

ACADIA

Realty. Trust.

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Our Portfolio
2026

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Street Portfolio

STREET

URBAN

SUBURBAN

CITY POINT



SOHO

NYC

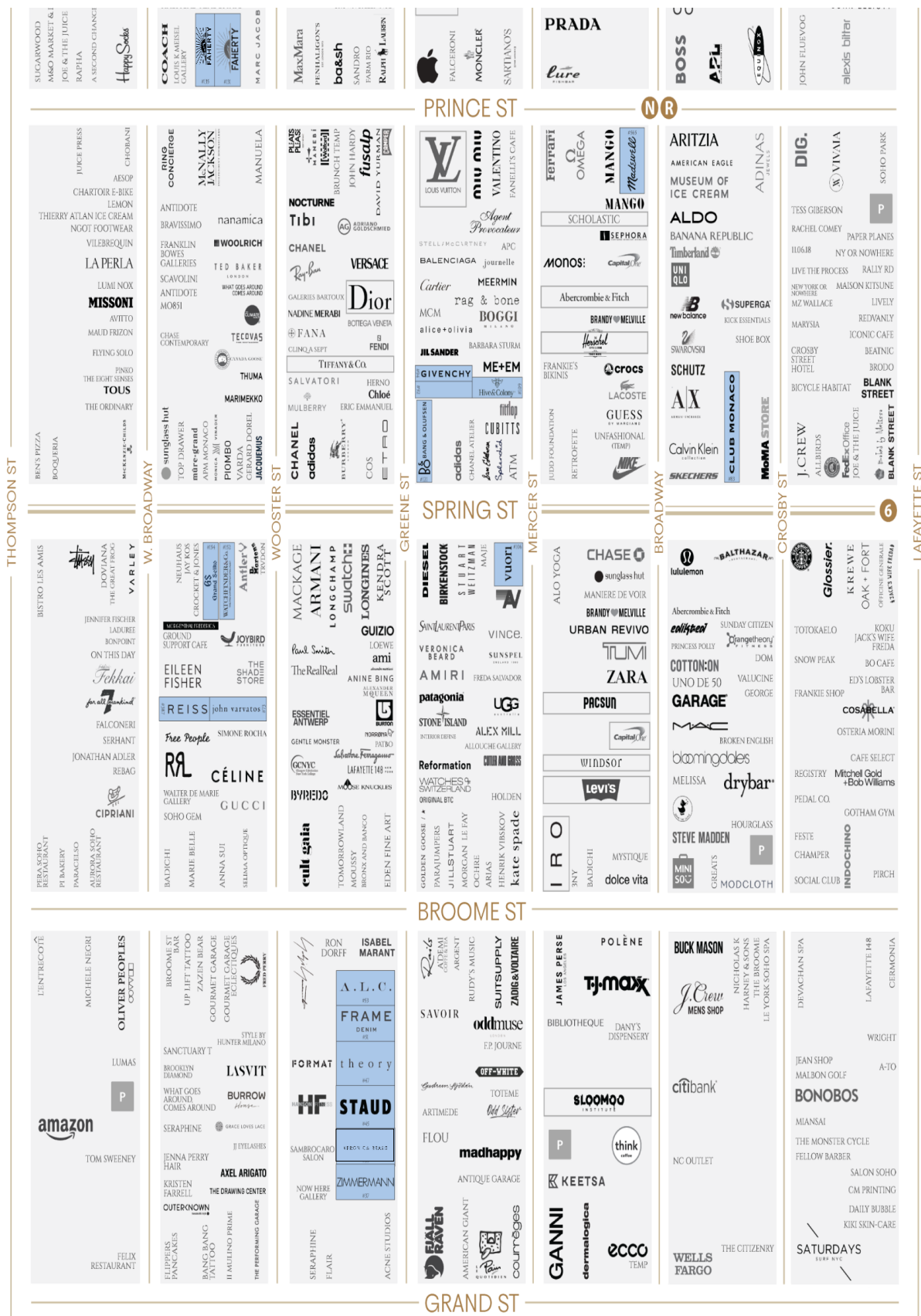


GIVENCHY

GIVENCHY

NO PARKING
Monday - Friday
8am - 6pm

SoHo NYC





WILLIAMSBURG

Brooklyn - NYC

123-129 N. 6th St.

