

FEDERAL REALTY

OVERVIEW

104

Properties in Strategic
Metropolitan Markets

24.2M

Gross Leasable Area

95%

Leased



- Founded in 1962, one of the oldest public REITs
- Fully integrated real estate company focused on the ownership, management and redevelopment of high quality shopping centers and urban, mixed-use properties
- Member of the S&P 500
- Rated A- by Standard & Poor's, A3 by Moody's, and A- by Fitch Ratings

KEYS TO OUR SUCCESS

COMPETITIVE ADVANTAGES



Density

156K Average Population
Within 3-mile radius



Limited Competition

Low Retail GLA per capita



Affluence

116K Average Household Income
Within 3-mile radius



Flexible Property Format



High Barriers to Entry



Strong Landlord-Friendly Leases

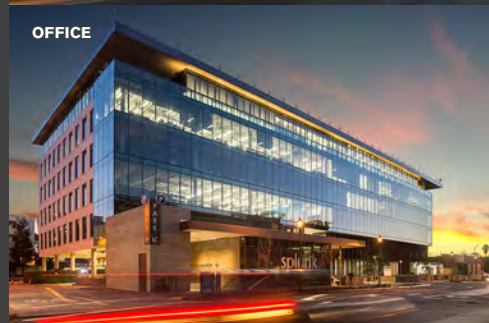
MIXED USE



RESIDENTIAL



OFFICE



HOTEL



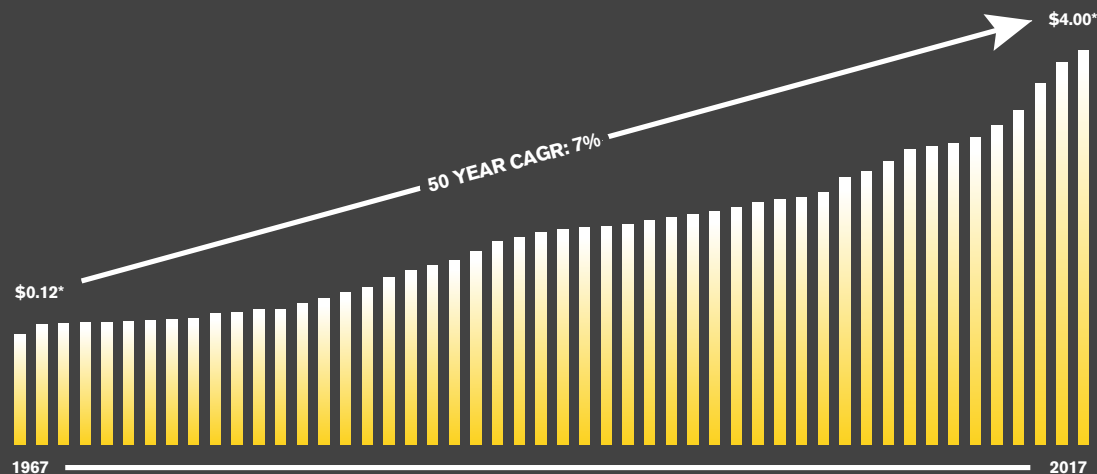
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REGIONAL



INDUSTRY-LEADING CONSISTENCY

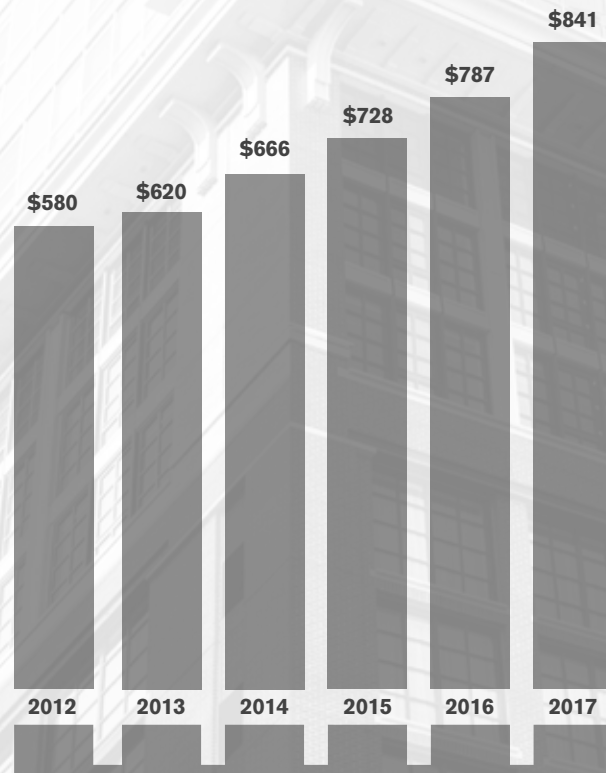


50 YEARS OF INCREASED DIVIDENDS

The longest consecutive record in the REIT industry

RENTAL INCOME

(in millions)

