



INVESTOR PRESENTATION

Third Quarter 2019





Federal Realty Investment Trust

NYSE: FRT

FEDERAL REALTY INVESTMENT TRUST

- Fully-integrated US retail real estate based company focused on risk adjusted capital allocation
- Own, manage and re/develop urban, mixed-use properties and high quality open air shopping centers
- 104 properties include ~3,000 tenants, in ~24 million square feet, and over 2,600 residential units
- Included in the S&P 500

CREDIT RATINGS⁽¹⁾

One of only six “A” rated REITs

Moody's

A3

Stable

S&P

A-

Stable

Fitch

A-

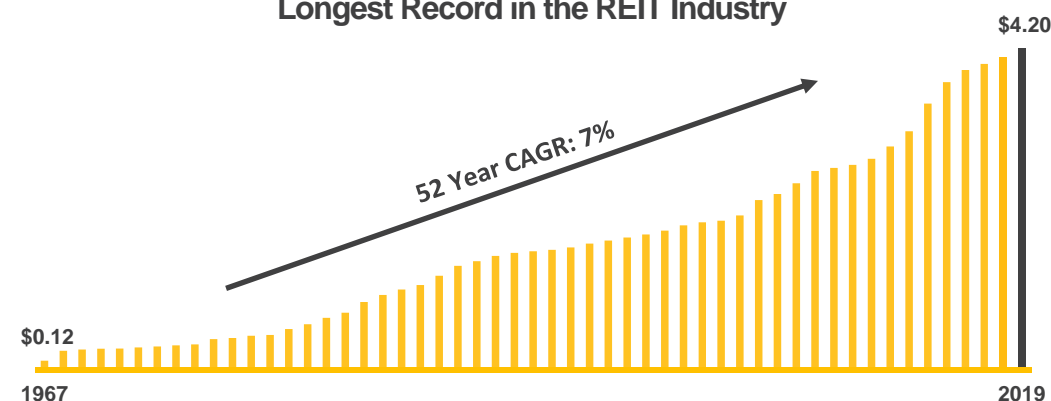
Stable

STRATEGIC METROPOLITAN MARKETS



52 CONSECUTIVE YEARS OF INCREASED DIVIDENDS

Longest Record in the REIT Industry

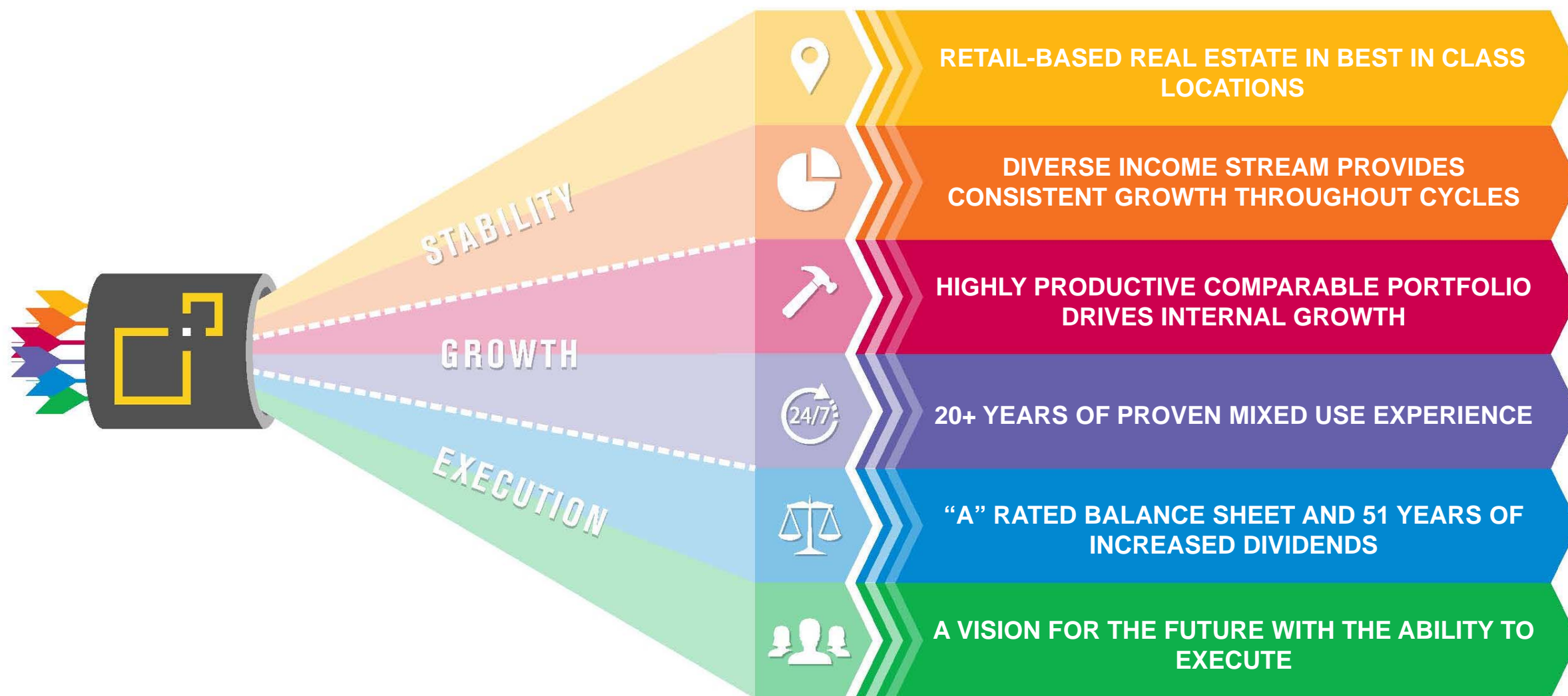


1) The complete ratings report can be accessed at www.federalrealty.com.



