

UNITED STATES
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 1, 2022

ARMADA HOFFLER PROPERTIES, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of incorporation)

001-35908
(Commission File Number)

46-1214914
(IRS Employer Identification No.)

222 Central Park Avenue , Suite 2100
Virginia Beach , Virginia
(Address of principal executive offices)

23462
(Zip Code)

Registrant's telephone number, including area code: **(757) 366-4000**

Not Applicable

(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))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$0.01 par value per share	AHH	New York Stock Exchange
6.75% Series A Cumulative Redeemable Perpetual Preferred Stock, \$0.01 par value per share	AHHPrA	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 7.01 Regulation FD Disclosure.

On November 7, 2022, Armada Hoffer Properties, Inc. (the “Company”) issued a press release announcing a lease extension and expansion with Morgan Stanley at Thames Street Wharf in Harbor Point. A copy of the press release is attached hereto as Exhibit 99.1 to this report and is incorporated in this Item 7.01 by reference.

The information contained in Item 7.01 of this Current Report on Form 8-K (including Exhibit 99.1 attached hereto) shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as expressly provided by specific reference in such a filing.

Item 8.01 Other Events.

On November 1, 2022, the Company entered into a lease extension and expansion with Morgan Stanley at Thames Street Wharf in Harbor Point. The lease amendment is for 46,000 square feet. As a result of the lease amendment and an extension to Morgan Stanley’s current lease, the global financial services leader now leases an aggregate of 242,000 square feet at the Company’s property in Harbor Point into 2035. Morgan Stanley is the anchor tenant at Thames Street Wharf, which remains 100% leased.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits.

Exhibit No.	Description
99.1	Press Release, dated November 7, 2022.
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document.

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.

ARMADA HOFFLER PROPERTIES, INC.

Date: November 7, 2022

By: /s/ Matthew T. Barnes-Smith

Matthew T. Barnes-Smith

Chief Financial Officer, Treasurer, and Corporate Secretary



PRESS RELEASE

ARMADA HOFFLER FINALIZES LEASE EXTENSION AND EXPANSION WITH MORGAN STANLEY AT THAMES STREET WHARF IN HARBOR POINT

VIRGINIA BEACH, VA, November 7, 2022 — Armada Hoffler (NYSE: AHH) announced that it has finalized a lease extension and expansion with Morgan Stanley at the Company's Thames Street Wharf office building in Baltimore's Harbor Point neighborhood. The global financial services leader leased an additional 46,000 square feet at the building.

With its initial 196,000-square-foot lease at Thames Street Wharf, Morgan Stanley will now have a total presence of 242,000 square feet in Thames Street Wharf at Harbor Point into 2035.

Harbor Point is home to a compelling roster of corporate office tenants. Morgan Stanley is joined by T. Rowe Price, Constellation Energy Group, Transamerica, Ernst & Young, and RBC Wealth. In July 2022, Armada Hoffler executed a 60,000-square-foot lease with investment management firm Franklin Templeton at Wills Wharf.

Thames Street Wharf is currently 100% occupied.

"Morgan Stanley's extension and expansion continues to validate our strong belief that Harbor Point is the top destination for class A companies in the region," said Louis Haddad, President and CEO of Armada Hoffler. "The community's trophy office buildings, complemented by what will ultimately be nearly 1,000 luxury apartments and some specialty retail, all surrounding a 5-acre waterfront park, make Harbor Point the premier destination for the top demographic in each of its asset classes."

Positioned at the gateway to Baltimore's Inner Harbor with unparalleled waterfront views, Thames Street Wharf is located within walking distance to all amenities and open spaces that Harbor Point has to offer. Longtime partners Armada Hoffler and Beatty Development Group have established Harbor Point as Baltimore's largest downtown waterfront development site with capacity for up to 3 million square feet of mixed-use space on 27 acres.

In addition to Thames Street Wharf, Armada Hoffler's Harbor Point assets include both Constellation Energy and Wills Wharf office buildings, as well as 1405 Point and 1305 Dock Street apartments and retail. The Company is also in partnership with Beatty Development Group to build mixed-use developments, Allied | Harbor Point, and T. Rowe Price's new global headquarters in Harbor Point.

To learn more about Harbor Point visit www.harborpoint.com.

Forward-Looking Statements

Certain matters within this press release are discussed using forward-looking language as specified in the Private Securities Litigation Reform Act of 1995, and, as such, may involve known and unknown risks, uncertainties and other factors that may cause the actual results or performance to differ from those projected in the forward-looking statement. These forward-looking statements include comments relating to, among other things, future developments in Harbor Point. For a description of factors that may cause the Company's actual results or performance to differ from its forward-looking statements, please review the information under the heading "Risk Factors" included in the Company's Annual Report on Form 10-K for the year ended December 31, 2021 and other documents filed by the Company with the Securities and Exchange Commission.

About Armada Hoffler

Armada Hoffler Properties, Inc. (NYSE: AHH) is a vertically-integrated, self-managed real estate investment trust with over four decades of experience developing, building, acquiring and managing high-quality office, retail and multifamily properties located primarily in the Mid-Atlantic and Southeastern United States. The Company also provides general construction and development services to third-party clients, in addition to developing and building properties to be placed in their stabilized

portfolio. Founded in 1979 by Daniel A. Hoffer, Armada Hoffer has elected to be taxed as a REIT for U.S. federal income tax purposes. For more information visit ArmadaHoffer.com.

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