Madewell

MEJURI

STORE HOURS
MONDAY 10 - 6
TUESDAY 10 - 6
WEDNESDAY 10 - 6
THURSDAY 10 - 6
FRIDAY 10 - 6
SATURDAY 10 - 6
SUNDAY 11 - 5

109 N. 6th St.



95, 97, 107 N 6th ST



93 N. 6th Street

**On Run Club
Williamsburg**

Who
All abilities encouraged; runners, walkers, movers

What
Easy 2-5 mile group run enjoying Williamsburg's
superb views

Where
93 N 6th St at On Williamsburg

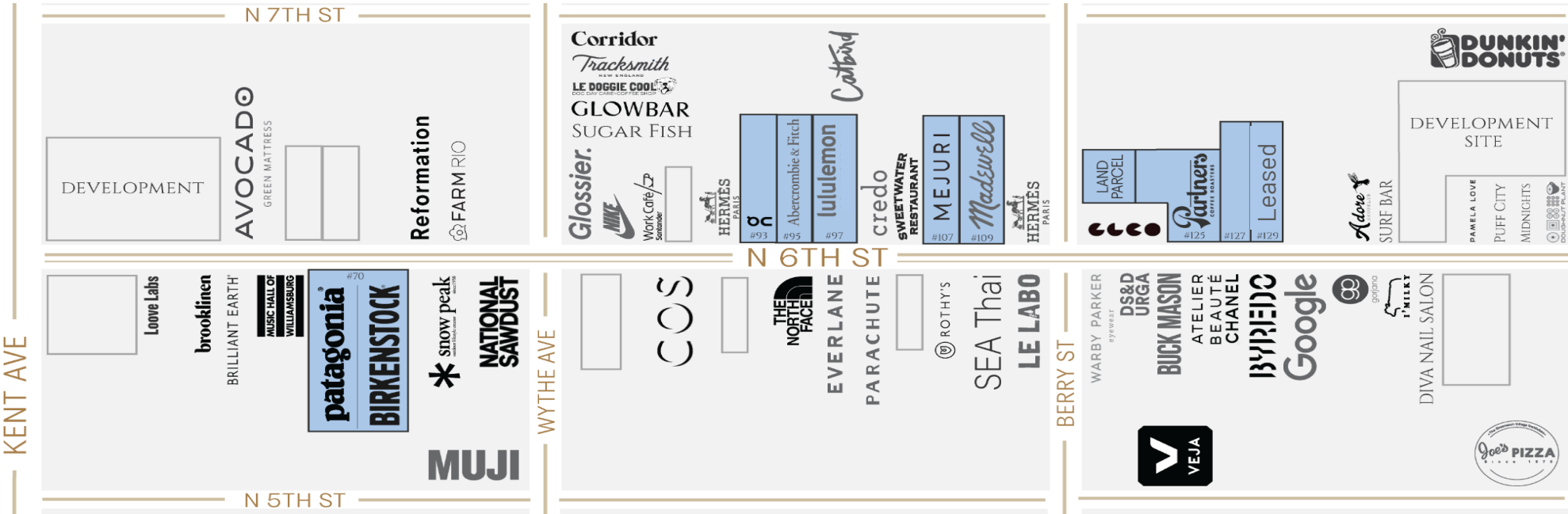
When
Tuesday nights at 6:30pm

Why
Free way to engage with community and