“Arrows in the Quiver”

Multifaceted Balanced Business Plan





Retail-Based Real Estate in Best in Class Locations

- 104 flexible retail-based properties located in 8 strategically selected major markets
 - Transit oriented, first ring suburban locations
- Real estate is a local business
 - Manageable portfolio size and number of markets allows senior management to be focused on each asset
- Long-term rent growth potential fueled by:
 - Superior income and population characteristics
 - Significant barriers to entry and
 - Strong demand characteristics
- Location matters more today than it ever has
 - Strive for our centers to be the consolidators in their respective trade areas
 - Retailers remain hyper focused on location as they right-size portfolios and open new stores
- Highly productive portfolio:
 - \$28.28 annualized base rent (ABR) per square foot as of 9/30/19
 - 10% rent growth on comparable leases (TTM)
 - 94% leased portfolio as of 9/30/19



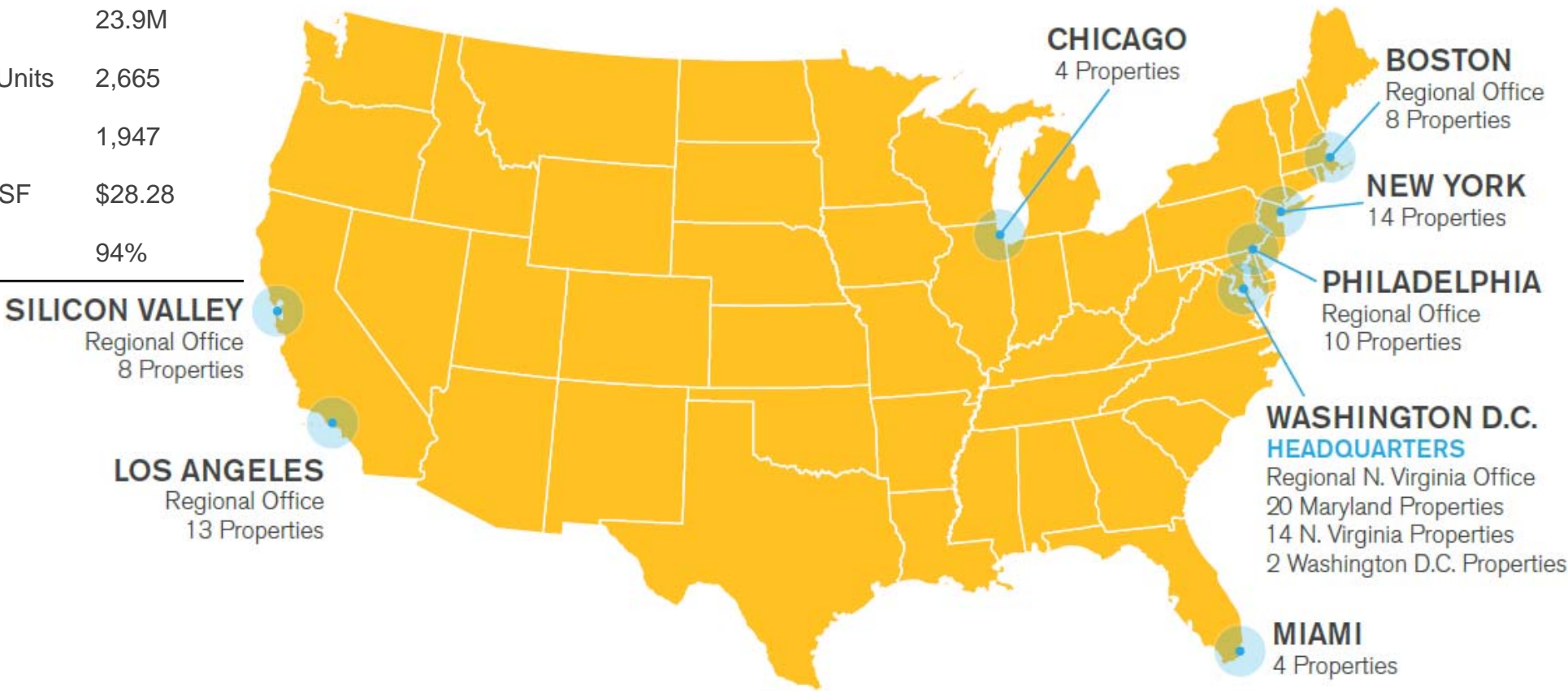
Real Estate is a Local Business

8 strategic metropolitan markets with 6 regional offices

Retail-Based Real Estate in Best in Class Locations

Total Portfolio as of 9/30/19

Assets	104
SF	23.9M
Residential Units	2,665
Acres	1,947
Avg. Rent PSF	\$28.28
% Leased	94%



