

### NYSE: FRT

# **Company Profile**

Fully integrated real estate company focused on the ownership, operation and development of high-quality retail properties, including shopping centers and urban mixed-use properties.



THE LONGEST RECORD IN THE REIT INDUSTRY



\*4Q annualized dividends per share

# **Investment Highlights**



Strong balance sheet with ample liquidity and a visible path to pre-pandemic leverage metrics.

Tenured management team with dividend & growth track record throughout various real estate and economic cycles.



ESG-minded company with a strong commitment to our tenants, communities, employees and stakeholders.

#### STRATEGICALLY SELECTED

## **Metropolitan Markets**



### PORTFOLIO DEMOGRAPHICS

Unmatched combination of density & affluence sets our centers apart.



\$151.000 Average HHI

Source: ESRI as of August 1, 2022. Portfolio weighted average using 3-mile radius demographics

## 2023E PROPERTY OPERATING INCOME BY FORMAT

### **Diversified Formats**



Note: Property Operating Income (POI) defined as rental income and mortgage interest income, less rental expenses and real estate taxes. Only includes consolidated properties

(1) Estimated based on budget as of 6/30/23. Final POI may differ from current estimate.

(2) 4% of POI from additional properties located outside these markets. Percentages may not sum to 100% due to roundina

(3) Based on GLA. Grocers in properties in all categories except "Other".



### FLEXIBILITY & EXPERTISE Diversified Uses







Office

### AS OF JUNE 30, 2023

### **Top 10 Tenants**

TENANT NAME	PERCENTAGE OF TOTAL ANNUALIZED BASE RENT	NUMBER OF STORES LEASED
TJX	2.70	36
🕅 Ahold	1.75	12
NetApp	1.73	1
splunk>	1.44	1
<b>♥CVS</b>	1.31	21
G A P	1.29	29
LA FITNESS.	1.27	10
Albertsons	0.99	11
ROSS DRESS FOR LESS	0.89	13
	0.87	6

## **Contact Information**

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#### FINANCIAL HIGHLIGHTS

### **Ample Liquidity**

- ~\$1.3 billion of total liquidity in cash and undrawn credit facility as of 6/30/23
  - \$100 million of cash available
  - \$1.2 billion of availability on our revolving credit facility

#### A ROBUST PIPELINE

### **Expansions and Redevelopments**



#### 915 Meeting Street NORTH BETHESDA, MD

266,000 SF of office, 10,000 SF of retail Expected Cost: \$193 million Projected ROI: 6%



One Santana West SAN JOSE, CA

376,000 SF of office Expected Cost: \$323 million Projected ROI: 6%



Darien Commons DARIEN, CT

Demolition of a 45,000 SF anchor space, addition of 75,000 SF of new retail space, 123 rental apartments Expected Cost: \$115 million Projected ROI: 6%



#### Huntington HUNTINGTON, NY Demolition of 161,000 SF 2-level building, constructing 102,000 SF ground level retail space

Expected Cost: \$83 million Projected ROI: 7-8%



5 Additional Projects

\$35 million of development in process at 5 additional properties

Note: Expected costs reflective of mid-point of the range. See supplemental disclosure for additional details.

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Certain matters included on this brochure may be deemed to be forward-looking statements within the meaning of the federal securities laws. Although Federal Realty believes the expectations reflected in the forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be tatined. These factors include, but are not limited to, the risk factors described in our Annual Report on Form 10-K most recently filed with the Securities and Exchange Commission, and include the following (a) risk that our tennets will not pay rent, may like for bankruptcy or that we may be unable to renew dow that complete on the to complete or fail to perform as expected. (c) risks normally associated with the real estate industry, including risks that occupancy levels at our properties and the operations may could even in increases of the complete or fail to perform as expected. (c) risks normally associated with the real estate industry, including risks that occupancy levels at our porperties and the operations may increase, the networks may fail to perform as expected, that environmental laws could result in increased prices for acquisitors associated with the pendic maintennec and repair or renovation of space, insurance and the operations may increase, the networks may be lower than expected, that evand its indices in law equal to a scale state in wetwork than expected by a current which are ecclosed contain additional copitol, or if the costs of capital we obtains in our geographic markets; (f) risks associated with the mening which are accurated covents and the invincemental properties which are accurated covents and the invincements apprecises. (b) risks that our growth will be limited if we cannot obtain additional copitol, or if the costs of capital we obtain is associated with there elevel to using fail fail out covents and the invincements apprecise. (b) risks state or outperted to a state investment that, commonly refered to a scale fail. For federal incourts have which are