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ACADIA REALTY TRUST  
Form 8-K  
April 30, 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): April 30, 2003

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

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

20 Soundview Marketplace  
Port Washington, New York 11050  
(Address of principal executive offices) (Zip Code)

(516) 767-8830  
(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           | Press release dated April 30, 2003 |

ITEM 9. Regulation FD Disclosure

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On April 30, 2003, the Registrant, Acadia Realty Trust, announced its consolidated financial results for the quarter ended March 31, 2003. 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 this report on Form 8-K, including Exhibit 99.1, is being furnished pursuant to Item 12 of Form 8-K under Item 9 of Form 8-K as directed by the Securities and Exchange Commission in Release No. 34-47583. The information contained in 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.

### 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: April 30, 2003      By: /s/ Michael Nelsen  
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Name: Michael Nelsen  
Title: Sr. Vice President and Chief Financial Officer