Federal Realty Investment Trust is an equity real estate investment trust (REIT) specializing in the ownership, management and redevelopment of high-quality retail properties, including shopping centers and urban, mixed-use properties. Federal Realty's portfolio is located in strategically selected metropolitan markets in the Northeast, Mid-Atlantic, California, and Florida.

The Trust’s principal competitive advantages stem from property locations that are widely recognized for having very strong demographics, including dense populations, high household incomes, and significant barriers to entry. These competitive advantages result in strong consumer demand, outstanding sales, and superior operating results.

A key element of the Trust’s strategy for maximizing income and increasing property value is redevelopment and remerchandising. From simple improvements such as façade renovations to more comprehensive reconfigurations, these redevelopments typically improve rental and occupancy rates. In addition, the Trust has significant experience in the master planning, design, redevelopment, and operations of mixed-use properties. Investments in these redevelopments are justified on a return-on-invested-capital basis, include risk mitigation measures, and compete for capital with acquisition opportunities available to the Trust.

Also contributing to the future growth of Federal Realty is the ability to acquire operating properties within our core markets that possess value-enhancing opportunities. In addition, Federal Realty seeks to acquire stabilized, supermarket-anchored shopping centers in the Trust’s target markets.

Over its 50+ year history, Federal Realty has produced an outstanding track record, including growth in dividends per share. The Trust has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 49 consecutive years, the longest consecutive record in the REIT industry.

Shares of Federal Realty are traded on the New York Stock Exchange under the symbol FRT. For additional information about Federal Realty, please visit www.federalrealty.com.
CALIFORNIA

150 Post Street
San Francisco, California
105,000 square feet
Shrve & Co.

Colorado Boulevard
Pasadena, California
69,000 square feet
14 N. Fair Oaks Ave.
Pottery Barn

140–168 W. Colorado Blvd.
Banana Republic, True Food Kitchen

Crow Canyon Commons
San Ramon, California
241,000 square feet
Sprouts, Rite Aid, Total Wine & More, Orchard Supply Hardware

East Bay Bridge
Emeryville & Oakland, California
439,000 square feet
Home Depot, Michaels, Target, Pak-N-Save, Nordstrom Rack

Escondido Promenade
Escondido, California
299,000 square feet
Ross Dress For Less, Cost Plus, Toys R Us, T.J. Maxx, Dick’s Sporting Goods, Target
*Target not owned by FRIT

Hastings Ranch Plaza
Pasadena, California
274,000 square feet
Sears, Marshalls, HomeGoods, CVS Pharmacy

Hermosa Avenue
1221–1237 Hermosa Beach, California
23,000 square feet
Chase Bank

Hollywood Boulevard
Hollywood, California
180,000 square feet

Petersen Building
7001 Hollywood Blvd.
Marshalls, La La Land

Galaxy Building
7021 Hollywood Blvd.
DSW, LA Fitness, CVS Pharmacy, Moji

Kings Court
Los Gatos, California
79,000 square feet
Lunardi’s, CVS Pharmacy

www.kingscourtlg.com

Old Town Center
Los Gatos, California
98,000 square feet
Banana Republic, Gap, Sur La Table
www.shopsatoldtowncenter.com

Plaza El Segundo
El Segundo, California
382,000 square feet
www.plazaelesgundo.com

The Point
El Segundo, California
112,000 square feet
SoulCycle, True Food Kitchen, Lucky Brand, Peet’s Coffee

San Antonio Center
Mountain View, California
378,000 square feet
Walmart, Kohl’s, Trader Joe’s, 24-Hour Fitness

Santana Row
San Jose, California
882,000 square feet
CinéArt Theatres, The Container Store, Crate & Barrel, Warby Parker, H&M, Yard House, Kate Spade, Madewell, Kendra Scott
www.santanarow.com

Third Street Promenade
Santa Monica, California
209,000 square feet
Knoll Furniture, California Pizza Kitchen, Steve Madden, Express, Old Navy, Club Monaco, J.Crew, Banana Republic, Lemonade, House of Hoops by Foot Locker, Madewell, Sketchers

Westgate Center
San Jose, California
647,000 square feet
www.shopsatwestgatemall.com

CONNECTICUT

Bristol Plaza
Bristol, Connecticut
266,000 square feet
Stop & Shop, T.J. Maxx, Starbucks

