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ACADIA REALTY TRUST  
Form 8-K  
February 28, 2005

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): February 28, 2005

ACADIA REALTY TRUST  
(Exact name of registrant as specified in its charter)

|                                |              |                     |
|--------------------------------|--------------|---------------------|
| Maryland                       | 1-12002      | 23-2715194          |
| (State or other                | (Commission  | (I.R.S. Employer    |
| jurisdiction of incorporation) | File Number) | Identification No.) |

|  |            |
|--|------------|
| 1311 Mamaroneck Avenue                   |            |
| Suite 260                                |            |
| White Plains, New York                   | 10605      |
| (Address of principal executive offices) | (Zip Code) |

(914) 288-8100  
(Registrant's telephone number, including area code)

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

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425 )
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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## Section 2 -- Financial Information

### Item 2.02 Results of Operations and Financial Condition

On February 28, 2005, the Registrant announced its consolidated financial results for the quarter and year ended December 31, 2004. A copy of the Registrant's earnings press release is furnished as Exhibit 99.1 to this report on Form 8-K. The information contained in Item 2.02 of this report on Form 8-K, including Exhibit 99.1, shall not be deemed "filed" with the Securities and Exchange Commission nor incorporated by reference in any registration statement filed by the Registrant under the Securities Act of 1933, as amended.

### Item 7.01 Regulation FD Disclosure

On February 28, 2005, the Registrant, Acadia Realty Trust, made available supplemental information concerning the ownership, operations and portfolio of the Registrant as of and for the quarter and year ended December 31, 2004. A copy of this supplemental information is furnished as Exhibit 99.2 to this report on Form 8-K. The information contained in Item 7.01 of this report on Form 8-K, including Exhibit 99.2, shall not be deemed "filed" with the Securities and Exchange Commission nor incorporated by reference in any registration statement filed by the Registrant under the Securities Act of 1933, as amended.

### Item 9.01(c) Exhibits

#### (c) Exhibits

| Exhibit Number | Description   |
|----------------|---|
| 99.1           | Press release dated February 28, 2005   |
| 99.2           | Financial and Operating Reporting Supplement for the Quarter and Year Ended December 31, 2004 |

## SIGNATURES

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

ACADIA REALTY TRUST  
(Registrant)

Date: February 28, 2005 By: /s/ Michael Nelsen

Name: Michael Nelsen  
Title: Sr. Vice President and Chief Financial Officer

