

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934  
Date of Report (Date of earliest event reported) June 30, 1995

Federal Realty Investment Trust

-----  
(Exact name of registrant as specified in its charter)

District of Columbia

1-7533

52-0782497

-----  
(State or other jurisdiction  
of incorporation)

-----  
(Commission  
File Number)

-----  
(IRS Employer  
Identification No.)

4800 Hampden Lane, Suite 500, Bethesda, Maryland

20814

-----  
(Address of principal executive officers)

-----  
(Zip Code)

Registrant's telephone number including area code: 301/652-3360

Exhibit Index appears on Page 3.

Item 5. Other Events

Federal Realty Investment Trust hereby files as exhibit 99 the following supplemental data pertaining to its portfolio of properties at June 30, 1995.

Item 7. Financial Statements and Exhibits

(c) Exhibits.

99 Supplemental portfolio information at June 30, 1995

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FEDERAL REALTY INVESMENT TRUST

Date: August 16, 1995

\\s\ Cecily A. Ward  
-----  
Cecily A. Ward  
Vice President, Controller

EXHIBIT INDEX

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Supplemental Information  
June 30, 1995

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4800 Hampden Lane, Suite 500  
Bethesda, Maryland 20814  
301/652-3360

FEDERAL REALTY INVESTMENT TRUST  
DEBT ANALYSIS (EXCLUDING CAPITAL LEASES AND INTEREST RATE SWAPS)  
JUNE 30, 1995

	Maturity	Rate	Balance (in thousands)	
	-----	----		
<b>MORTGAGES</b>				
Barracks Road	06/01/98	9.77%	\$21,929	
Falls Plaza	06/01/98	9.77%	4,360	
Old Keene Mill	06/01/98	9.77%	7,148	
West Falls	06/01/98	9.77%	5,003	
Loehmanns Plaza	07/21/98	9.75%	6,538	
Federal Plaza	03/10/01	8.95%	28,961	
Tysons Station	09/01/01	9.875%	4,344	
Northeast	12/31/01	participating	1,500	
			-----	
			\$79,783	
			=====	
<b>NOTES PAYABLE</b>				
Revolving credit facilities		libor +.85% to libor +1%	\$19,365	
Note issued in connection with tenant buyout at Queen Anne Plaza	01/15/06	8.875%	1,369	
Note issued in connection with aquisition of Federal Plaza	07/01/96	8.00%	2,916	
Note issued in connection with renovation of Perring Plaza	01/31/13	10.00%	2,955	
Other	various	various	149	
			-----	
			\$26,754	
			=====	
<b>UNSECURED PUBLIC DEBT</b>				
5 1/4% Convertible subordinated debentures	04/30/02	5.250%	\$ 289	
5 1/4% Convertible subordinated debentures	10/28/03	5.250%	75,000	
8 7/8% Notes (fixed)	01/15/00	8.875%	75,000	
8 7/8% Notes (fixed)*	01/15/00	7.530%	25,000	
8% Notes (fixed)	04/21/02	8.000%	25,000	
			-----	
			\$200,289	
			=====	
	Total fixed rate debt		\$285,961	93.20%
	Total variable rate debt		20,865	6.80%
	Total debt		----- \$306,826	----- 100.00%
			=====	=====
	Weighted average interest rate:			
	-----			
	Fixed rate debt		7.89%	
	Variable on revolving facilities		7.01%	**

\* The Trust purchased an interest rate swap on \$25 million which was sold for \$1.5 million, thereby decreasing the effective interest rate.

\*\* Weighted average interest rate on revolving credit facilities for six months ended June 30, 1995.