Note: Additional 7 properties located outside these markets are Barracks Road, Bristol Plaza, Eastgate Crossing, Gratiot Plaza, Lancaster, 29th Place and Willow Lawn

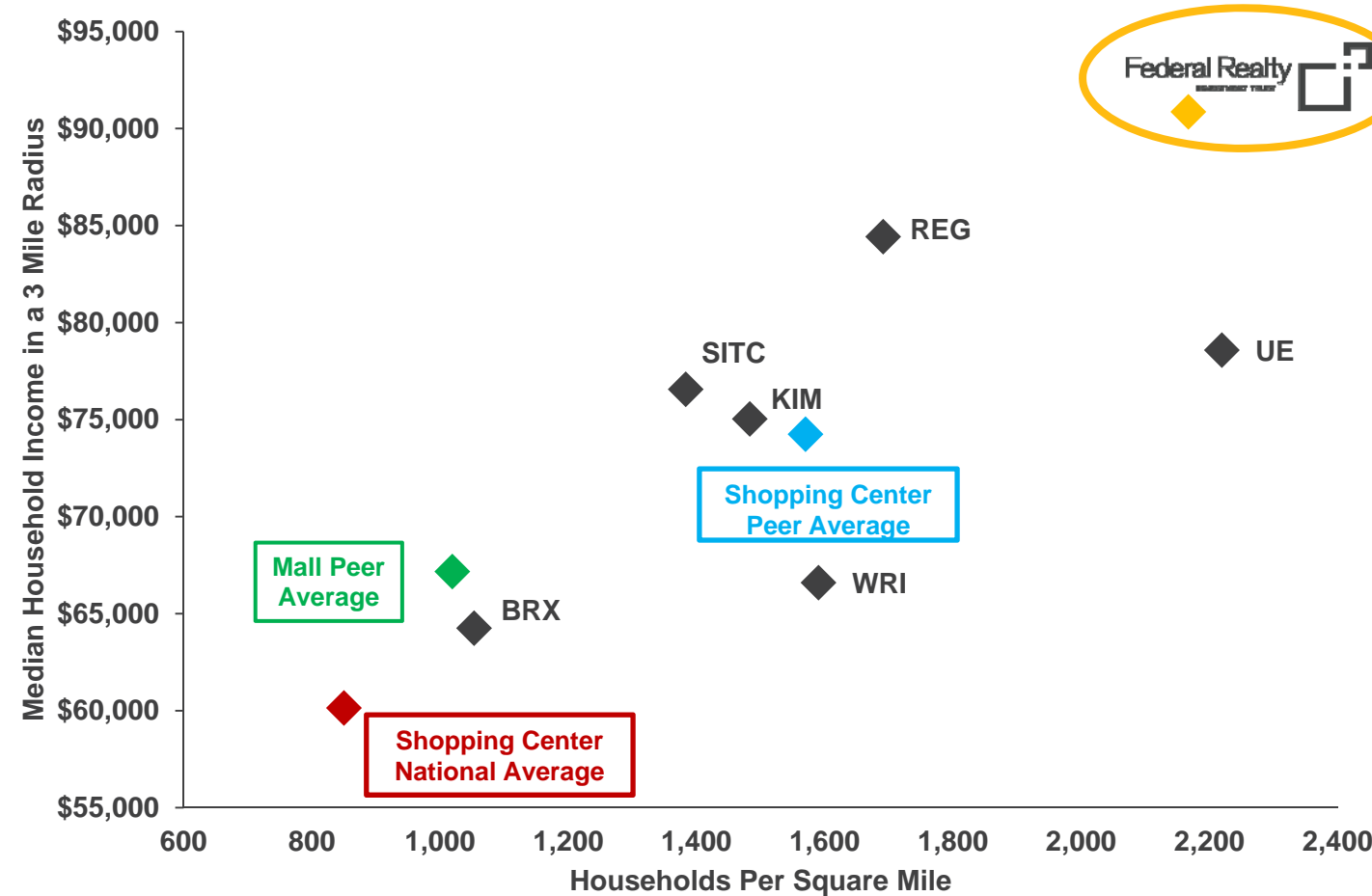


Location, Location, Location

Superior demographics

Retail-Based Real Estate in Best in Class Locations

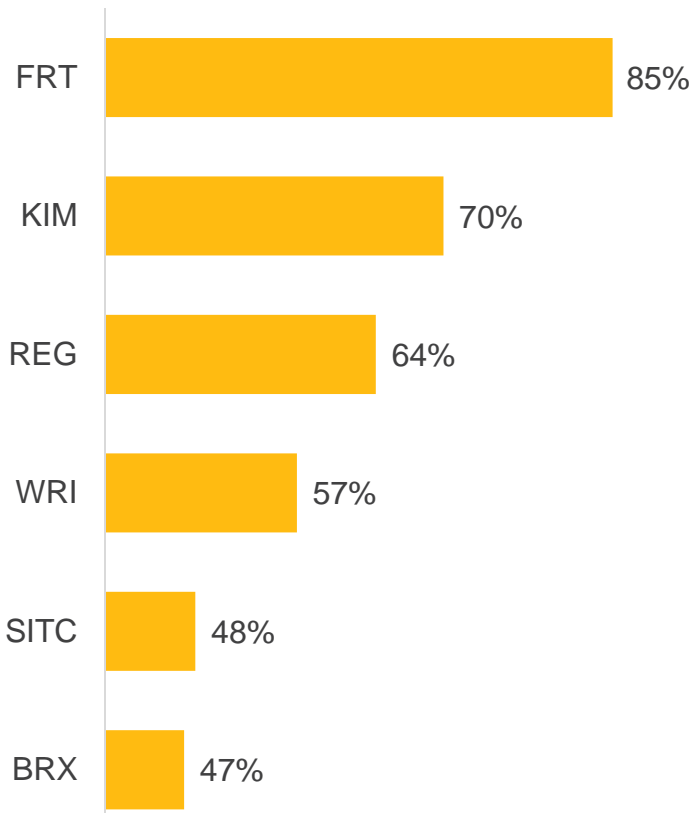
HOUSEHOLD INCOME & POPULATION VS. LARGE CAP, NATIONAL PEERS



Source: BAML Research, October 2018

Note: Shopping Center Peer Average representative of the Bloomberg Shopping Center Index members, Mall peer average representative of the Bloomberg Mall REIT index members. MSAs ranked by number of households.

