



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 18.2 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:

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.

Contact

11601 Wilshire Boulevard
Suite 500
Los Angeles, CA 90025

Gwen MacKenzie
Senior Director of Acquisitions
PH 310.231.8797
FX 310.231.8798
gmackenzie@federalrealty.com

FRT
LISTED
NYSE

www.federalrealty.com