

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
FEDERAL REALTY INVESTMENT TRUST		87-3916363	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
LEAH BRADY	301-998-8100	lbrady@federalrealty.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
909 ROSE AVE, SUITE 200		N BETHESDA, MD 20852	
8 Date of action		9 Classification and description	
SEE ATTACHED		COMMON STOCK - NONDIVIDEND DISTRIBUTION	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
SEE ATTACHED		FRT	

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ **DURING THE YEAR ENDED DECEMBER 31, 2023, FEDERAL REALTY INVESTMENT TRUST ("FRIT"), MADE CASH DISTRIBUTIONS TO HOLDERS OF ITS COMMON SHARE THAT ARE CLASSIFIED AS NONDIVIDEND DISTRIBUTIONS. THE TOTAL CASH DISTRIBUTIONS FOR THE TAX YEAR 2023 EXCEEDED FRIT'S CURRENT AND ACCUMULATED EARNINGS AND PROFITS; THEREFORE THE EXCESS IS A RETURN OF CAPITAL TO THE SHAREHOLDERS.**

SEE ATTACHED FOR DATES OF THE ORGANIZATIONAL ACTIONS.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ **SEE ATTACHED.**

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ **THE REDUCTION IN TAX BASIS WAS CALCULATED BY THE DIFFERENCE BETWEEN TOTAL CASH DISTRIBUTIONS FOR THE TAX YEAR 2023 LESS THE ISSUER'S CURRENT AND ACCUMULATED EARNINGS AND PROFITS. BECAUSE THE CASH DISTRIBUTIONS EXCEEDED THE ISSUER'S CURRENT AND ACCUMULATED EARNINGS AND PROFITS, THE DIFFERENCE IS A RETURN OF CAPITAL TO EACH SHAREHOLDER.**

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶
IRC SECTION 301(C)(2)

18 Can any resulting loss be recognized? ▶ **NO RESULTING LOSS MAY BE RECOGNIZED.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶
THE ORGANIZATIONAL ACTION IS REPORTABLE FOR TAX YEAR 2023.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature ▶ Melissa Solis Date ▶ 6/23/24

Print your name ▶ **Melissa Solis** Title ▶ **SVP - Chief Accounting Officer**

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶				Firm's EIN ▶
	Firm's address ▶				Phone no.

FEDERAL REALTY INVESTMENT TRUST
EIN: 87-3916363
ATTACHMENT TO FORM 8937
YEAR ENDED DECEMBER 31, 2023

PART I, ITEM 8:

SECURITY DESCRIPTION

Federal Realty Investment Trust Common Stock

DATES OF ACTION

01/17/2023, 04/17/2023, 07/17/2023, 10/16/2023

PART I, ITEM 10:

CUSIP NUMBER

313745101

PART II, ITEM 14 & 15:

SECURITY DESCRIPTION

Federal Realty Investment Trust Common Stock
Federal Realty Investment Trust Common Stock
Federal Realty Investment Trust Common Stock
Federal Realty Investment Trust Common Stock

DATE

1/17/2023
4/17/2023
7/17/2023
10/16/2023

REDUCTION IN BASIS PER SHARE

\$0.1620
\$0.1620
\$0.1620
\$0.1635