TOP 20 MSA PENETRATION



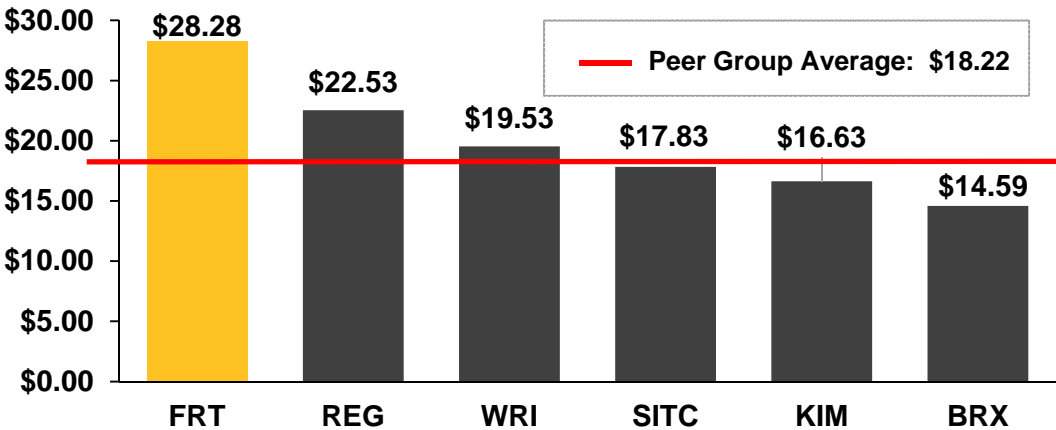


Premier Operating Portfolio

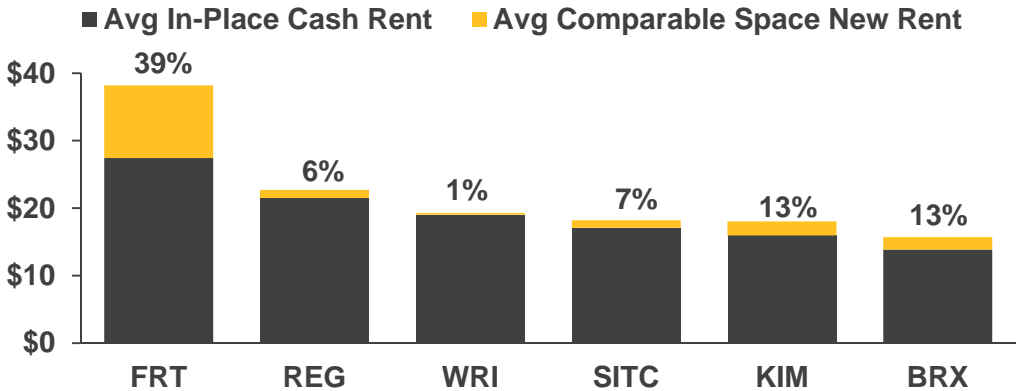
Key metrics

Retail-Based Real Estate in Best in Class Locations

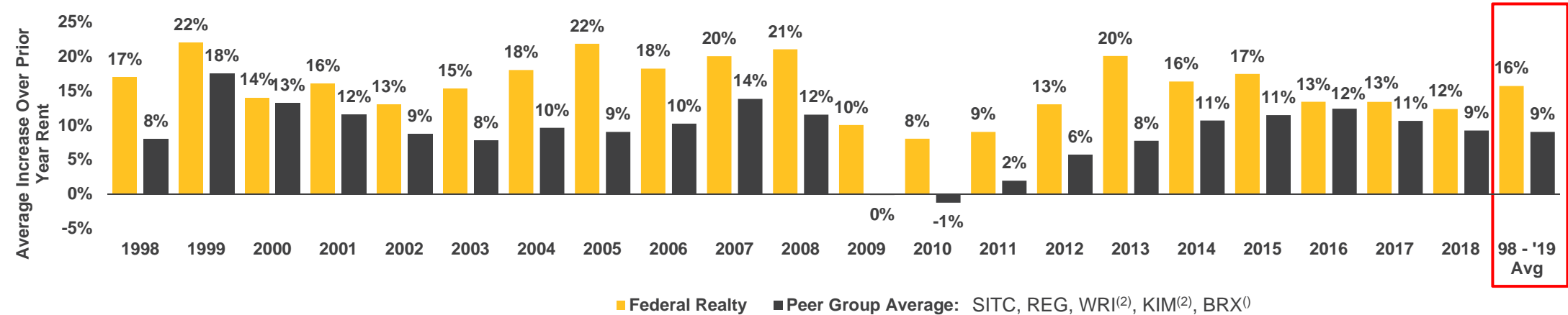
CASH RENTS PSF AS OF 9/30/19



RECENT LEASING VS. AVG IN-PLACE RENT⁽¹⁾



COMPARABLE SPACE YEAR OVER YEAR RENT GROWTH



Source: Company Filings

1) Period 2Q17 – 3Q19

2) Only included in peer group results for periods in which data was reported

3) BRX data available as of 2013



Retail-Based Real Estate in Best in Class Locations

The Keys to Our Success

Location based competitive advantages across portfolio



Dense Population

162,000 people⁽¹⁾



Strong Household Income

\$127,000⁽¹⁾



High Barriers to Entry

(See map)



Limited Competition

Low Retail GLA per capita



Flexible Property Format[†]



Strong Landlord Friendly Leases[†]

Picture: Plaza El Segundo and The Point, El Segundo, California