FEDERAL REALTY INVESTMENT TRUST  
 PERCENTAGE LEASED ANALYSIS  
 June 30, 1995

OVERALL OCCUPANCY (Quarter to Quarter Analysis)						
Type	June 30, 1995			June 30, 1994		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	11,530,816	10,796,603	94%	10,782,397	10,094,769	94%
Main Street Retail (square feet)	194,266	180,394	93%			
Rollingwood Apartments (# of units)	282	280	99%	282	272	96%

OVERALL OCCUPANCY (Rolling 12 Months)						
Type	June 30, 1995			March 31, 1995		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	11,530,816	10,796,603	94%	11,199,906	10,482,104	94%
Main Street Retail (square feet)	194,266	180,394	93%	22,906	22,906	100%
Rollingwood Apartments (# of units)	282	280	99%	282	281	99%

OVERALL OCCUPANCY (Rolling 12 Months)						
Type	December 31, 1994			September 30, 1994		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	11,179,222	10,592,521	95%	10,898,289	10,176,605	93%
Main Street Retail (square feet)	16,106	16,106	100%			
Rollingwood Apartments (# of units)	282	278	99%	282	281	99%

SAME CENTER OCCUPANCY (Quarter to Quarter Analysis)						
Type	June 30, 1995			June 30, 1994		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	10,438,581	9,820,887	94%	10,373,401	9,784,722	94%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	280	99%	282	272	96%

SAME CENTER OCCUPANCY (Rolling 12 Months)						
Type	June 30, 1995			March 31, 1994		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	10,438,581	9,820,887	94%	10,203,347	9,600,482	94%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	280	99%	282	281	99%

SAME CENTER OCCUPANCY (Rolling 12 Months)						
Type	December 31, 1994			September 30, 1994		
	Size	Leased	Occupancy	Size	Leased	Occupancy
Shopping Center (square feet)	10,192,241	9,681,163	95%	10,156,707	9,549,487	94%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	278	99%	282	281	99%

FEDERAL REALTY INVESTMENT TRUST  
ECONOMIC OCCUPANCY ANALYSIS  
June 30, 1995

OVERALL ECONOMIC OCCUPANCY (Quarter to Quarter Analysis)						
June 30, 1995			June 30, 1994			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)	11,530,816	10,460,610	91%	10,782,397	9,875,544	92%
Main Street Retail (square feet)	194,266	180,394	93%			
Rollingwood Apartments (# of units)	282	280	99%	282	272	96%

OVERALL ECONOMIC OCCUPANCY (Rolling 12 Months)						
June 30, 1995			March 31, 1995			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)	11,530,816	10,460,610	91%	11,199,906	10,153,934	91%
Main Street Retail (square feet)	194,266	180,394	93%	22,906	22,906	100%
Rollingwood Apartments (# of units)	282	280	99%	282	281	99%

OVERALL ECONOMIC OCCUPANCY (Rolling 12 Months)						
December 31, 1994			September 30, 1994			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)	11,179,222	10,213,130	91%	10,898,289	9,983,789	92%
Main Street Retail (square feet)	16,106	16,106	100%			
Rollingwood Apartments (# of units)	282	272	96%	282	281	99%

SAME CENTER ECONOMIC OCCUPANCY (Quarter to Quarter Analysis)						
June 30, 1995			June 30, 1994			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)	10,438,581	9,552,765	92%	10,373,401	9,650,465	93%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	280	99%	282	272	96%

SAME CENTER ECONOMIC OCCUPANCY (Rolling 12 Months)						
June 30, 1995			March 31, 1995			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)	10,438,581	9,552,765	92%	10,203,347	9,441,725	93%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	280	99%	282	281	99%

SAME CENTER ECONOMIC OCCUPANCY (Rolling 12 Months)						
December 31, 1994			September 30, 1994			
Type	Size	Leases Generating Income	Economic Occupancy	Size	Leases Generating Income	Economic Occupancy
Shopping Center (square feet)						
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)						

Type	Size	Income	Occupancy	Size	Income	Occupancy
Shopping Center (square feet)	10,192,241	9,472,958	93%	10,156,707	9,431,031	93%
Main Street Retail (square feet)						
Rollingwood Apartments (# of units)	282	272	96%	282	281	99%

FEDERAL REALTY INVESTMENT TRUST

REGIONAL OCCUPANCY ANALYSIS

JUNE 30, 1995

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Region	Total Square Footage	Occupancy 06/30/95
D.C./Baltimore	3,481,146	93%
Philadelphia	2,053,195	95%
New York/New Jersey	1,971,191	97%
Central Virginia	1,162,705	95%
Mid-West	1,133,622	93%
New England	400,989	99%
Other	1,327,968	85%

