

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.



54 consecutive years of increased annual dividends.



Investment Highlights



Open air properties located in drivable first ring suburbs of 9 major metropolitan markets.

Diverse income stream by market, region, use, format, tenant, and tenant category.

De-risked development pipeline of new product at established places in markets with significant demand drivers.

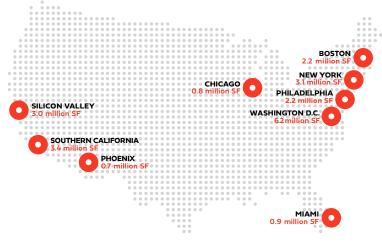
Fortress balance sheet with ample liquidity and all near-term debt maturities pre-funded.

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

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

STRATEGICALLY SELECTED

Metropolitan Markets



1.7 million SF located outside of these markets.

PORTFOLIO DEMOGRAPHICS

Unmatched combination of density & affluence sets our centers apart.



Source: Trade Area Systems as of September 2021. Calculated on a weighted-average basis. 3-mile radius.

2019 PROPERTY OPERATING INCOME BY FORMAT

Diversified Formats





FLEXIBILITY & EXPERTISE Diversified Uses







Office

AS OF SEPTEMBER 30, 2021

Top 10 Tenants

TENANT NAME	PERCENTAGE OF TOTAL ANNUALIZED BASE RENT	NUMBER OF STORES LEASED
XX	2.69	33
🛱 Ahold	2.00	14
NetApp	1.82	1
splunk>	1.51	1
G A P	1.42	28
♥CVS	1.42	22
LA FITNESS.	1.37	10
	0.95	6
BED BATH & BEYOND	0.92	12
Kroger	0.92	12

Contact Information

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Phone: (800) 658 8980 federalrealty.com **FINANCIAL HIGHLIGHTS**

Ample Liquidity

- ~\$1.45 billion of liquidity in cash and undrawn credit facility availability
 - \$1 billion undrawn credit facility availability
 - \$178 million of cash and cash equivalents as of 09/30/21
 - \$270 million of common equity available under forward contracts

A ROBUST PIPELINE

Development Update



Assembly Row Phase 3

150k SF of office delivered to

PUMA, 89% leased or with

SOMERVILLE, MA

executed LOI





One Santana West

Openings began in Q3 2020 89% leased or with executed LOI

Pike & Rose Phase 3

NORTH BETHESDA, MD

n Q3 2020 Projected openings to begin th executed in 2022



Retail is 100% leased, office is 98% leased



Darien Commons DARIEN, CT

2023 Anticipated Stabilization



9 Additional Projects VARIOUS LOCATIONS

\$99 million of development in process at 9 additional properties

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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 reflected in the following (a) risks that our ennot limited to the risk factors described in our Annual Report on Forma 'to exempt (field with the Securities and Exchange Commission, and include the following (a) risks that our ennots with a pay rest. The risk factors described in our Annual Report on Forma 's paperoxif's for any redevelopment or renevation project, and that completion of antibicated or ongoing groupsty redevelopments or renovation project, and that completion of antibicated or ongoing groupsty redevelopments or renovation project, and that completion describes that we reave the our environs the order state indicated that we reave that the rest of the relevance and assumes received or public forming which has been committed but that environmental issues may develop ment projects is that evaluation of space, insurance and other opperties and the anound of rent that we reave that on properties and the anound of rent that we reave from our properties when approprises for any the instender completies of and the average that memory may also be to sall properties when approprises and the anound or protection of space, insurance and other opperties and the anound report is and the anound or proteins including in the access formation and the instender conditions including local economic conditions, and the possibility of increases in interest tests that were averaged that competitions and the following develop at our protections and the access real estate investment that our ensurest as a result of nevel state investment that as a result of read