1) Average within a 3-mile radius of all Federal Realty properties.

†: Flexible Property Format – physical structures that can be readily modified to highest and best use.

†: Strong Landlord Friendly Leases – landlord retains significant control over the properties with minimal tenant protection. The better the real estate, the more leverage the landlord has.



Diverse Income Stream Provides Consistent Growth Throughout Cycles

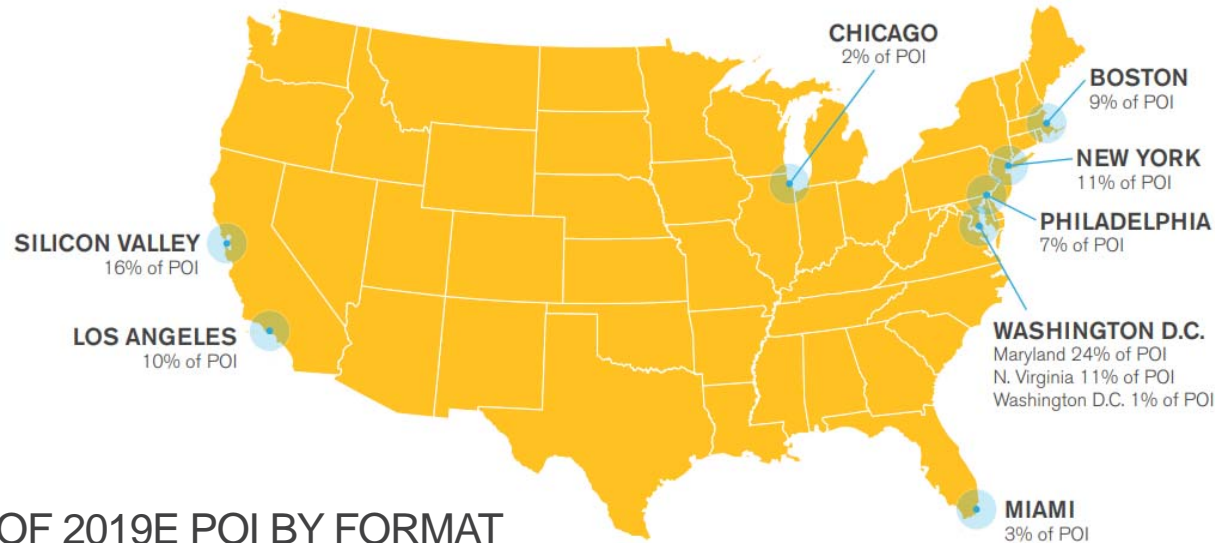
- Flexible properties purposefully positioned to be the real estate of choice for the widest selection of tenants and uses
 - Physical structures that can be readily modified to highest and best use cost effectively
- Diverse by:
 - Market
 - Format
 - Use
 - Retail sales category
 - Tenant
- Diversity provides consistency through cycles
 - 6% NAREIT FFO per share CAGR 2010 – 2018
 - 6% NAREIT FFO per share CAGR 2003 – 2018



Diversified...

Percent of 2019E Property Operating Income (POI)

PERCENT OF 2019E POI BY MARKET (1)