to ignite your spirit through movement

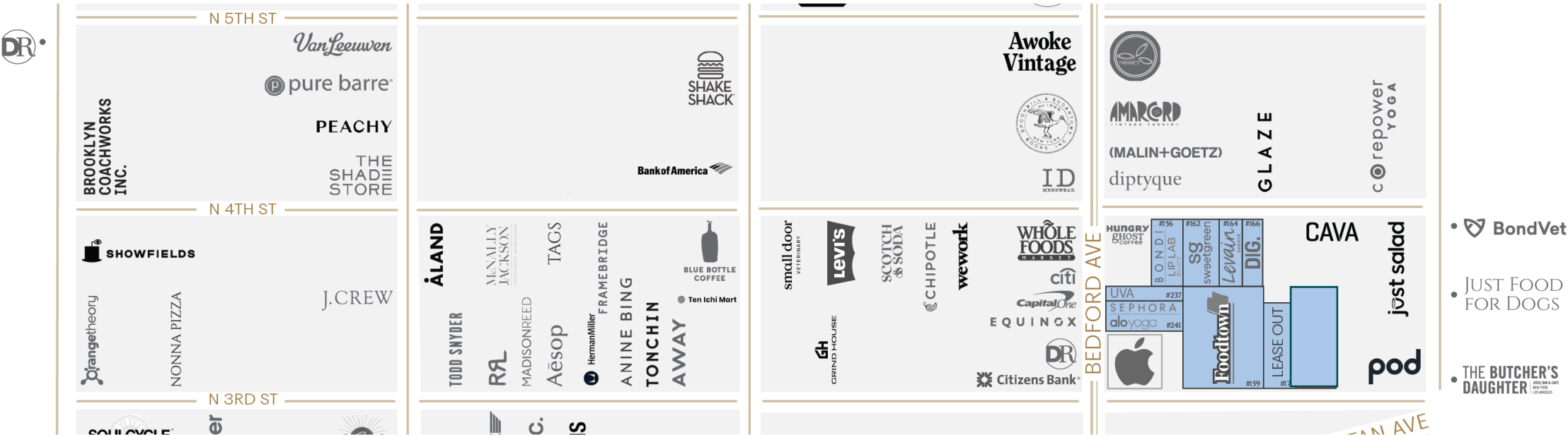
Williamsburg

Brooklyn - NYC

North 6th Street Corridor



Bedford Avenue





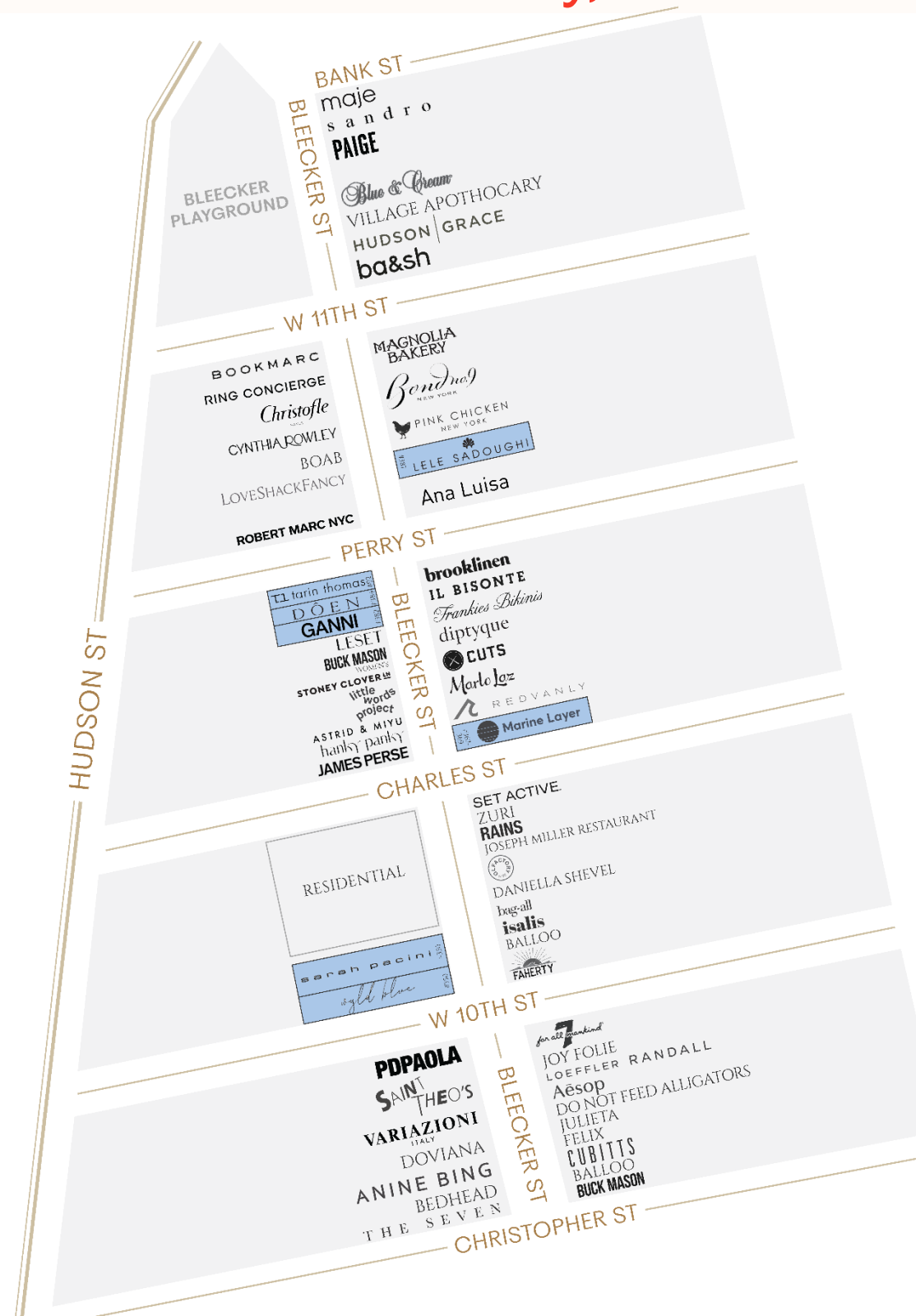
WEST VILLAGE

NYC



West Village

New York City, NY





GREENWICH

Connecticut



Greenwich

Connecticut



for all mankind

Splendid*

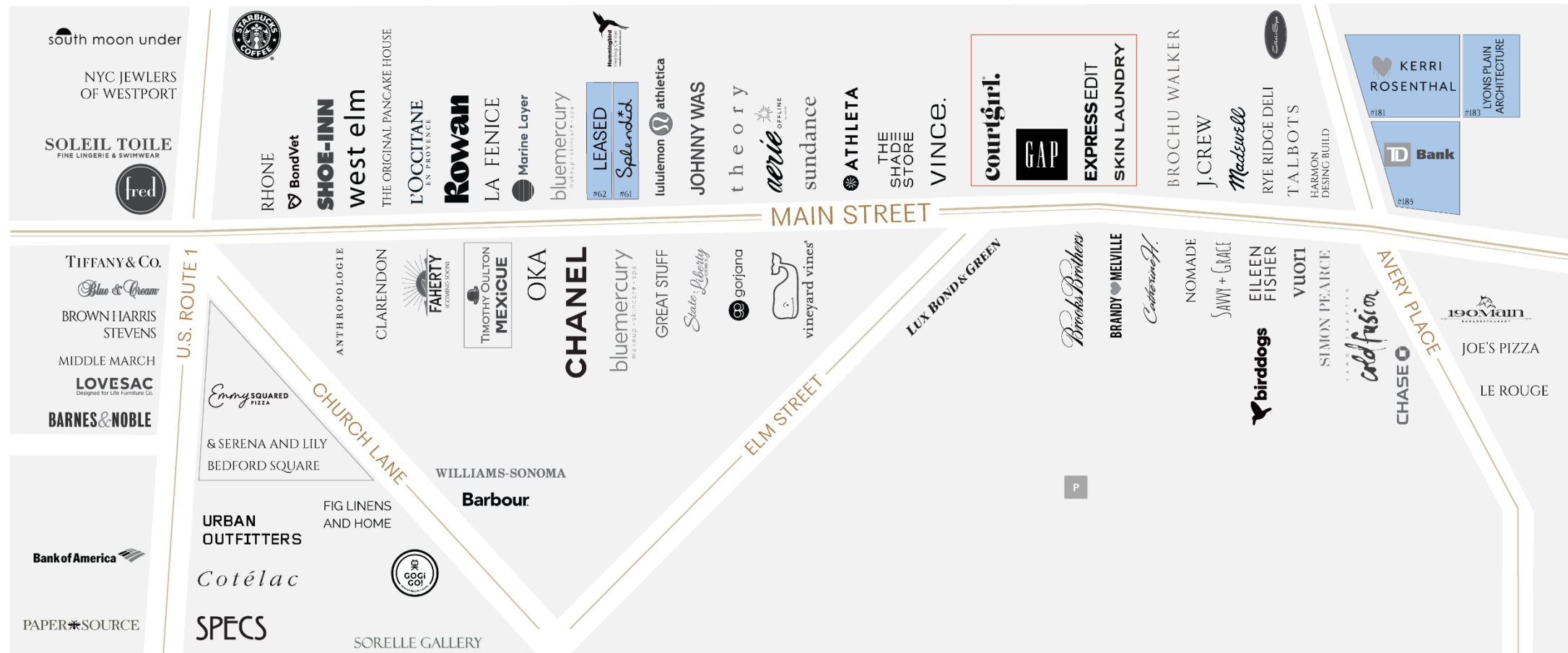
WESTPORT

Connecticut



Westport

Connecticut





GEORGETOWN

Washington, D.C.



lululemon



Georgetown

Washington, D.C.





