



ACQUISITION CRITERIA

East Coast

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 18.2 million square feet (as of 12/31/07).

Property Type

Federal Realty acquires high quality, stabilized, supermarket-anchored neighborhood and community shopping centers for its joint venture with Clarion Lion Properties Fund, and high quality retail properties with expansion, redevelopment and lease-up/re-leasing potential for its own account.

Location

Federal Realty acquires properties in the following geographic areas:

NORTHEAST REGION

Boston Metro

Generally within I-495

New York Metro

Connecticut: Fairfield County

New York: Brooklyn, Queens, Staten Island, Westchester County, Nassau County, Suffolk County

New Jersey: Bergen County, Essex County, Middlesex County, Monmouth County, Morris County, Passaic County, Somerset County, Union County, Hunterdon County

MID-ATLANTIC REGION

Philadelphia Metro

Pennsylvania: Bucks County, Chester County, Delaware County, Montgomery County, Philadelphia County

New Jersey: Burlington County, Camden County, Gloucester County, Mercer County, Ocean County

Wilmington Metro

New Castle County

Baltimore Metro

Anne Arundel County, Baltimore County, Carroll County, Harford County, Howard County

Washington DC Metro

Maryland: Montgomery County, Prince George's County, Frederick County, Charles County

Virginia: Arlington County, Fairfax County, Loudoun County, Prince William County, City of Alexandria

District of Columbia

SOUTHEAST REGION

Florida: Miami-Dade County, Broward County, Palm Beach County

Contacts

NORTHEAST REGION

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MID-ATLANTIC AND SOUTHEAST REGIONS

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FRT
LISTED
NYSE

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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.