PERCENT OF 2019E POI BY FORMAT



33%
Mixed Use/Urban
Santana Row



26%
Grocery-Anchored
Wildwood Shopping Center



25%
Super Regional
Plaza El Segundo



11%
Power Center
Federal Plaza

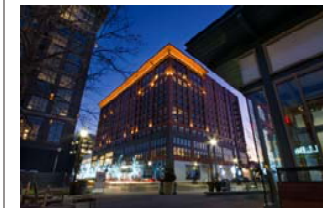


5%
Other
The Grove at Shrewsbury

BY USE



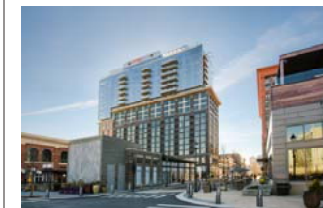
Retail



Residential



Office



Hotel

1) 6% of POI from additional properties located outside these markets

Diverse Income Stream Provides Consistent Growth Throughout Cycles



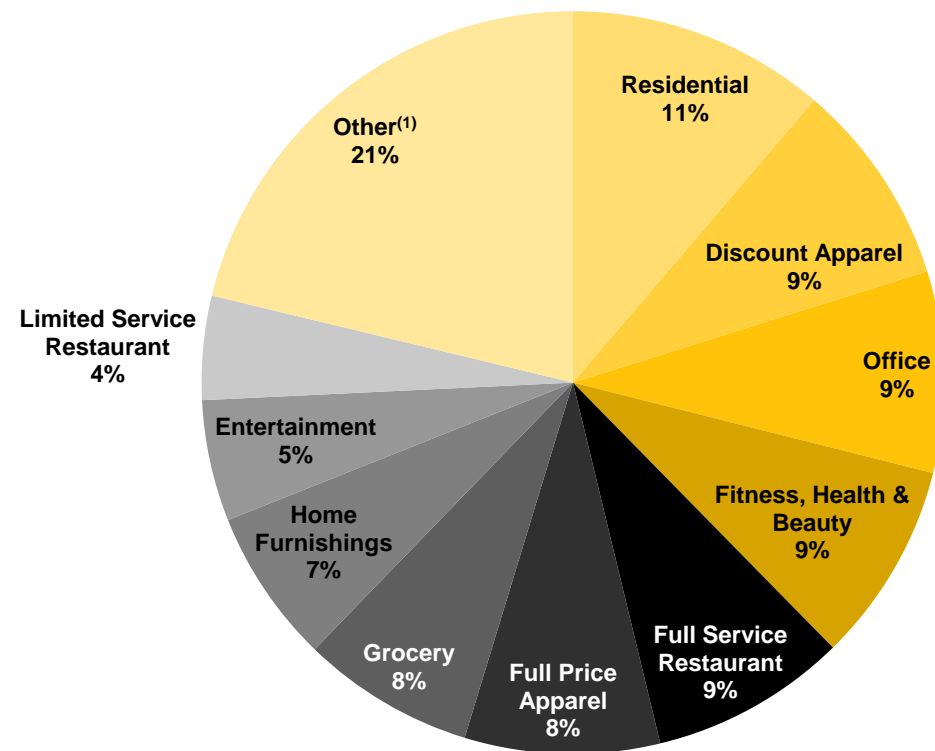
Diversified...

Tenant Diversification

Diverse Income Stream Provides Consistent Growth Throughout Cycles

BY CATEGORY⁽¹⁾

- No single retail category greater than 9%
- “Other” represents 18 additional categories with no category larger than ~4%

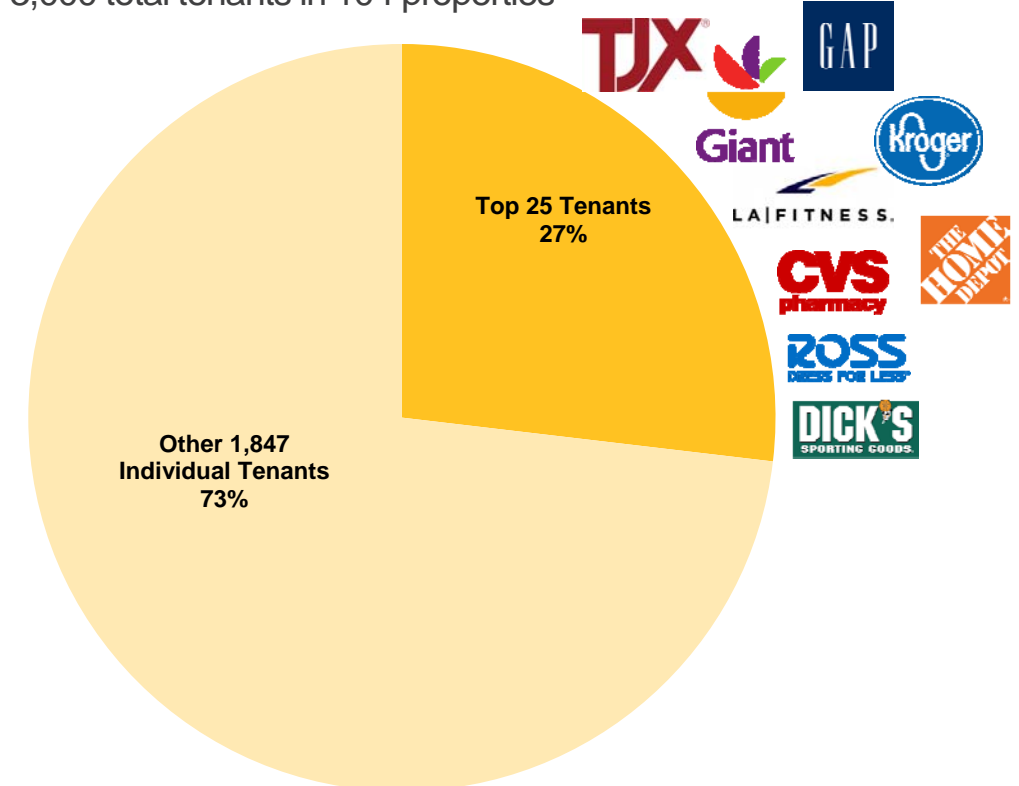


Note: As of 9/30/19

1) Other category includes drug stores, banks, specialty foods, dollar stores, electronics, pets, office supply, auto, etc