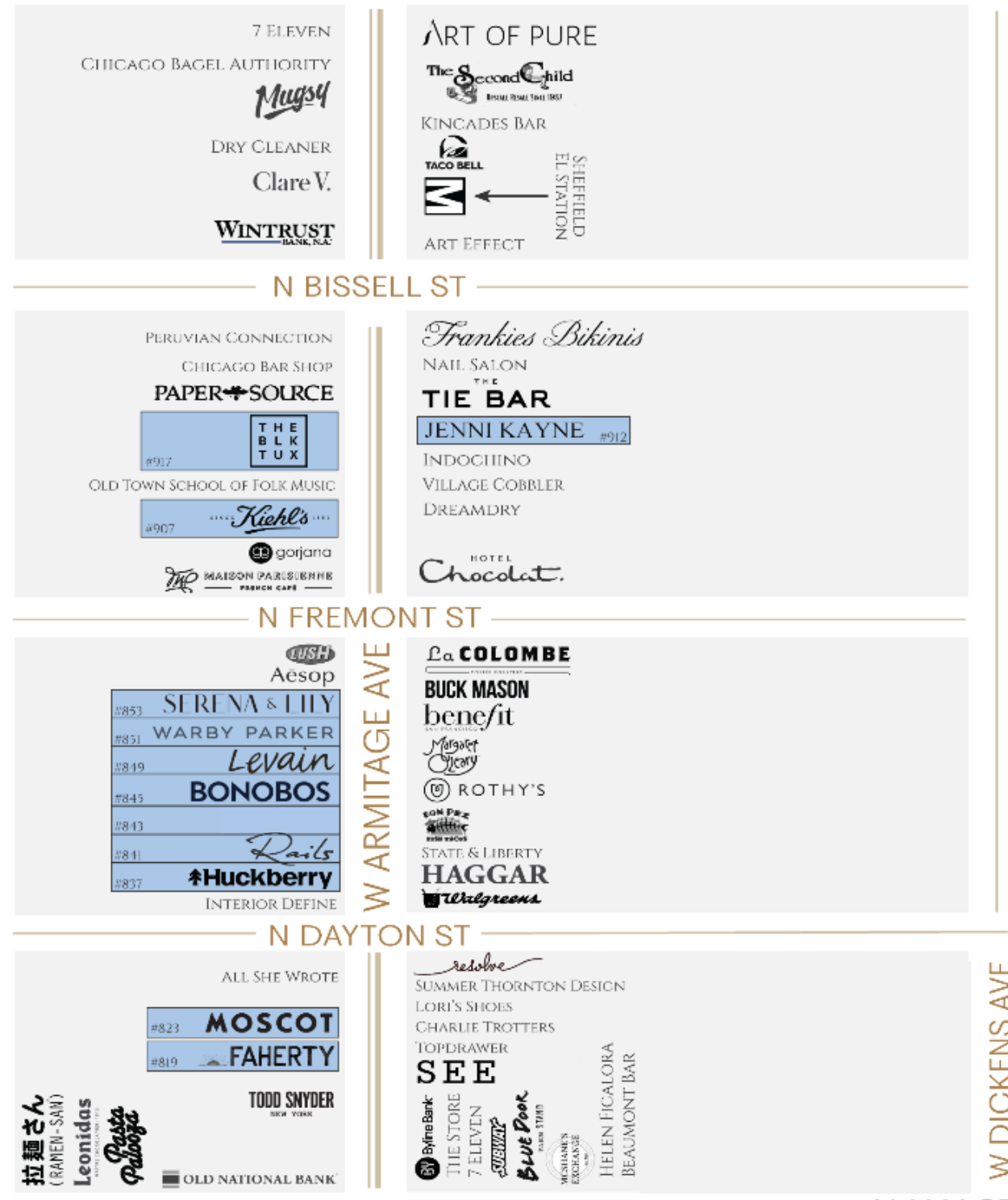
ARMITAGE

Chicago, IL



Armitage

Chicago, IL





GOLD COAST
Chicago, IL



930 N. Rush St.



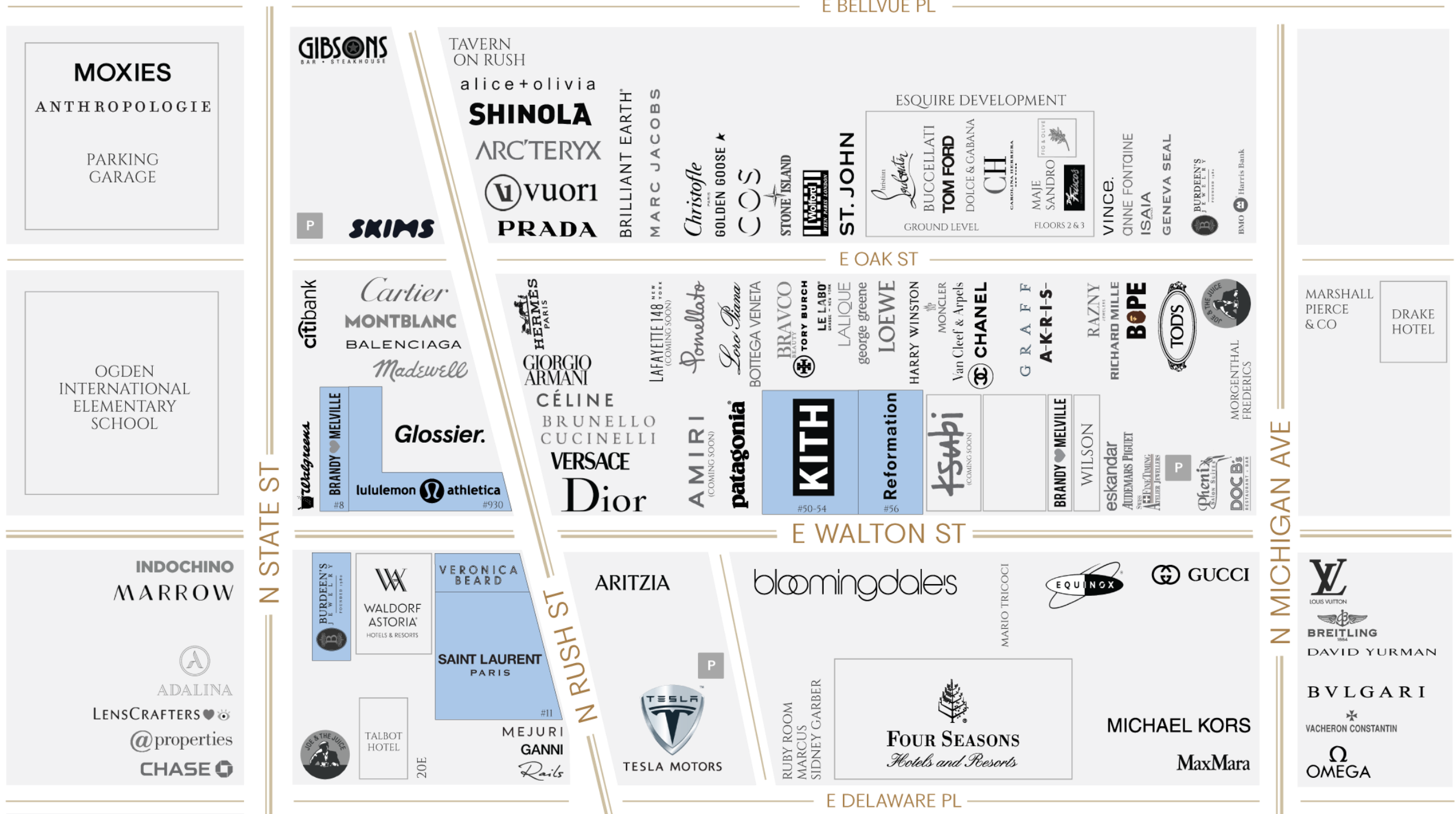
56 E. Walton St.



50 - 54 E. Walton St.

Gold Coast

Chicago, IL



NORTH MICHIGAN AVE.

