

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.

**EST
1962**

One of the
oldest REITs

**25M
SF**

105 Properties
~3,000 Tenants
~2,900 Residential Units

**S&P
500**

Since 2016

THE LONGEST RECORD IN THE REIT INDUSTRY

**54 consecutive years of
increased annual dividends.**



Investment Highlights



**1st Ring
Suburbs**

Open air properties located in drivable first ring suburbs of 8 major metropolitan markets.



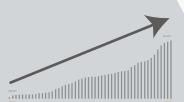
Diverse income stream by market, region, use, format, tenant & tenant category.



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.



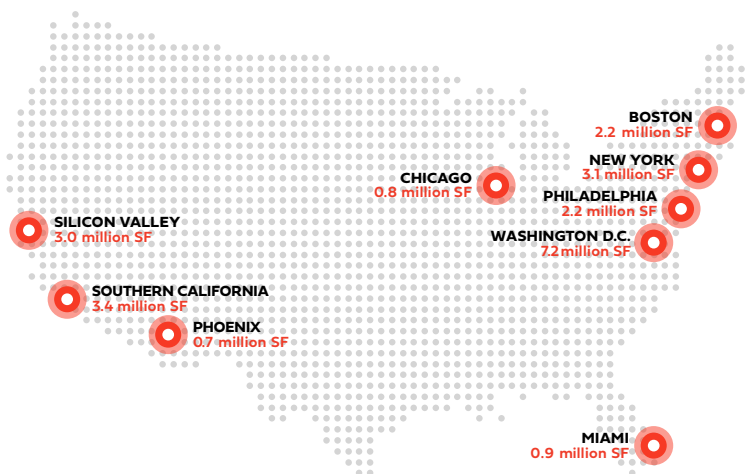
Tenured management team with dividend & growth track-record throughout various real estate and economic cycles.



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

STRATEGICALLY SELECTED

Metropolitan Markets



3-MILE PORTFOLIO DEMOGRAPHICS

Unmatched combination of density & affluence sets our centers apart.



171,000
Average Population

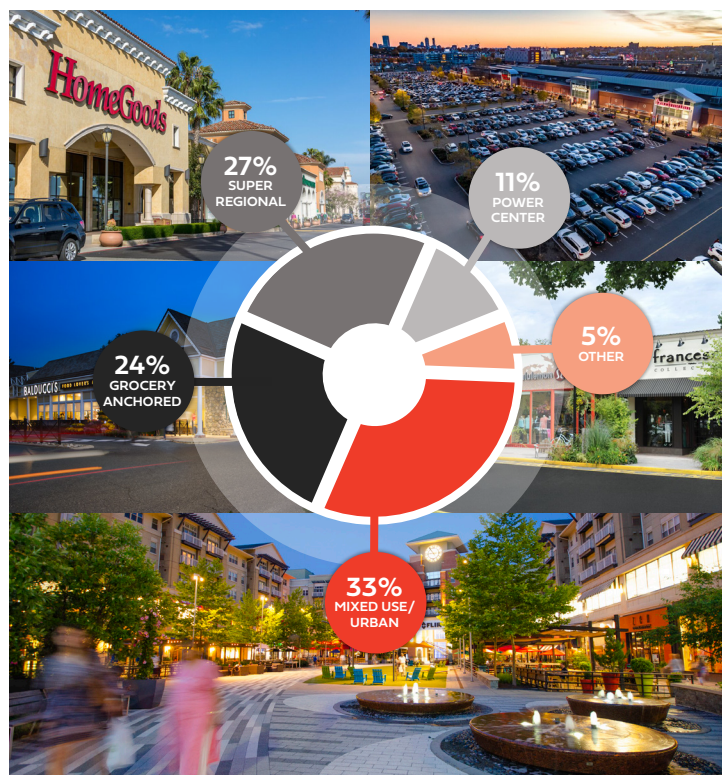


\$133,000
Average HHI

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



AS OF JUNE 30, 2021
Top 10 Tenants

TENANT NAME	PERCENTAGE OF TOTAL ANNUALIZED BASE RENT	NUMBER OF STORES LEASED
TIJ	2.66	31
Ahold	2.05	14
NetApp	1.87	1
GAP	1.69	29
splunk>	1.55	1
CVS	1.45	22
LAIFITNESS.	1.39	10
THE HOME DEPOT	0.96	6
BED BATH & BEYOND	0.94	12
Kroger	0.94	12

FINANCIAL HIGHLIGHTS

Ample Liquidity

- \$1.3 billion of liquidity in cash and undrawn credit facility availability
- \$304 million of cash and cash equivalents as of 6/30/21
- \$1 billion undrawn credit facility availability

A ROBUST PIPELINE

Development Update



Assembly Row Phase 3
SOMERVILLE, MA

150k SF of office leased to Puma, projected openings to begin in 2021



Pike & Rose Phase 3
NORTH BETHESDA, MD

Openings began in Q3 2020
75%+ leased



One Santana West
SAN JOSE, CA

Projected openings to begin in 2022



Cocowalk
MIAMI, FL

On budget and on schedule
Retail is 100% leased, office is 90% leased



Darien
DARIEN, CT

Sitework has begun
2023 Anticipated Stabilization



8 Additional Projects
VARIOUS LOCATIONS

\$115 million of development in process at 8 additional properties

Contact Information

Federal Realty Investment Trust
909 Rose Avenue, Suite 200, North Bethesda, MD 20852

Phone: (800) 658 8980
federalrealty.com

Investor Relations
ir@federalrealty.com

Transfer Agent - AST
Phone: (800) 937 5449
www.astfinancial.com