BY TENANT

- No tenant greater than 2.6% of commercial ABR
- Top 25 tenants only account for 27% of ABR
- ~3,000 total tenants in 104 properties





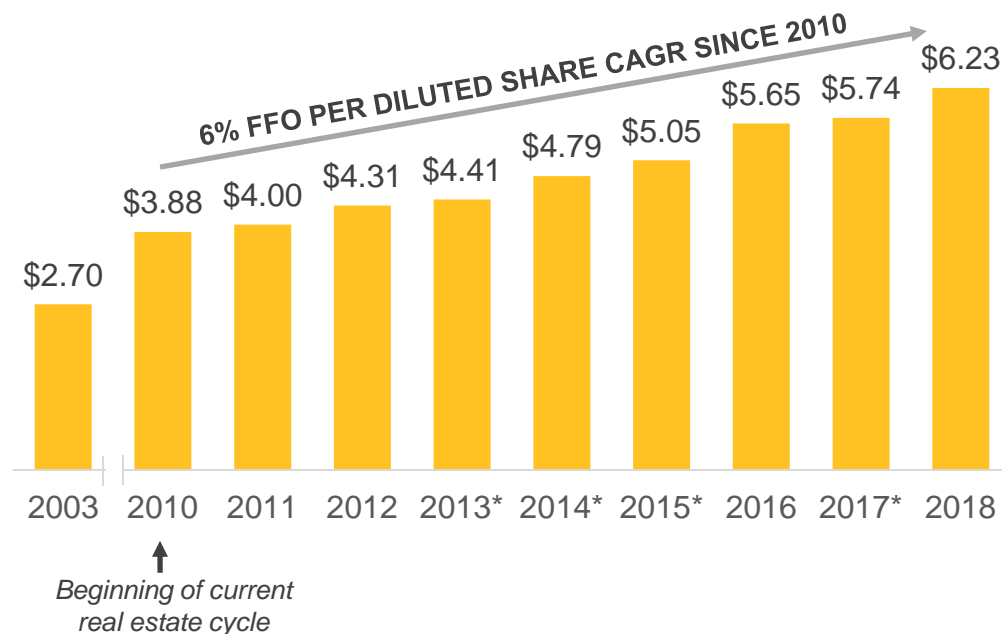
Consistent Increasing Growth

Track record matters

Diverse Income Stream Provides Consistent Growth Throughout Cycles

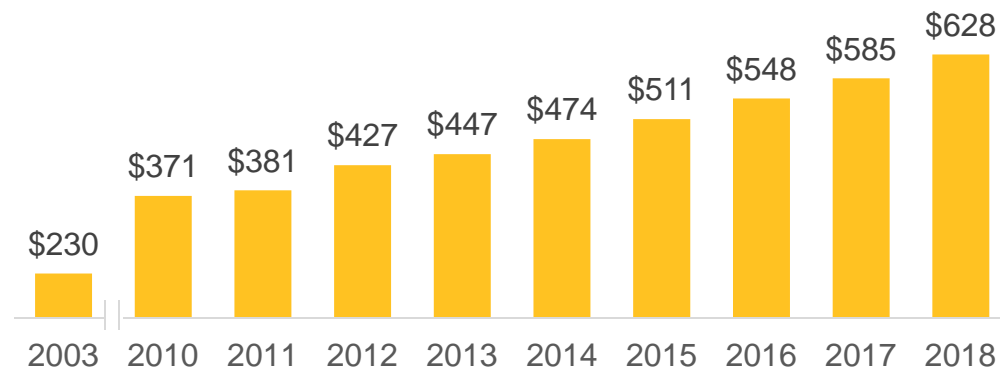
NAREIT FFO

- ONLY publicly traded shopping center company to grow NAREIT FFO per share every year since 2010
- FRT and SPG are the only 2 out of 24 publicly traded retail REITs to grow NAREIT FFO per share every year since 2010

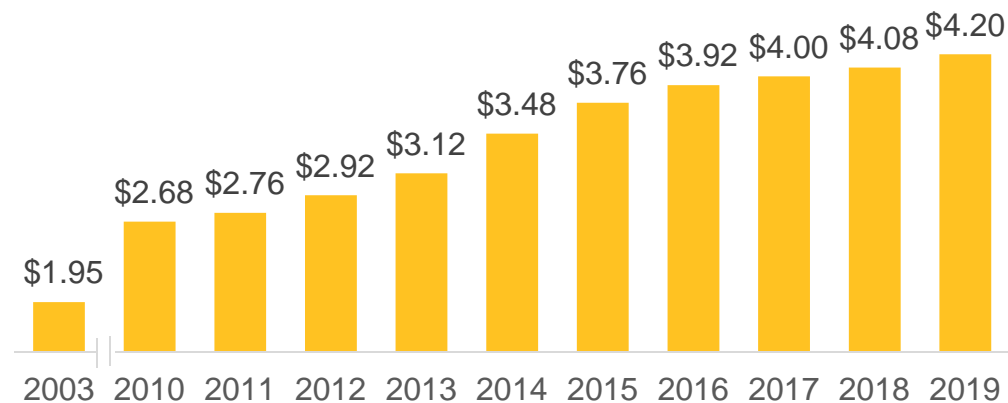


* NAREIT FFO includes charge for early extinguishment of debt

PROPERTY OPERATING INCOME (IN MILLIONS)