Darien
Darien, Connecticut
95,000 square feet
Equinox Fitness, Stop & Shop

Greenwich Avenue
Greenwich, Connecticut
36,000 square feet
Saks Fifth Avenue

DISTRICT OF COLUMBIA

Friendship Center
Washington, D.C.
119,000 square feet
Maggiano’s, DSW, Nordstrom Rack

Sam’s Park & Shop
Washington, D.C.
49,000 square feet
Pelco, CityFitness

DISTRICT OF COLUMBIA

FLORIDA

CocoWalk Shopping Center
Coconut Grove, Florida
222,000 square feet
Cheesecake Factory, Cinépolis USA, Gap, Youfit Health Club

Del Mar Village
Boca Raton, Florida
196,000 square feet
Winn-Dixie, LA Fitness
www.shopsatdelmar.com

The Shops at Sunset Place
South Miami, Florida
523,000 square feet
GameTime, AMC, Barnes & Noble

Tower Shops
Dade, Florida
419,000 square feet
DSW, T.J. Maxx, ULTA, Old Navy, Trader Joe’s

IILLINOIS

Crossroads Shopping Center
Highland Park, Illinois
168,000 square feet
Guitar Center, LA Fitness

Finley Square Shopping Center
Downtown Grove, Illinois
316,000 square feet
Bed Bath & Beyond, Buy Buy Baby, PetSmart, Chipotle, Michaels

Garden Market Shopping Center
Western Springs, Illinois
140,000 square feet
Mariano’s Fresh Market, Walgreens

North Lake Commons
Lake Zurich, Illinois
129,000 square feet
Jevel Osco, Massage Envy

Riverpoint Center
Chicago, Illinois
211,000 square feet
Jevel Osco, Marshalls, Old Navy

MARYLAND

Bethesda Row
Bethesda, Maryland
534,000 square feet
Giant Food, Aveda, Cafe Deluxe, Mon Ami Gabi, Jaleo, Landmark Theatre, Mussel Bar By RW, Sweetgreen, Apple, Lebanese Taverna, Equinox Fitness
www.bethesdarow.com

Congressional Plaza
Rockville, Maryland
325,000 square feet
The Container Store, The Fresh Market, Buy Buy Baby, Matchbox, Saks Off 5th, Neiman Marcus Last Call Studio, ULTA
www.congressionalplaza.com

Courthouse Center
Rockville, Maryland
35,000 square feet
Subway, Apollo Restaurant

Federal Plaza
Rockville, Maryland
248,000 square feet
Ross Dress for Less, T.J. Maxx, Trader Joe’s, Five Below, Micro Center, Silver Diner

Free State Shopping Center
Bowie, Maryland
265,000 square feet
Giant Food, Office Depot, Ross Dress for Less, T.J. Maxx

Gaithersburg Square
Gaithersburg, Maryland
207,000 square feet
Cost Plus, T.J. Maxx, Bed Bath & Beyond, CVS Pharmacy, Chipotle

Governor Plaza
Glen Burnie, Maryland
243,000 square feet
Aldi, Panera Bread, Petco, Dick’s Sporting Goods, Starbucks, A.C. Moore

Laurel Shopping Center
Laurel, Maryland
389,000 square feet
Giant Food, CVS Pharmacy, LA Fitness, Marshalls
www.laurelshoppingcenter.com

Montrose Crossing
Rockville, Maryland
364,000 square feet
Giant Food, Barnes & Noble, Marshalls, Starbucks

Perring Plaza
Baltimore, Maryland
395,000 square feet
Home Depot, Shoppers Food Warehouse, Burlington Coat Factory, Micro Center

Pike & Rose
North Bethesda, Maryland
261,000 square feet
iPic Theaters, City Perch, AMP by Strathmore, Summer House Santa Monica/Stella Barra Pizzeria, Del Frisco’s Grille, Starbucks, La Madeleine, Gap/Gap Kids, Nike, Francesca’s, Sport & Health
www.pikeandrose.com

Plaza del Mercado
Silver Spring, Maryland
117,000 square feet
CVS Pharmacy, Aldi, LA Fitness

Quince Orchard
Gaithersburg, Maryland
267,000 square feet
LA Fitness, Staples, Aldi

Rockville Town Square
Rockville, Maryland
187,000 square feet
Dawson’s Market, Lebanese Taverna, Mellow Mushroom, Sushi Damo, Gold’s Gym, CVS Pharmacy, Starbucks
www.rockvilletownsquare.com