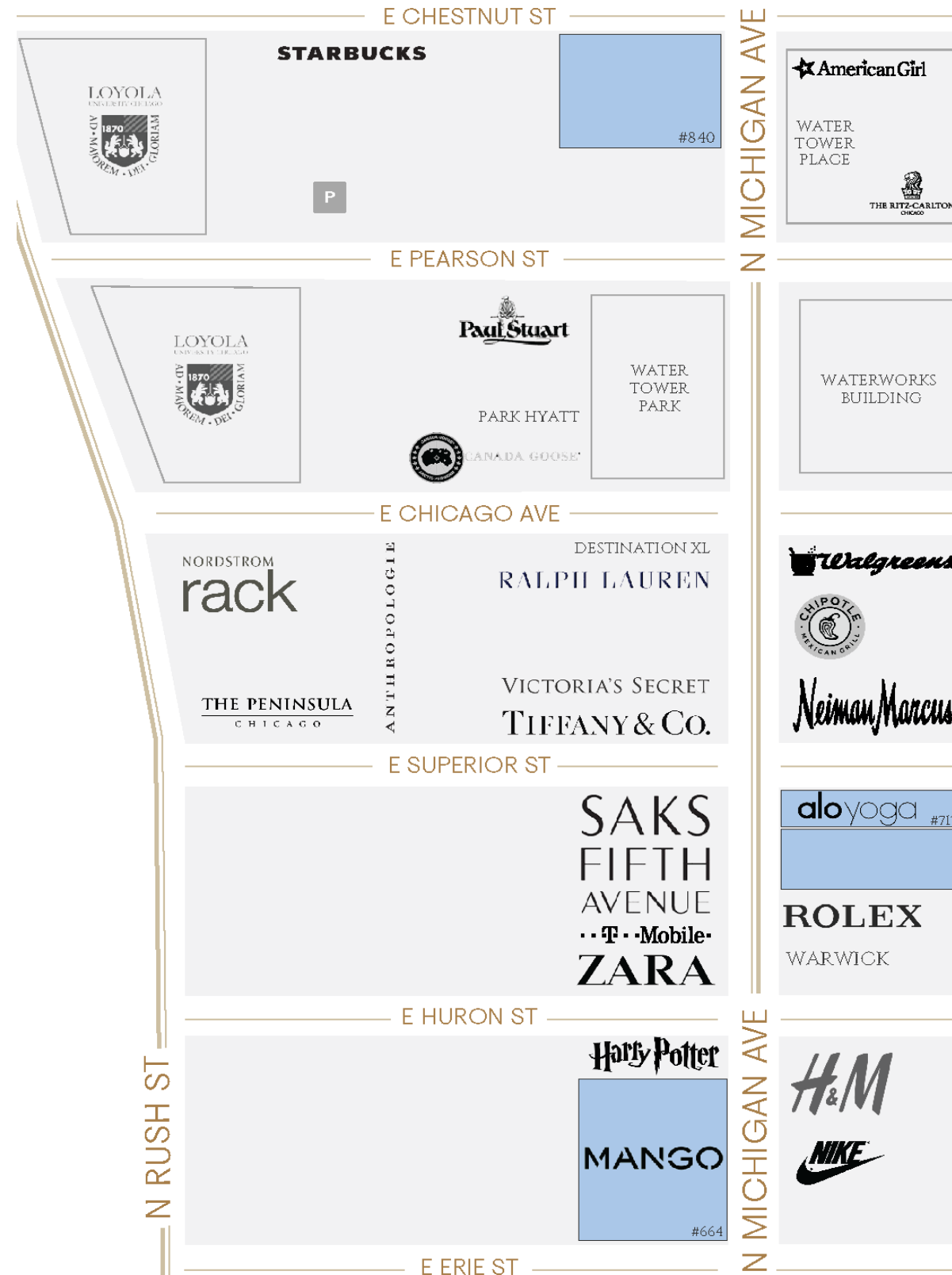
Chicago, IL

MANGO

664 North Michigan Ave.

North Michigan Avenue

Chicago, IL





667 W. Diversey Pkwy



iPhone 12



AT&T

N Clark St
430 W

bluemercury
makeup • skincare • spa

2747

TJ-maxx

2747 N. Clark Street

Clark & Diversey

Chicago, IL





KNOX-HENDERSON

Dallas, TX

Henderson Avenue

Before ...



Henderson Avenue

.... After



Inception Phase - 2022

Acquired assets
15 retail buildings

(~120K square feet)

Expansion Phase - 2024-2025

2024 -2025 Breaking Ground,
Design, & Development
Up to 10 incremental buildings
(~ 161k square feet)

Occupancy Phase - 2027-2028

Lease
Commencements

Final Phase - 2027-2028

Asset
Stabilization







A photograph of two women walking away from the camera on a sidewalk in Melrose Place, Los Angeles. The woman on the left is wearing a light purple sweater and blue jeans, carrying a black bag and holding a green drink. The woman on the right is wearing a colorful striped sweater and black shorts, also carrying a black bag and holding a coffee cup. They are walking past a row of white houses with brick walls and lush greenery. A stone plaque on the wall reads "Dorinda Ratz".

MELROSE PLACE

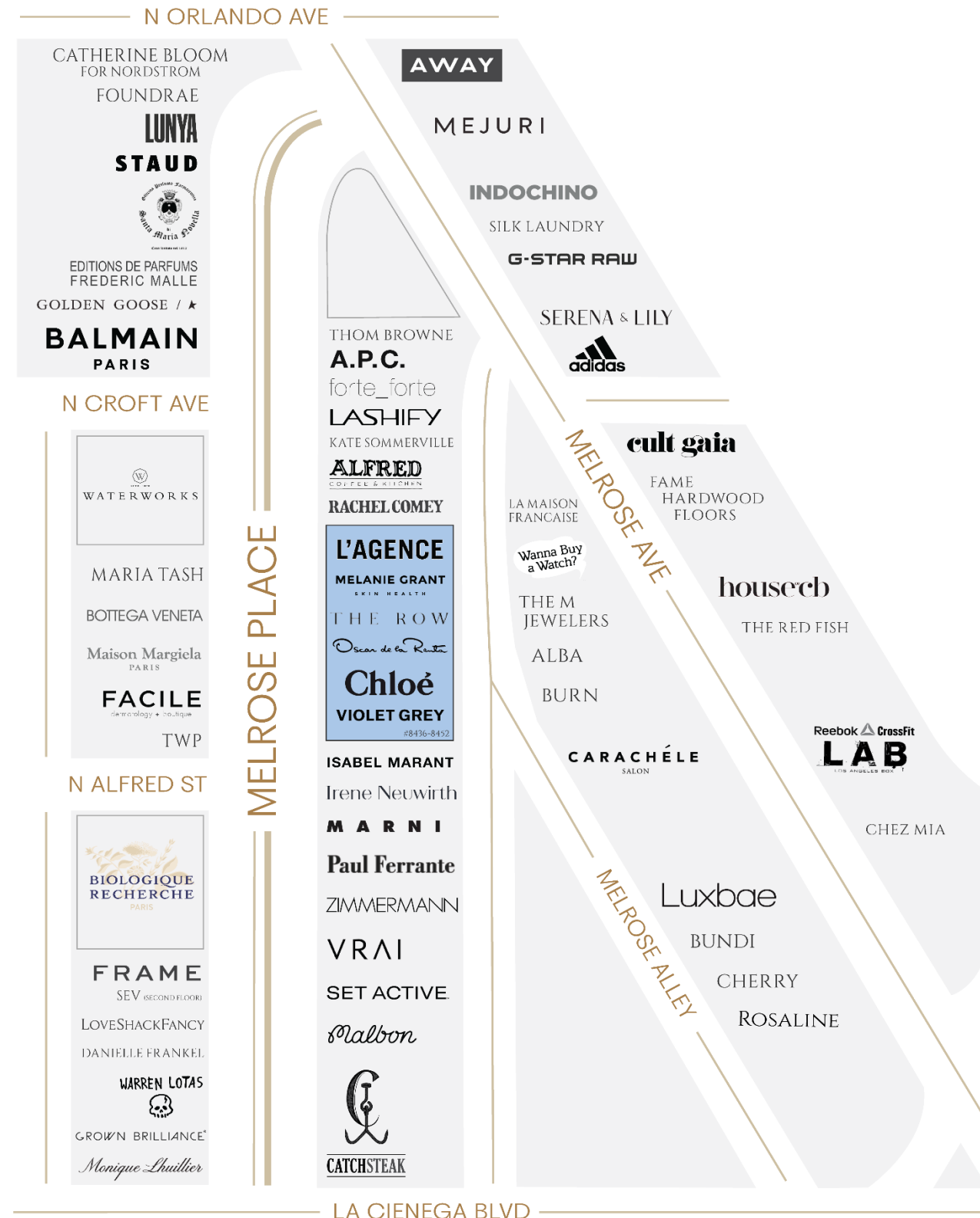
Los Angeles, CA



8452 Melrose Place

Melrose Place

Los Angeles, CA





Urban Portfolio

STREET

URBAN

SUBURBAN

CITY POINT

An aerial night photograph of San Francisco, showing the city's dense urban landscape and the illuminated skyline in the background. In the foreground, a large parking lot is filled with cars, and a multi-story building with a Target logo is visible. The text "CITY CENTER" is overlaid in a large, bold, black font.