=====

Region	Total Square Footage	Occupancy 06/30/95
D.C./Baltimore		
Anchor	1,859,425	94%
Small Shops	1,621,721	92%
Philadelphia		
Anchor	1,183,655	96%
Small Shops	869,540	94%
New York/New Jersey		
Anchor	1,434,069	98%
Small Shops	537,122	95%
Central Virginia		
Anchor	570,503	97%
Small Shops	592,202	93%
Mid-West		
Anchor	729,306	97%
Small Shops	404,316	86%
New England		
Anchor	241,311	100%
Small Shops	159,678	97%
Other		
Anchor	732,162	88%
Small Shops	595,806	81%

FEDERAL REALTY INVESTMENT TRUST  
 LEASING ACTIVITY  
 JUNE 30, 1995

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COMPARABLE

ROLLING 12 MONTHS	NUMBER OF LEASES SIGNED	SQUARE FEET	AVERAGE LEASE TERM (YEARS)	AVERAGE PRIOR RENT PER SQUARE FOOT	AVERAGE CURRENT RENT PER SQUARE FOOT	ANNUALIZED INCREASE IN RENT
2nd Quarter 1995	96	313,386	4.9	\$13.61	\$17.56	\$1,239,862
1st Quarter 1995	68	230,171	5.2	12.95	14.60	379,854
4th Quarter 1994	93	455,584	5.6	10.16	14.04	1,766,764
3rd Quarter 1994	62	145,265	5.1	16.30	17.55	181,298
Total	319	1,144,406	5.2	\$12.45	\$15.57	\$3,567,778

ROLLING 12 MONTHS	PERCENTAGE INCREASE OVER PRIOR RENT	ESTIMATED TENANT IMPROVEMENT COSTS
2nd Quarter 1995	29%	\$3,892,000
1st Quarter 1995	13%	1,290,000
4th Quarter 1994	38%	4,055,000
3rd Quarter 1994	8%	854,000
Total	25%	\$10,091,000

NON-COMPARABLE

ROLLING 12 MONTHS	NUMBER OF LEASES SIGNED	SQUARE FEET	AVERAGE LEASE TERM (YEARS)	AVERAGE RENT PER SQUARE FOOT	ANNUALIZED CURRENT RENT	ESTIMATED TENANT IMPROVEMENT COSTS
2nd Quarter 1995	8	60,731	7.3	\$23.26	\$1,412,465	\$1,433,000
1st Quarter 1995	6	14,516	6.7	15.22	220,998	12,000
4th Quarter 1994	12	124,234	6.3	10.63	1,320,747	1,758,000
3rd Quarter 1994	6	20,812	6.7	16.49	343,207	99,000
Total	32	220,293	6.8	\$14.97	\$3,297,417	\$3,302,000

## GLOSSARY OF TERMS

**OCCUPANCY:** The currently leased portion of a property expressed as a percentage of its total rentable square feet; includes square feet covered by leases for stores not yet opened.

**OVERALL OCCUPANCY:** Occupancy for the entire portfolio -- includes all centers owned in reporting period.

**SAME CENTER OCCUPANCY:** Occupancy for only those centers owned and operating in the periods being compared. Excludes centers purchased or sold as well as properties under redevelopment.

**ECONOMIC OCCUPANCY:** The current physical occupancy of a property (that portion of the property that is occupied and on which we are receiving rent) expressed as a percentage of its total rentable square feet.

**LEASES SIGNED - COMPARABLE:** Represents leases signed on spaces for which there was a former tenant.

**LEASES SIGNED - NONCOMPARABLE:** Represents leases signed on spaces for which there was no previous tenant, i.e. expansion space or space that was previously non-rentable.

**LEASES SIGNED - PRIOR RENT:** Total rent paid by the previous tenant; includes minimum and percentage rent.

**TENANT IMPROVEMENT COSTS:** Represents the total dollars committed for the improvement (fit-out) of a space as relates to a specific lease. The amounts shown represent not only the estimated cost to fit-out the tenant space, but may also include base building costs (i.e. escalators or new entrances) which are required to make the space leasable.