



Federal Realty

INVESTMENT TRUST

NYSE: FRT



FOUNDATIONS OF OPPORTUNITY

## 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 18.6 million square feet (as of 9/30/2011).

### 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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