Rollingwood Apartments
Silver Spring, Maryland
www.rollingwood-epix.com

THE AVENUE at White Marsh
Baltimore, Maryland
311,000 square feet
A.C. Moore, AMC, Old Navy, ULTA, Barnes & Noble
www.theavenueatwhitemarsh.com

The Shoppes at Nottingham Square
Baltimore, Maryland
32,000 square feet

White Marsh
Baltimore, Maryland
73,000 square feet

Byron Station Shopping Center
Casa Mia’s, 7-Eleven

White Marsh Ground Leases
Bertuccis, TGI Fridays, Red Lobster

White Marsh Plaza
Baltimore, Maryland
80,000 square feet
Giant Food

Wildwood Shopping Center
Bethesda, Maryland
83,000 square feet
Baldacci’s, Starbucks, Elizabeth Arden, Red Door Salon, South Moon Under, Bluemercury, CVS Pharmacy
www.shopsatwildwood.com
**MASSACHUSETTS**

**Assembly Row/Assembly Square**
Somerville, Massachusetts
761,000 square feet
LEGO/LEGO Discovery Center, J.Crew, Nike Factory, Earl's Kitchen + Bar, Papagayo, PAUL Bakery, Brooks Brothers Factory Store, Banana Republic, Chico's Outlet, Le Creuset, Saks Off 5th, Puma, Bed Bath & Beyond, T.J. Maxx 'N More, Trader Joe's
www.assemblyrow.com

**Atlantic Plaza**
North Reading, Massachusetts
123,000 square feet
Stop & Shop, Massage Envy

**Campus Plaza**
Bridgewater, Massachusetts
116,000 square feet
Roche Bros., Burlington Coat Factory

**Chelsea Commons**
Chelsea, Massachusetts
232,000 square feet
Home Depot, Planet Fitness, CVS Pharmacy

**Dedham Plaza**
Dedham, Massachusetts
241,000 square feet
Star Market, Dress Barn, Panera Bread

**Linden Square**
Websterville, Massachusetts
223,000 square feet
Roche Bros., California Pizza Kitchen, CVS Pharmacy, Starbucks, Pure Barre, Bluemercury, Talbots
www.shoplindensquare.com

**North Dartmouth**
North Dartmouth, Massachusetts
48,000 square feet
Stop & Shop

**Queen Anne Plaza**
Norwell, Massachusetts
149,000 square feet
T.J. Maxx, HomeGoods, Big Y Foods

**Saugus Plaza**
Saugus, Massachusetts
169,000 square feet
Kmart, Super Stop & Shop

**MICHIGAN**

**Gratiot Plaza**
Roseville, Michigan
217,000 square feet
Kroger, Bed Bath & Beyond, Best Buy, DSW

**NEW JERSEY**

**Brick Plaza**
Brick, New Jersey
422,000 square feet
Smashburger, Barnes & Noble, AMC Loews, The Bon Ton, PetSmart

**Brook 35**
Sea Girt, New Jersey
98,000 square feet
Ann Taylor, Banana Republic, Coach, Williams-Sonoma
www.brook35plaza.com

**Ellisburg**
Cherry Hill, New Jersey
268,000 square feet
Stein Mart, Buy Buy Baby, Whole Foods

**MERCER MALL**
Lawrenceville, New Jersey
530,000 square feet
ShopRite, DSW, REI, Nordstrom Rack, Bed Bath & Beyond, T.J. Maxx, Raymour & Flanigan Furniture, Ross Dress for Less

**THE GROVE AT SHREWSBURY**
Shrewsbury, New Jersey
192,000 square feet
Brooks Brothers, Lululemon Pottery Barn, J.Crew
www.thegroveatshrewsbury.com

**TROY HILLS SHOPPING CENTER**
 Parsippany-Troy, New Jersey
211,000 square feet
Petco, LA Fitness, Michaels

**NEW YORK**

**Fresh Meadows**
Queens, New York
404,000 square feet
AMC, Kohl's, CVS Pharmacy, Michaels, Starbucks, Modell's

**Greenlawn Plaza**
Greenlawn, New York
106,000 square feet
Tuesday Morning, Greenlawn Farms

**Hauppauge Shopping Center**
Hauppauge, New York
134,000 square feet
ShopRite, A.C. Moore, Chipotle, Panera Bread

**Huntington Shopping Center**
Huntington, New York
279,000 square feet
Bed Bath & Beyond, Nordstrom Rack, Michaels, Buy Buy Baby, PetSmart

