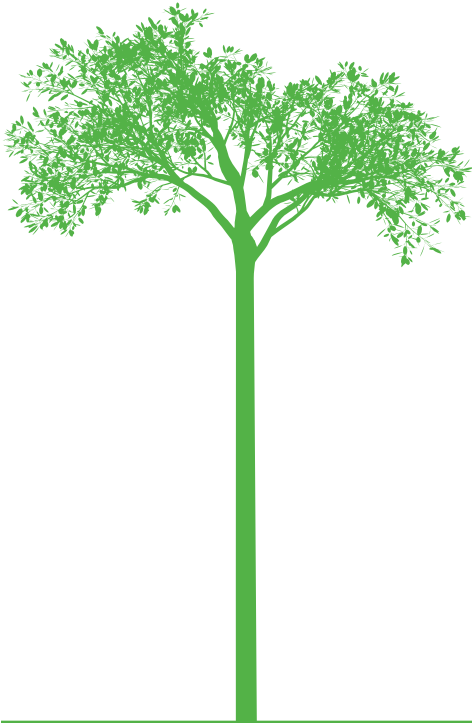


Foundations of Sustainability



Federal Realty is setting the standard in sustainable tenant-delivered spaces by transforming the industry standard “white box” into a “Green Box.” We’ve long been known for selecting locations in metropolitan areas with high population densities and adding value with a unique mix of high-quality tenants tailored to the surrounding community. Now we are continuing this strategy of sustainability for all new construction and redevelopment by reducing waste, conserving resources, decreasing utilities consumption, and improving construction practices—one tenant at a time.

We are fully aware of the impact our decisions have on the environment. In 2009 alone, we spent over \$120 million on design and construction. Without further guidance, these dollars would have been used to deliver retail and office spaces that comply only with building code requirements. By adopting the “Green Box” standards, we are doing our part to incorporate sustainable building practices that go beyond the norm and bring about greener, healthier and more efficient environments for our retail and office tenants and their customers.

Our approach addresses:

- ▣ Construction waste
- ▣ Recycling
- ▣ Materials reuse
- ▣ New materials selection
- ▣ Energy conservation
- ▣ Water efficiency



FEATURED PROPERTIES:



THE TOWNHOMES AT LINDEN SQUARE

The first residential new construction in the Boston area to be built LEED® Platinum, this community features:

- ▣ Photovoltaic solar panels providing a third of its energy
- ▣ 93% of construction waste diverted from landfill
- ▣ Extensive use of recycled materials
- ▣ Permeable pavements
- ▣ Energy-efficient lighting
- ▣ Water-saving showers and toilets



300 SANTANA ROW

Comprising 65,000 sq. ft. of Class A office space and 15,000 sq. ft. of premium ground-floor retail space, this building features:

- ▣ Environmentally conscious design destined to achieve LEED® Silver certification
- ▣ A location within a thriving community close to shops and restaurants
- ▣ Glass curtain walls for maximized daylight
- ▣ Expansive views of Silicon Valley



BETHESDA ROW-GREENER OIL PARTNERSHIP

A mutually beneficial partnership to recycle oil and grease waste into biofuel, this solution features:

- ▣ Cost savings because Greener Oil removes waste oil and grease at no cost (versus grease removal services that cost up to \$20,000 a year)
- ▣ Less waste because the 175,000–250,000 gallons of grease and oil produced by Bethesda Row’s restaurants no longer end up in landfills
- ▣ Reduced carbon footprint because the resulting biofuel produces approximately 50% less carbon than regular diesel fuel



CORPORATE HQ ENERGY-SAVING INITIATIVES

Our efforts to reduce our environmental impact start right here, at our corporate offices—thanks to the commitment of all members of our staff and associates:

- ▣ Consider our environmental standards in all decision making
- ▣ Facilitate recycling for all staff members
- ▣ Select new materials based on their ecological impact such as low-VOC (volatile organic compounds) paints
- ▣ Encourage employees to use Metro Rail or bike to work by providing bike racks and shower facilities
- ▣ Improve the well-being of employees by promoting the use of the building’s gym
- ▣ Employ video conferencing among regional offices to reduce corporate travel and as a result our carbon footprint

About Federal Realty



Federal Realty Investment Trust specializes in the ownership, management and redevelopment of high quality retail assets. Federal Realty’s portfolio is located primarily in strategically selected metropolitan markets in the Northeast, Mid-Atlantic, and California.

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