

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 9/30/09).

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.

Contact

WESTERN REGION

3055 Olin Avenue
Suite 2100
San Jose, CA 95128

Jeff Berkes

Executive Vice President,
Chief Investment Officer
PH 408.551.4602
FX 408.551.0021
jberkes@federalrealty.com

FRT
LISTED
NYSE

www.federalrealty.com