CITY CENTER

San Francisco, CA

City Center

San Francisco, CA



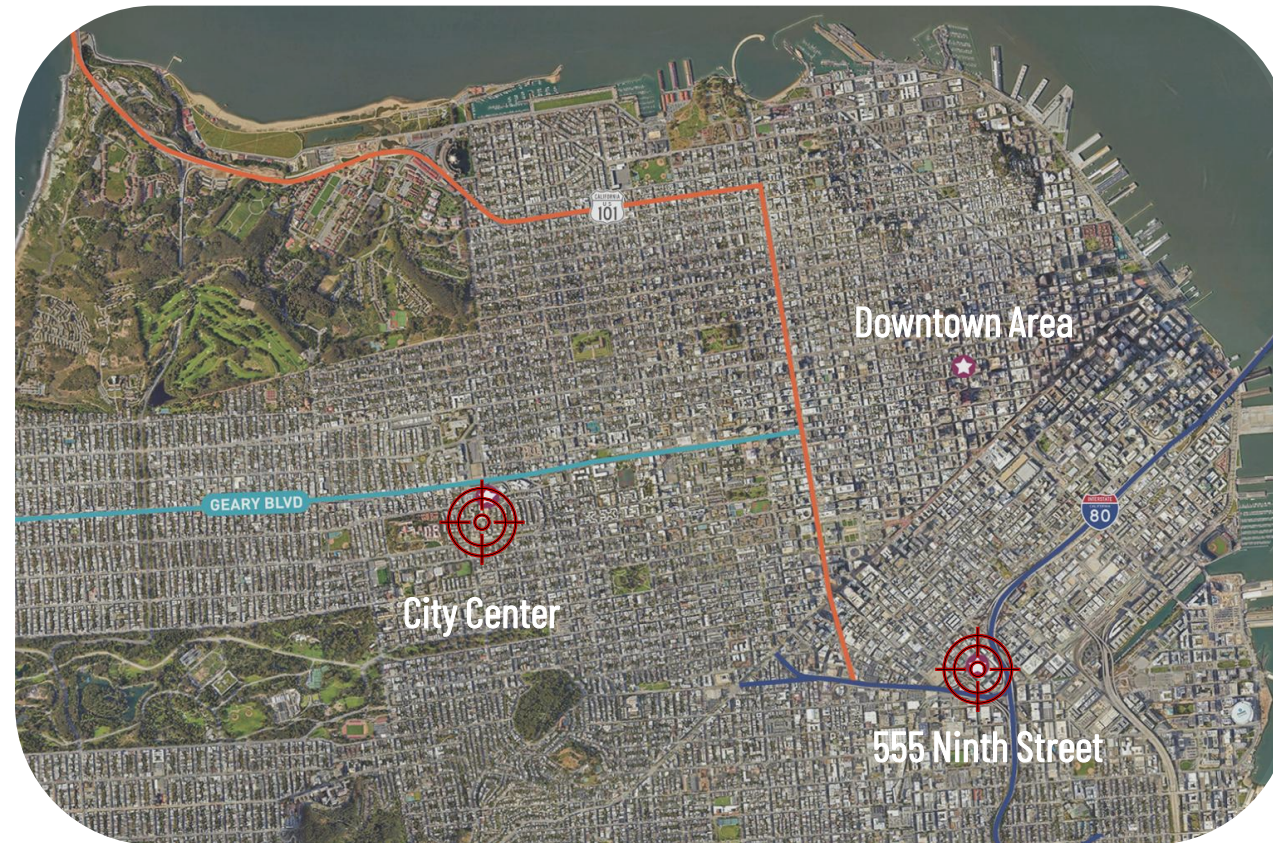


555 NINTH STREET
San Francisco, CA

555 Ninth Street

555 Ninth Street

San Francisco, CA



AKR Development Team:

- Successfully removed a significant zoning hurdle - eliminating significant time / cost typically required for national retailers to open and operate in San Francisco

- ☑ BBY Space Recaptured
- ☑ Ready for Repositioning

TRADER JOE'S

TRADER JOE'S



555 Ninth Street

A photograph of the Sullivan Center in Chicago at night. The building is a tall, white, Art Deco-style skyscraper with a rounded corner and many windows, some of which are illuminated from within. The building is surrounded by other city buildings and streetlights. The sky is a deep blue. The text "SULLIVAN CENTER" and "CHICAGO, IL" is overlaid on the image.

SULLIVAN CENTER
CHICAGO, IL

Sullivan Center



Sullivan Center



Suburban Portfolio

SUBURBAN PORTFOLIO

Overview

~25% of the total portfolio is
Suburban



New York

Village Commons
Branch Plaza
New Loudon
Center Crossroads
Amboy Center
28 Jericho Turnpike
Bedford Green



