reference to the copy thereof filed as Exhibit 3.4 to the Company's Quarterly Report on Form 10-Q filed for the quarter ended March 31, 2009.) |
| 3.7 | Amended and Restated By-Laws of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.3 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2005.) |
| 3.8 | First Amendment to the Amended and Restated By-Laws of the Company (incorporated by reference to the copy thereof filed as Exhibit 3.5 to the Company's Quarterly Report on Form 10-Q filed for the quarter ended March 31, 2009.) |
| 4.1 | Voting Trust Agreement between the Company and Yale University dated February 27, 2002 (incorporated by reference to the copy thereof filed as Exhibit 99.1 to Yale University's Schedule 13D filed on September 25, 2002.) |
| 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 (1) |
| 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 (1) |
| 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 (1) |
| 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 (1) |
| 99.1 | Certificate of Designation of Series A Preferred Operating Partnership Units of Limited Partnership Interest of Acadia Realty Limited Partnership (incorporated by reference to the copy thereof filed as Exhibit 99.5 to the Company's Quarterly Report on Form 10-Q filed for the quarter ended June 30, 1997.) |
| 99.2 | Certificate of Designation of Series B Preferred Operating Partnership Units of Limited Partnership Interest of Acadia Realty Limited Partnership (incorporated by reference to the copy thereof filed as Exhibit 99.6 to the Company's Annual Report on Form 10-K filed for the fiscal year ended December 31, 2003.) |
| 101.INS | XBRL Instance Document* |
| 101.SCH | XBRL Taxonomy Extension Schema Document* |
| 101.CAL | XBRL Taxonomy Extension Calculation Document* |
| 101.DEF | XBRL Taxonomy Extension Definitions Document* |
| 101.LAB | XBRL Taxonomy Extension Labels Document* |
| 101.PRE | XBRL Taxonomy Extension Presentation Document* |

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Pursuant to Regulation S-T, this interactive data file is deemed not filed or part of a registration statement or prospectus for purposes of Sections 11 or 12 of the Securities Act of 1933, is deemed not filed for purposes of Section 18 of the Securities Exchange Act of 1934, and otherwise is not subject to liability under these sections.

Notes:

(1) Filed herewith.

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