



FIFTY YEARS PROVEN

Federal Realty
INVESTMENT TRUST



ACQUISITION CRITERIA

California

Federal Realty is a fully integrated real estate company focused on the acquisition, ownership and redevelopment of high-quality retail properties, including shopping centers and urban, mixed-use properties. Federal Realty's portfolio contains 19.2 million square feet (as of 3/31/2012).

Property Type

Federal Realty acquires high-quality neighborhood and community shopping centers with expansion, redevelopment and lease-up/re-leasing potential.

Location

Federal Realty acquires properties in the following geographic areas:

NORTHERN CALIFORNIA

- San Francisco
- Santa Clara County
- San Mateo County
- Alameda County
- Contra Costa County
- Marin County

SOUTHERN CALIFORNIA

- Los Angeles County
- Orange County
- San Diego County
- Ventura County

Demographics

Minimum of 50,000 people within a 3-mile radius.

Size

GLA—Minimum of 75,000 square feet.

Investment—Minimum of \$15 million. Federal Realty will consider assuming existing loans and offers structures to defer capital gains taxes.

Contacts

WESTERN REGION

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