New Jersey

Elmwood Park
Marketplace of
Absecon



Massachusetts

201 Needham
Street
163 Highland
Avenue Methuen
Crescent Plaza



Connecticut

Town Line
Plaza



Illinois

Hobson West
Plaza



Pennsylvania

Abington Towne
Center Plaza 422
Route 6
Mall
Chestnut
Hill

Michigan

Bloomfield Town Square

Delaware

Brandywine Town
Center
Market Square
Naamans Road

Indiana

Merrillville Plaza

Vermont

Gateway



City Point New York

STREET

URBAN

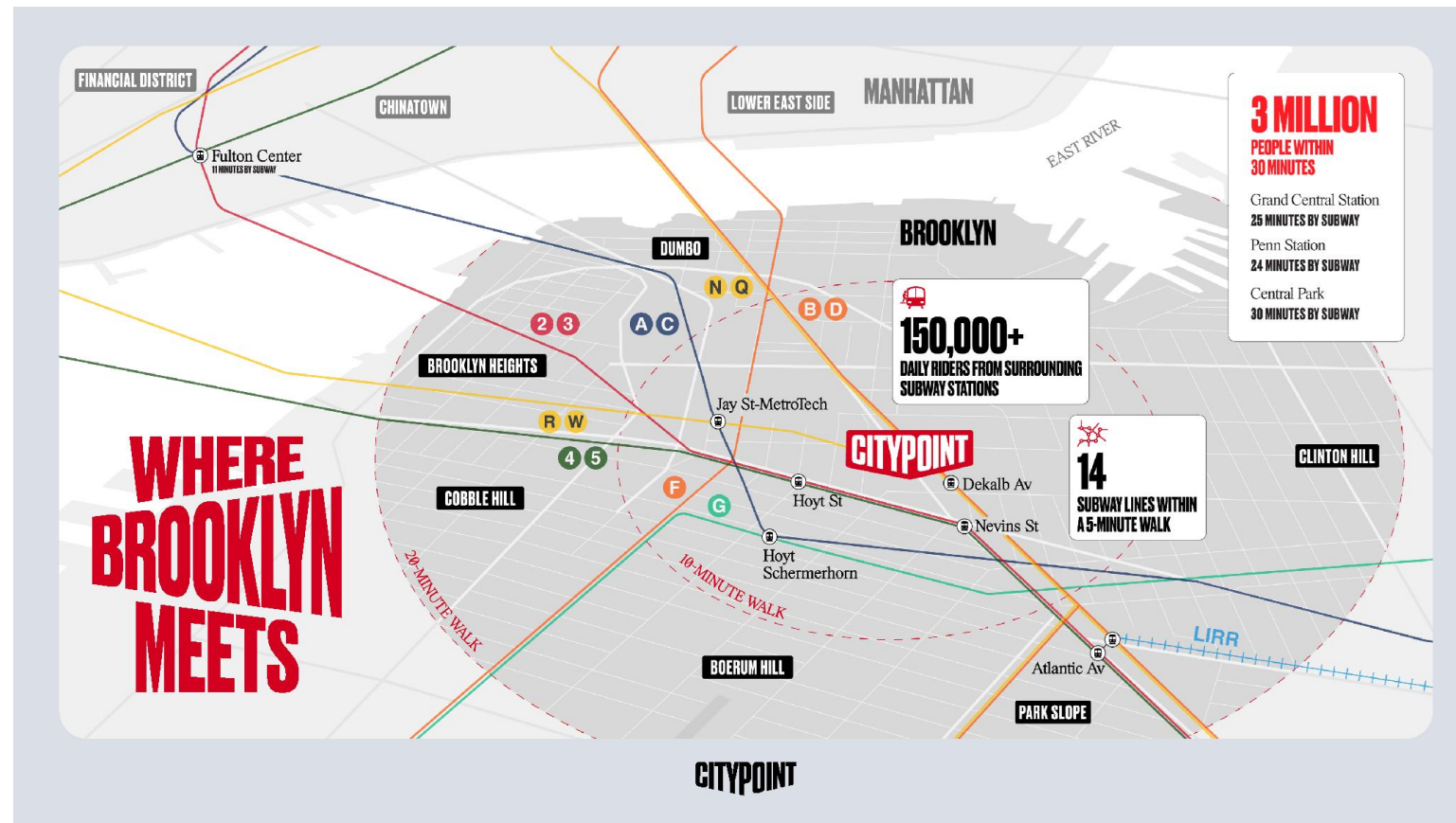
SUBURBAN

CITY POINT

57

City Point

Brooklyn, NY



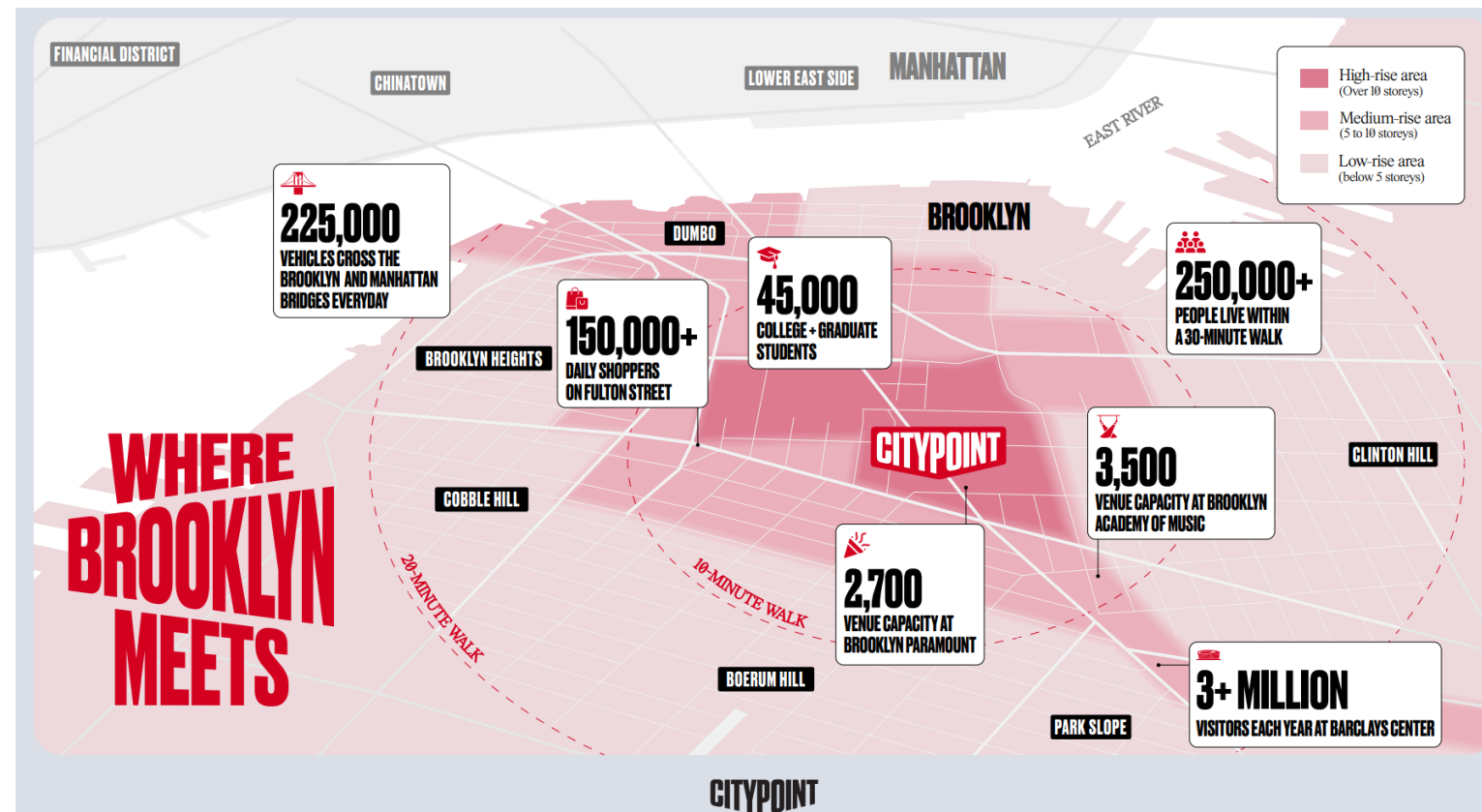
☑ 7.2 million yearly visitors

In The Heart of The City:

- City Point is the largest mixed-use development in all of Brooklyn and encompasses nearly 500k square feet of retail, restaurants, a food hall, entertainment venues, athletic facilities below luxury apartments.

City Point

Brooklyn, NY



✓ Significant Traffic & Retail Demand

2024

SEPHORA

WRIGHT  GOEBEL


GoodVets


Expansion

FOGO
DE
CHÃO

 THE
ESCAPE
GAME

In The Heart of The City:

- High quality space strategically held back to capture increased tenant demand from newly completed park and key anchors.
- Ground floor anchors at key entrances secured by: Primark, Sephora, Fogo De Chao, and Dig.
- Complements to other anchors include Target, Trader Joe's, and Alamo.

