

LEED Building Investments

SEPTEMBER 2021

Forward Looking Statements

FEDERAL REALTY INVESTMENT TRUST

Certain matters included in this presentation may be forward looking statements within the meaning of federal securities laws. Actual future performance and results may differ materially from those included in forward looking statements. Please refer to the Appendix to this presentation for information about how to identify such forward-looking statements and for a non-exclusive list of factors that can cause actual results to be different from those we describe.

Information included in the presentation is as of June 30, 2021 unless otherwise noted.

Long History of Responsible Investing

RESPONSIBLE INVESTING HAS BEEN PART OF OUR BUSINESS FOR NEARLY A DECADE

- First LEED certification completed in 2012
- Total investment of nearly \$2.1 billion in buildings already having received or expected to receive a LEED certification*

* No assurance can be given that projects in progress will achieve targeted level of LEED certification.

Project	Use Types	LEED Level	Year certified
Assembly Row Total Investment			\$715 million*
450 Artisan Way	Retail/Office	Gold	2015
449 Canal Street (Montaje)	Retail/Residential	Gold	2019
455 Grand Union	Retail/Office	Gold*	In progress
485 Foley Street (Miscela)	Retail/Residential	Gold*	In progress
Pike & Rose Total Investment			\$700 million*
900 Per Sei Place (Per Sei)	Retail/Residential	Certified	2015
11810 Grand Park Ave.	Retail/Office	Silver	2016
11803 Grand Park Ave. (Pallas) Neighborhood	Retail/Residential	Certified	2017
	Project Wide	Gold	2018
11920 Grand Park Ave.	Retail	Certified	2018
925 Rose Ave.	Retail	Silver	2018
11870 Grand Park Ave.	Retail/Residential	Certified	2018
940 Rose Ave.	Retail/Residential/Hotel	Silver	2018
910 Rose Ave.	Retail	Certified	2018
909 Rose Ave.	Retail/Office	Gold	2020
Federal Corporate HQ	Office	Gold	2020
Santana Row Total Investment			\$500 million*
3003 Olin Ave. (Levare)	Residential	Certified	2013
700 Santana Row	Retail/Office	Certified	2021
One Santana West	Office	Gold*	In progress
Other Properties Total Investment			\$150 million*
Bethesda Row	Retail	Silver	2012
Montrose Crossing	Retail	Certified	2012
Chelsea	Residential	Silver	2013
Montrose Crossing	Retail	Certified	2018
Cocowalk	Retail/office	Gold	2021
Plaza El Segundo	Office	Certified	2021
Plaza El Segundo	Office	Gold*	In progress

Eligible Green Projects

POTENTIAL INVESTMENTS TO SUPPORT GREEN BONDS

- Green Bond issued October 2020
 - Approx. \$394M net proceeds
 - Approx. \$311M of proceeds already allocated
- Approximately \$950 million to \$1 billion of total investments available to support future green bonds*
- All projects listed have been completed or are currently under construction
 - Additional LEED projects may be added that are not yet under construction

Project	Use Types	LEED Level	Year certified
October 2020 Green Bonds			\$400.0 million
Net Proceeds			\$394.2 million
Proceeds Allocated/Projects			\$310.8 million
Remaining to be Allocated			\$83.4 million
449 Canal Street (Montaje)	Retail/Residential	Gold	2019
925 Rose Avenue	Retail	Silver	2018
940 Rose Avenue	Retail/Residential/Hotel	Silver	2018

Eligible to Support Green Bonds*	Use Types	LEED Level	Year certified
Assembly Row Total Investment			\$465-\$485 million*
455 Grand Union	Retail/Office	Gold*	In progress
485 Foley Street (Miscela)	Retail/Residential	Gold*	In progress
Pike & Rose Total Investment			\$138-\$145 million*
909 Rose Avenue	Retail/Office	Gold	2020
Federal Corporate HQ	Office	Gold	2020
Santana Row Total Investment			\$250-\$270 million*
One Santana West	Office	Gold*	In progress
Other Properties Total Investment			\$101-\$105 million*
Cocowalk	Retail/office	Gold	2021
Plaza El Segundo	Office	Gold*	In progress

* Some portion of the total project investments may not be allocable to support a green bond. No assurance can be given that projects in progress will achieve targeted level of LEED certification.

Appendix: Forward Looking Statements

FEDERAL REALTY INVESTMENT TRUST

Certain statements included in this presentation are forward-looking statements. Those statements include statements regarding the intent, belief or current expectations of Federal Realty Investment Trust (“we” “our” or “us”) and members of our management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as “may,” “will,” “seeks,” “anticipates,” “believes,” “estimates,” “expects,” “plans,” “intends,” “should,” “targets” or similar expressions. Actual results may differ materially from those contemplated by such forward-looking statements. Further, forward-looking statements speak only as of the date they are made, and we undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.

The following are some of the risks and uncertainties, although not all risks and uncertainties, that could cause our actual results to differ materially from those presented in our forward-looking statements:

- risks that our tenants will not pay rent, may vacate early or may file for bankruptcy or that we may be unable to renew leases or re-let space at favorable rents as leases expire;
- risks that we may not be able to proceed with or obtain necessary approvals for any redevelopment or renovation project, and that completion of anticipated or ongoing property redevelopment or renovation projects that we do pursue may cost more, take more time to complete or fail to perform as expected;
- risks that we are investing a significant amount in ground-up development projects that may be dependent on third parties to deliver critical aspects of certain projects, requires spending a substantial amount upfront in infrastructure, and assumes receipt of public funding which has been committed but not entirely funded;
- risks normally associated with the real estate industry, including risks that occupancy levels at our properties and the amount of rent that we receive from our properties may be lower than expected, that new acquisitions may fail to perform as expected, that competition for acquisitions could result in increased prices for acquisitions, that costs associated with the periodic maintenance and repair or renovation of space, insurance and other operations may increase, that environmental issues may develop at our properties and result in unanticipated costs, and, because real estate is illiquid, that we may not be able to sell properties when appropriate;
- risks that our growth will be limited if we cannot obtain additional capital;
- risks of financing on terms which are acceptable to us, our ability to meet existing financial covenants and the limitations imposed on our operations by those covenants, and the possibility of increases in interest rates that would result in increased interest expense;
- risks related to our status as a real estate investment trust, commonly referred to as a REIT, for federal income tax purposes, such as the existence of complex tax regulations relating to our status as a REIT, the effect of future changes in REIT requirements as a result of new legislation, and the adverse consequences of the failure to qualify as a REIT;
- risks related to natural disasters, climate change and public health crises (such as the outbreak and worldwide spread of COVID-19), and the measures that international, federal, state and local governments, agencies, law enforcement and/or health authorities implement to address them, may precipitate or materially exacerbate one or more of the above-mentioned risks, and may significantly disrupt or prevent us from operating our business in the ordinary course for an extended period.

Given these uncertainties, readers are cautioned not to place undue reliance on these forward-looking statements. We also make no promise to update any of the forward-looking statements, or to publicly release the results if we revise any of them