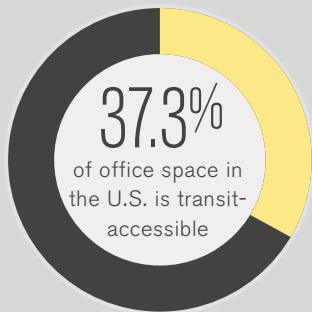


U.S. HOUSEHOLD RETAIL SPENDING

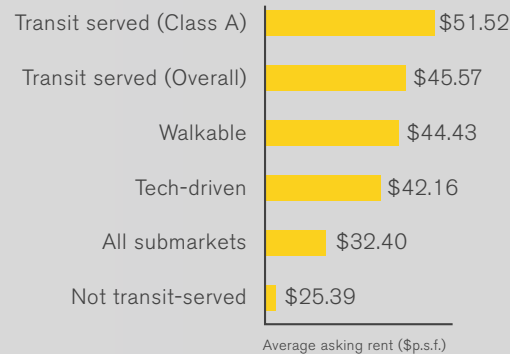
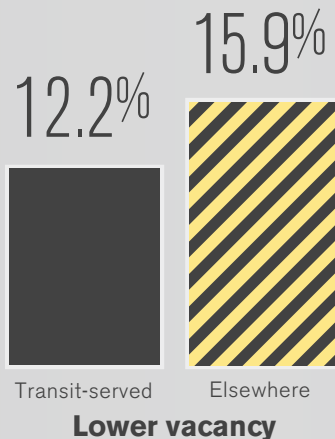


Doomsday scenarios oversimplify the state of retail.

OFFICE TRANSIT-SERVED SUBMARKETS



One of the strongest
niche asset classes



A 79.5% premium

These submarkets are outperforming the broader office market
and are poised for long-term success.

SANTANA ROW

SAN JOSE, CA

METRO AREA: San Jose, CA

YEAR BUILT: 2002

PROPERTY SIZE: 45 Acres

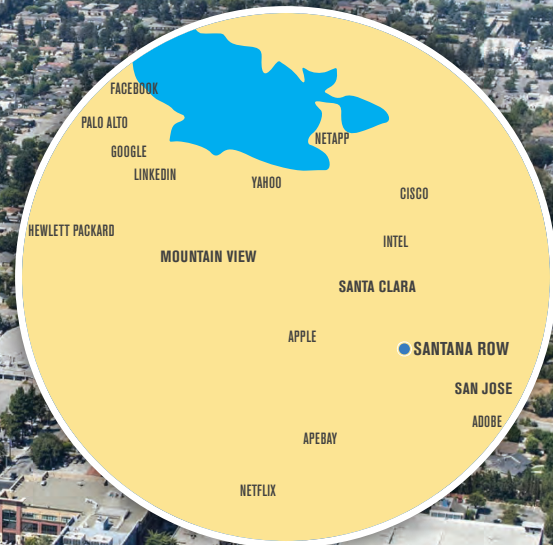
DAYTIME POPULATION: 39,511*

*Within a 1-mile radius



SANTANA ROW

SAN JOSE, CA



SANTANA ROW

SAN JOSE, CA



BEFORE

SANTANA ROW

SAN JOSE, CA



AFTER

SANTANA ROW

SAN JOSE, CA



OFFICE

SANTANA ROW

SAN JOSE, CA

900
SANTANA ROW

700
SANTANA ROW

splunk>

SW
SANTANA WEST

EXISTING PROJECT:

RETAIL: 530,000 SF

RESIDENTIAL: 615 APARTMENTS & 219 CONDOS

HOTEL: 215 ROOMS

OFFICE: 671,000 SF

FUTURE PHASE ENTITLEMENTS:

321,000 SF COMMERCIAL

395 RESIDENTIAL UNITS

920,000 SF OFFICE CAMPUS

amazon books

BONOBOS

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

SOULCYCLE

TESLA

splunk>

broadsoft

ASSEMBLY ROW

SOMERVILLE, MA

METRO AREA: BOSTON, MA

YEAR BUILT: 2014

PROPERTY SIZE: 65 ACRES

DAYTIME POPULATION: 32,019*

*Within a 1-mile radius



ASSEMBLY ROW

SOMERVILLE, MA

FINANCIAL DISTRICT

3.3 miles

BOSTON/TOURIST HUB

2.5 miles

BACK BAY/ TOURIST HUB

4 miles

KENDALL SQUARE, CAMBRIDGE

2.8 miles

CHARLESTOWN

LOGAN AIRPORT

4.6 miles

NEW MBTA
ORANGE LINE
T-STOP



CAMBRIDGE

SOMERVILLE

ASSEMBLY ROW
DISTRICT

I-95

ASSEMBLY SQUARE
MARKETPLACE
Phase 1 complete

SYLVESTER BAXTER
RIVERFRONT PARK

ASSEMBLY ROW

SOMERVILLE, MA



BEFORE

ASSEMBLY ROW

SOMERVILLE, MA



AFTER

ASSEMBLY ROW

SOMERVILLE, MA



OFFICE

ASSEMBLY ROW

SOMERVILLE, MA



EXISTING PROJECT:

RETAIL: 824,000 SF

RESIDENTIAL: 892 APARTMENTS & 122 CONDOS

HOTEL: 158 ROOMS

OFFICE: 839,500 SF

FUTURE PHASE ENTITLEMENTS:

2,000,000 SF COMMERCIAL

826 RESIDENTIAL UNITS



TRADER JOE'S



SMARTBEAR

PIKE & ROSE

NORTH BETHESDA, MD

METRO AREA: WASHINGTON, DC

YEAR BUILT: 2014

PROPERTY SIZE: 24 ACRES

DAYTIME POPULATION: 44,536*

*Within a 1-mile radius



PIKE & ROSE

NORTH BETHESDA, MD

PIKE & ROSE



Kids Academy

PIKE & ROSE

NORTH BETHESDA, MD



BEFORE

PIKE & ROSE
NORTH BETHESDA, MD



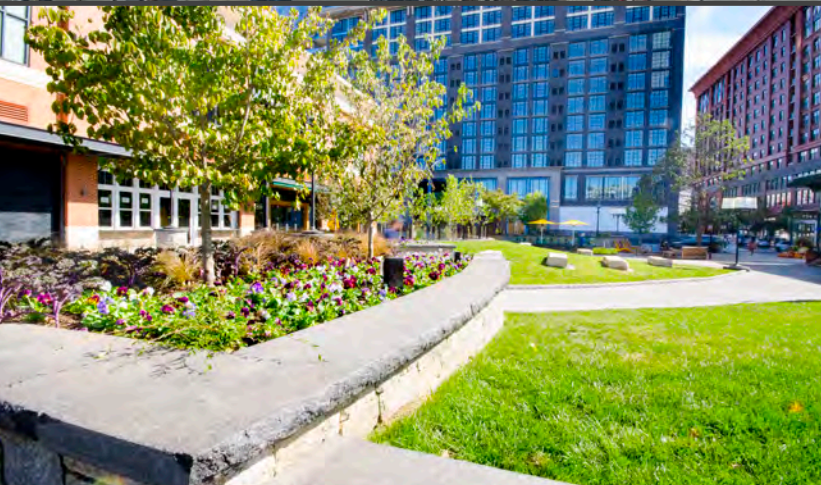
BEFORE



AFTER

PIKE & ROSE

NORTH BETHESDA, MD



OFFICE



PIKE & ROSE

NORTH BETHESDA, MD

RETAIL: 387,000 SF

RESIDENTIAL: 765 APARTMENTS & 99 CONDOS

HOTEL: 177 ROOMS

OFFICE: 80,000 SF

FUTURE PHASE ENTITLEMENTS:

1,000,000 SF COMMERCIAL

741 RESIDENTIAL UNITS

PINSTRIPES
BOWLING • BOCCE • BISTRO

canopy

H&M

CITY
PERCH
KITCHEN + BAR



THE RED DOOR
Elizabeth Arden

Regus

Bank of America
Merrill Lynch

JLL