City Point

Brooklyn, NY

QUALITY FROM TOP TO BOTTOM

04



03

PRIMARK®



02

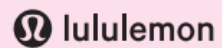


01A



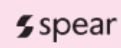
one medical

01



Casper

SEPHORA



FOGO DE CHÃO

JOYBIRD

DIG

McNALLY JACKSON



GoodVets

Gong cha

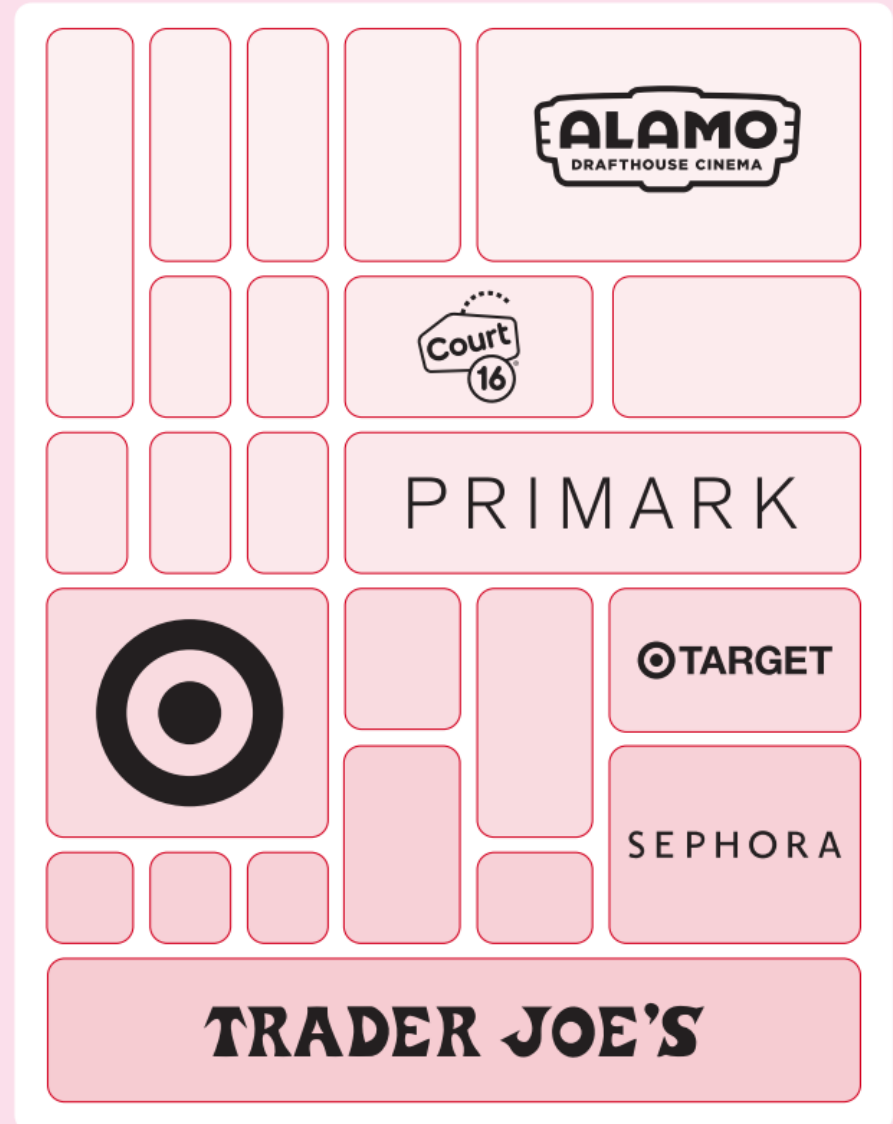
BANG COOKIES

C

TRADER JOE'S



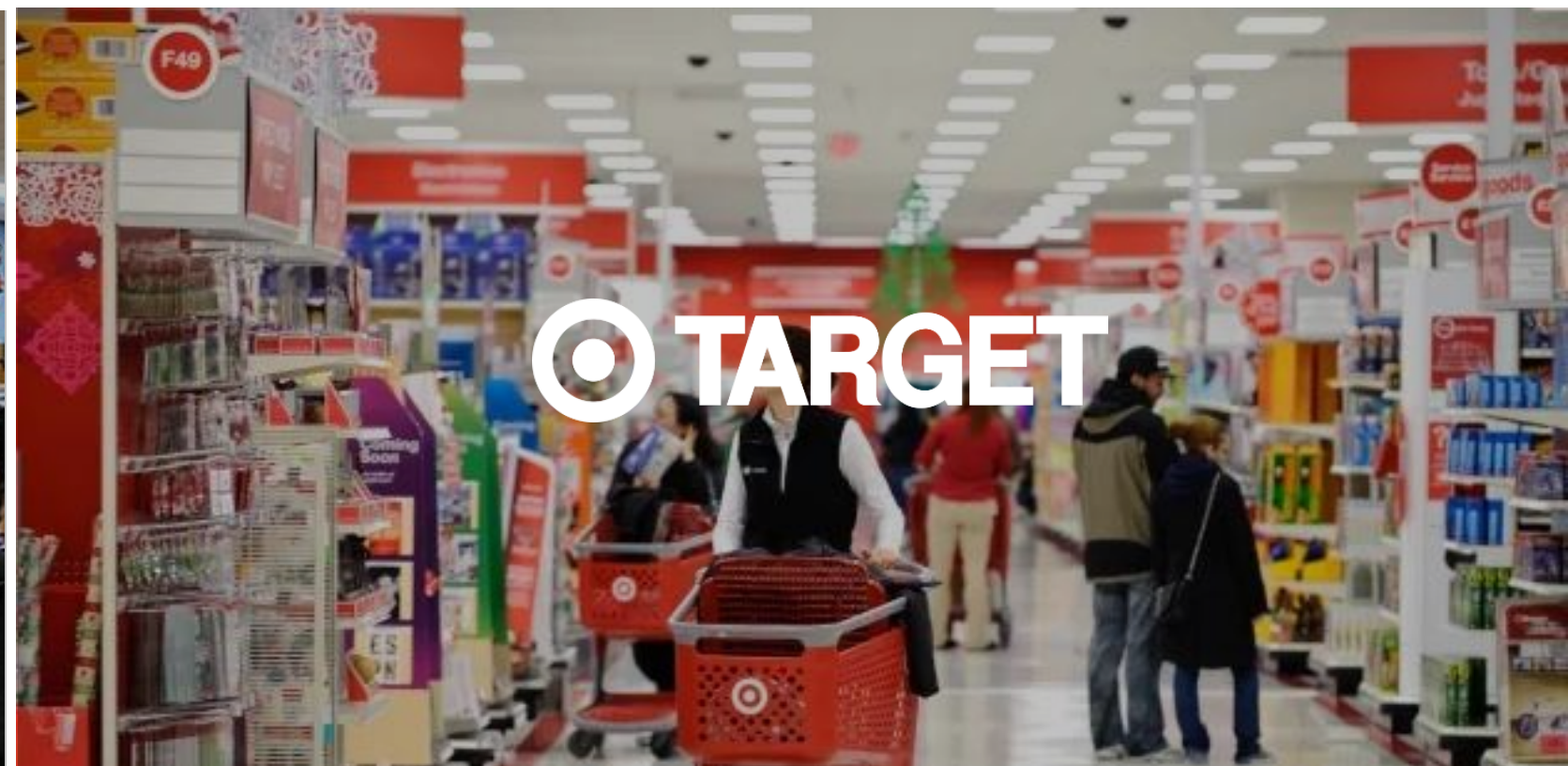
CITYPOINT







City Point





Safe Harbor Statement

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

The factors described above are not exhaustive and additional factors could adversely affect the Company's future results and financial performance, including the risk factors discussed under the section captioned "Risk Factors" in the Company's most recent Annual Report on Form 10-K and other periodic or current reports the Company files with the SEC. Any forward-looking statements in this press release speak only as of the date hereof. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements to reflect any changes in the Company's expectations with regard thereto or changes in the events, conditions or circumstances on which such forward-looking statements are based.

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