



Federal Realty Investment Trust

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GRESB Benchmark Report 2017

DATE: 22 Sep 2017 12:55:34pm Fri UTC

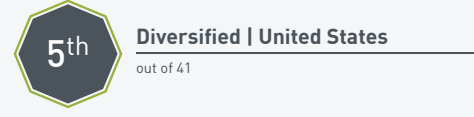
Federal Realty Investment Trust



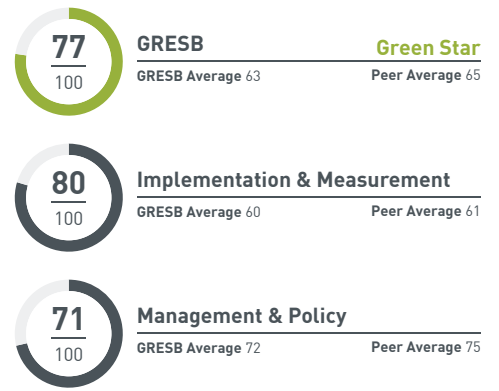
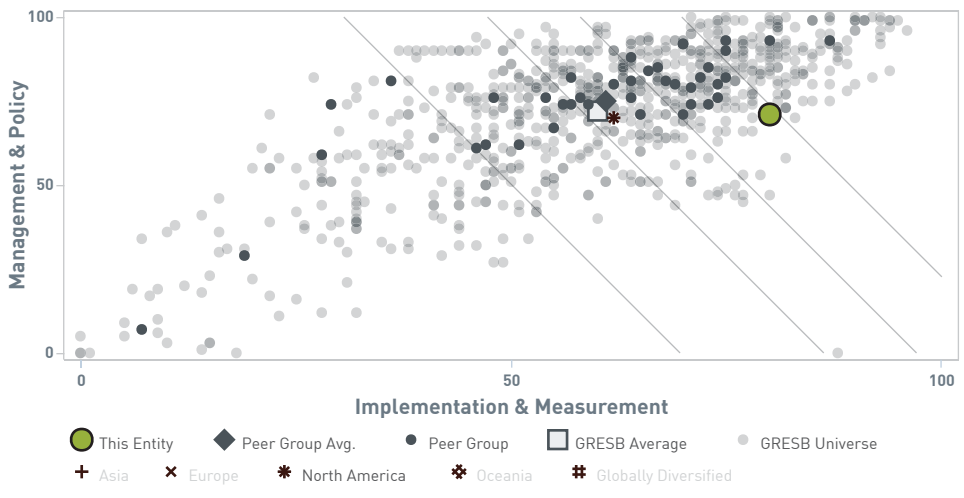
Participation & GRESB Score



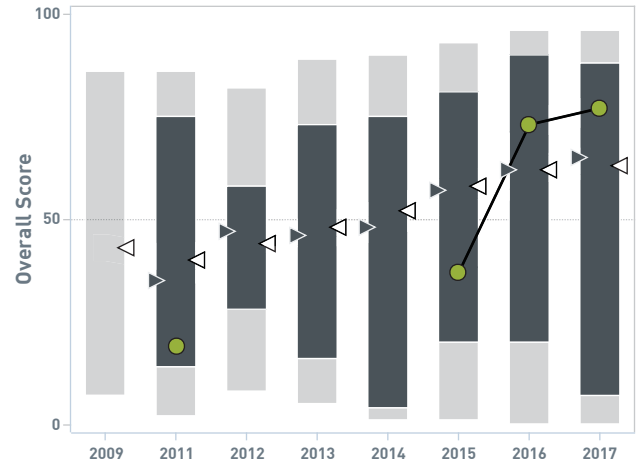
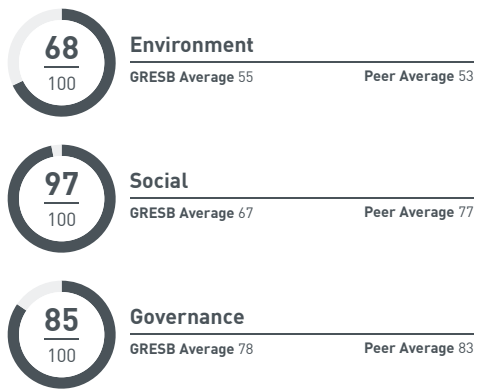
Peer Comparison