**Melville Mall**
Huntington, New York
251,000 square feet
Marshalls, Macy’s Backstage, Dick's Sporting Goods, Field & Stream, Barnes & Noble, Chili's, Dress Barn, Uncle Giuseppe’s Marketplace

**North Carolina**

**Eastgate**
Chapel Hill, North Carolina
153,000 square feet
Stein Mart, Chico’s, Talbots, Rite Aid, Trader Joe’s, Massage Envy, ULTA
www.shoppingeaestimate.com

**Pennsylvania**

**Andorra Shopping Center**
Philadelphia, Pennsylvania
264,000 square feet
Kohl’s, Acme Markets, LA Fitness, Petco, Staples

**Bala Cynwyd Shopping Center**
Bala Cynwyd, Pennsylvania
250,000 square feet
Lord & Taylor, Acme Markets, Dress Barn, LA Fitness, Michaels

**Flourtown Shopping Center**
Flourtown, Pennsylvania
156,000 square feet
Giant Food, Movie Tavern

**Langhorne Square Shopping Center**
Levittown, Pennsylvania
219,000 square feet
Redner’s Supermarket, Marshalls, Panera Bread, Planet Fitness

**Lawrence Park Shopping Center**
Broomall, Pennsylvania
561,000 square feet
Acme Market, T.J. Maxx, HomeGoods

**Northeast Shopping Center**
Philadelphia, Pennsylvania
288,000 square feet
Marshalls, Burlington Coat Factory, A.C. Moore

**TOWN CENTER OF NEW BRITAIN**
New Britain, Connecticut
124,000 square feet
Giant Food, Rite Aid

**WILL OAK BROOK SHOPPING CENTER**
Willow Grove, Pennsylvania
251,000 square feet
Giant Food, Bed Bath & Beyond, Old Navy, DSW

**VIRGINIA**

**29th Place**
Charlottesville, Virginia
169,000 square feet
Staples, Starbucks, HomeGoods, DSW

**Barrack Plaza**
Falls Church, Virginia
115,000 square feet
Bank of America, Harris Teeter, Starbucks

**Barracks Road Shopping Center**
Charlottesville, Virginia
498,000 square feet
Harris Teeter, Bed Bath & Beyond, Michaels, Old Navy, CVS Pharmacy, Krogen, Anthropologie, ULTA
www.barracksroad.com

**Falls Plaza**
Falls Church, Virginia
144,000 square feet
Giant Food, CVS Pharmacy, Staples, Starbucks

**Graham Park Plaza**
Falls Church, Virginia
260,000 square feet
Jos. A. Bank, CVS Pharmacy, LA Fitness, Giant Food

**Idylwood Plaza**
Falls Church, Virginia
250,000 square feet
Giant Food, PetSmart, Office Depot

**Mount Vernon Plaza**
Alexandria, Virginia
569,000 square feet
Shoppers Food Warehouse, Staples, T.J. Maxx, Home Depot, Michaels, Bed Bath & Beyond, PetSmart

**Old Keene Mill Shopping Center**
Springfield, Virginia
92,000 square feet
Whole Foods, Starbucks, Walgreens

**Pan Am Shopping Center**
Fairfax, Virginia
227,000 square feet
Safeway, Micro Center, Michaels, CVS Pharmacy, Starbucks

**Pentagon Row**
Arlington, Virginia
298,000 square feet
Harris Teeter, Bed Bath & Beyond, DSW, Elizabeth Arden Red Door Salon, World Market, T.J. Maxx
www.pentagonrow.com

**Pike Place**
Vienna, Virginia
164,000 square feet
T.J. Maxx, Staples, DSW, Panera Bread, Sakura Japanese Steakhouse

**Tysons Station**
Falls Church, Virginia
49,000 square feet
Trader Joe’s

**Village at Shirlington**
Arlington, Virginia
266,000 square feet
Harris Teeter, Carlyle Grand Cafe, Capitol City Brewing Company, Busboys and Poets, Guapo's, My Thrive Pilates, AMC
www.villageatshirlington.com

**Willow Lawn**
Richmond, Virginia
462,000 square feet
Old Navy, Kohler's Gym, Panera Bread, Staples, Ross Dress For Less
www.willowlawn.com