

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

<b>Part I Reporting Issuer</b>			
1 Issuer's name <b>FEDERAL REALTY INVESTMENT TRUST</b>		2 Issuer's employer identification number (EIN) <b>52-0782497</b>	
3 Name of contact for additional information <b>LEAH BRADY</b>	4 Telephone No. of contact <b>301-998-8100</b>	5 Email address of contact <b>LBrady@federalrealty.com</b>	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact <b>1626 E Jefferson St</b>		7 City, town, or post office, state, and ZIP code of contact <b>Rockville, MD 20852</b>	
8 Date of action <b>SEE ATTACHED</b>		9 Classification and description <b>COMMON STOCK - NONDIVIDEND DISTRIBUTION</b>	
10 CUSIP number <b>SEE ATTACHED</b>	11 Serial number(s)	12 Ticker symbol <b>FRT</b>	13 Account number(s)

**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, 2020, FEDERAL REALTY INVESTMENT TRUST ("FRIT"), MADE CASH DISTRIBUTIONS TO HOLDERS OF ITS COMMON SHARES THAT ARE CLASSIFIED AS NONDIVIDEND DISTRIBUTIONS. THE TOTAL CASH DISTRIBUTIONS FOR THE TAX YEAR 2020 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 2020 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)

Multiple horizontal lines for listing applicable Internal Revenue Code sections and subsections.

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

Multiple horizontal lines for providing additional information regarding loss recognition.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ►  
THE ORGANIZATIONAL ACTION IS REPORTABLE FOR TAX YEAR 2020.

Multiple horizontal lines for providing other information necessary to implement the adjustment.

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 ► *2/7/21*

Print your name ► *Melissa Solis* Title ► *SVP-CAO*

<b>Paid Preparer Use Only</b>	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: 52-0782497**  
**ATTACHMENT TO FORM 8937**  
**YEAR ENDED DECEMBER 31, 2020**

**PART I, ITEM 8:**

SECURITY DESCRIPTION

Federal Realty Investment Trust Common Stock

DATES OF ACTION

01/15/2020, 04/15/2020, 07/15/2020, 10/15/2020

**PART I, ITEM 10:**

CUSIP NUMBER

313747206

**PART II, ITEM 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

1/15/2020  
4/15/2020  
7/15/2020  
10/15/2020

REDUCTION IN BASIS PER SHARE

\$0.1890  
\$0.1890  
\$0.1890  
\$0.1908