GRESB Model

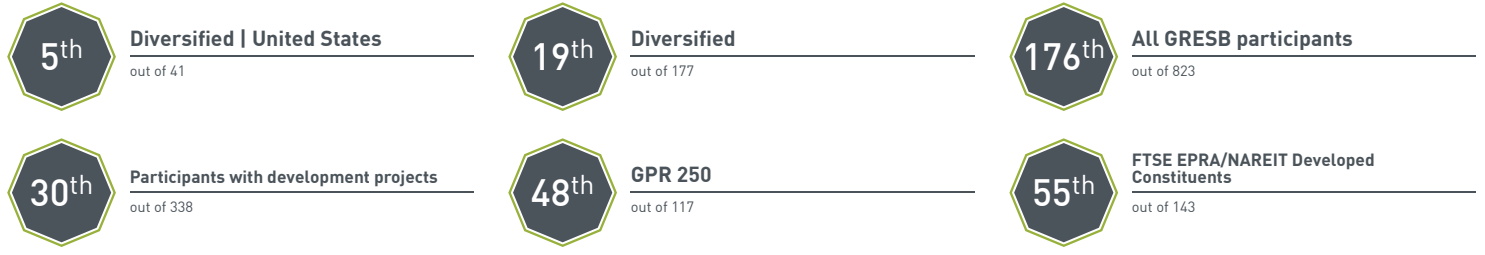


ESG Breakdown



2017 Improvement ↗ +4
2016 rating maintained ★★★★★☆

Rankings

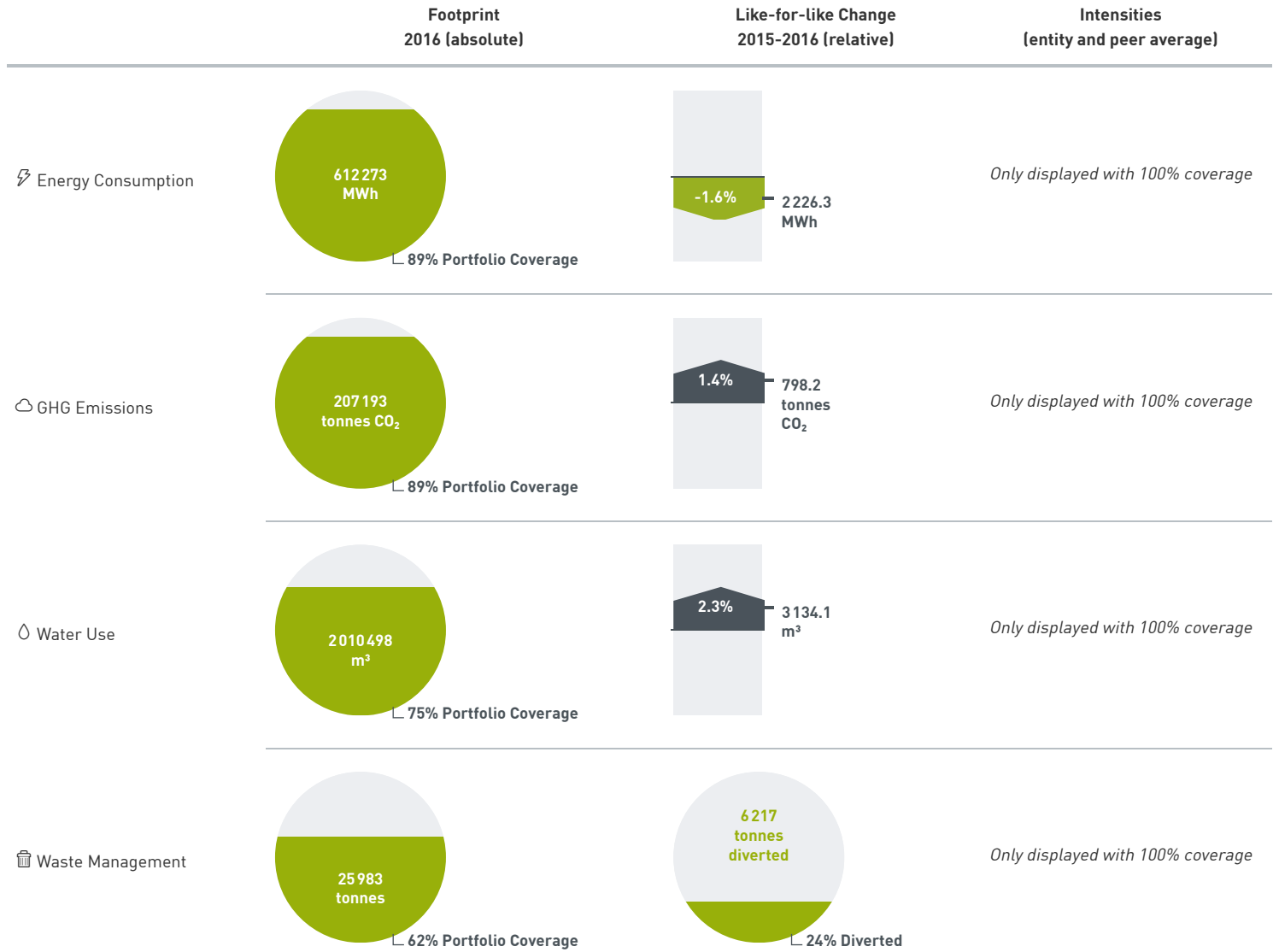


GRESB Aspects



Aspect	Weight in GRESB	This Entity	Peer Group	GRESB
Management	8.8%	94 ⁺⁶	PEER 92 ⁺⁹ AVERAGE	GRESB 88 ⁺³ AVERAGE
Policy & Disclosure	9.5%	69 ⁻¹⁹	PEER 77 ⁻⁵ AVERAGE	GRESB 75 ⁺⁴ AVERAGE
Risks & Opportunities	12.4%	88	PEER 69 ⁻¹² AVERAGE	GRESB 67 ⁺³ AVERAGE
Monitoring & EMS	8.8%	96 ⁺⁶	PEER 74 ⁺⁵ AVERAGE	GRESB 69 ⁺³ AVERAGE
Performance Indicators	25.2%	58 ⁺⁷	PEER 47 ⁻¹¹ AVERAGE	GRESB 50 ⁺² → AVERAGE
Building Certifications	10.9%	45 ⁺⁵	PEER 33 ⁺⁵ AVERAGE	GRESB 46 ⁺² AVERAGE
Stakeholder Engagement	24.5%	98 ⁺¹¹	PEER 77 ⁺³ AVERAGE	GRESB 67 ⁺³ AVERAGE
New Construction & Major Renovations	0%	88 ⁺¹⁰	PEER 48 ⁻⁷ AVERAGE	GRESB 51 ⁺⁶ AVERAGE

Portfolio Impact



Impact Reduction Targets

Type	Long-term target	Baseline year	End year	2016 target	Portfolio coverage	Externally communicated
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This entity did not report any performance targets.