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ACADIA REALTY TRUST  
Form 8-K  
November 04, 2003

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): November 3, 2003

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

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

1311 Mamaroneck Avenue  
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)

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

(c) Exhibits

| Exhibit Number | Description   |
|----------------|---|
| 99.1           | Financial and Operating Reporting Supplement for the Quarter Ended September 30, 2003 |
| 99.2           | Press release dated November 3, 2003  |

ITEM 9. Regulation FD Disclosure

On November 3, 2003, the Registrant, Acadia Realty Trust, made available supplemental information concerning the ownership, operations and portfolio of the Registrant as of September 30, 2003. A copy of this supplemental information is furnished as Exhibit 99.1 to this report on Form 8-K. The information contained in Item 9. of this report on Form 8-K, including Exhibit 99.1, shall

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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 12. Results of Operations and Financial Condition

On November 3, 2003, the Registrant announced its consolidated financial results for the quarter ended September 30, 2003. A copy of the Registrant's earnings press release is furnished as Exhibit 99.2 to this report on Form 8-K. The information contained in Item 12. 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.

### 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: November 3, 2003

By: /s/ Michael Nelsen

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