

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 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:

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

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

MID-ATLANTIC REGION

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

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.

Contacts

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MID-ATLANTIC AND SOUTHEAST REGIONS

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