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ACADIA REALTY TRUST  
Form 8-K  
July 12, 2002

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): July 10, 2002

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.) |

|  |            |
|--|------------|
| 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 5. Other Events

On July 10, 2002, the Registrant, Acadia Realty Trust, issued a press release announcing the upward revision of earnings guidance for the year ending December 31, 2002 and the pending acquisition of three supermarket-anchored shopping centers. The closing is contingent on receiving the lenders' consent permitting the assumption of two fixed-rate loans as well as other customary closing conditions. A copy of the press release is included as an exhibit to this filing.

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

(c) Exhibits

99.1 Press release dated July 10, 2002

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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: July 11, 2002

By: /s/ Perry Kamerman

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Name: Perry Kamerman  
Title: Senior Vice President and  
Chief Financial Officer