DIVIDENDS PER SHARE



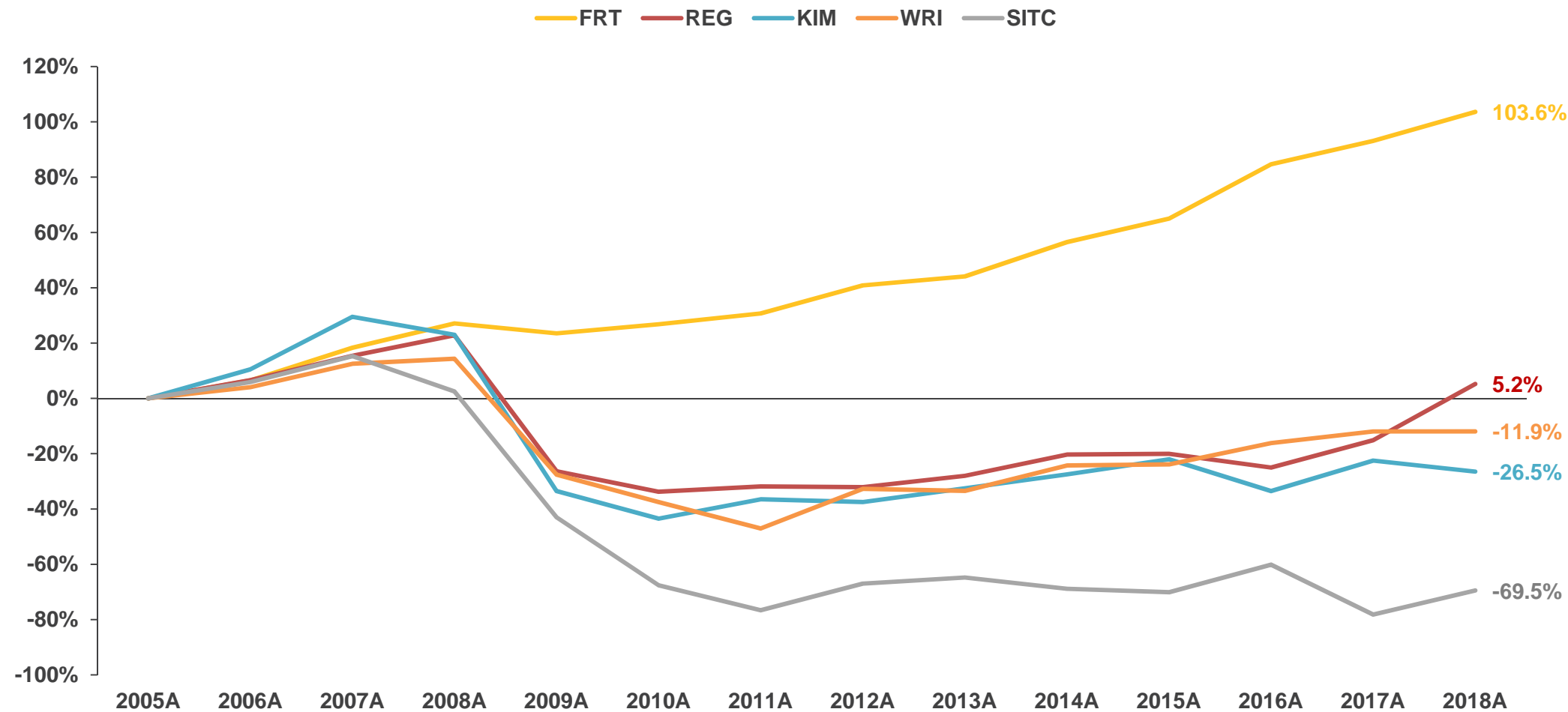


Cycle Tested Growth

Track record matters

Diverse Income Stream Provides Consistent Growth Throughout Cycles

CUMULATIVE CHANGE IN NAREIT FFO PER SHARE SINCE 2005 VS. LARGE CAP, NATIONAL PEERS



Source: Company Filings



Highly Productive Comparable Portfolio Drives Internal Growth

- Comparable property portfolio is ~90% of the company's annual POI
- Outsized internal growth driven by:
 - Contractual rent bumps
 - Inherent mark to market[†]
 - Ability to generate redevelopment opportunities within the existing portfolio
 - Remerchandising opportunities
- Larger properties on larger pieces of land and flexible formats allow for more redevelopment opportunities
 - Our centers average ~250,000 SF on 21 acres of land⁽¹⁾
 - Focus on highest and best use for the property in its submarket

Note: As of 9/30/19

†: Mark to market – current in place rents less than current market rents

1) Excludes urban and street retail properties



Internal Investment and Growth Opportunities

Value creation

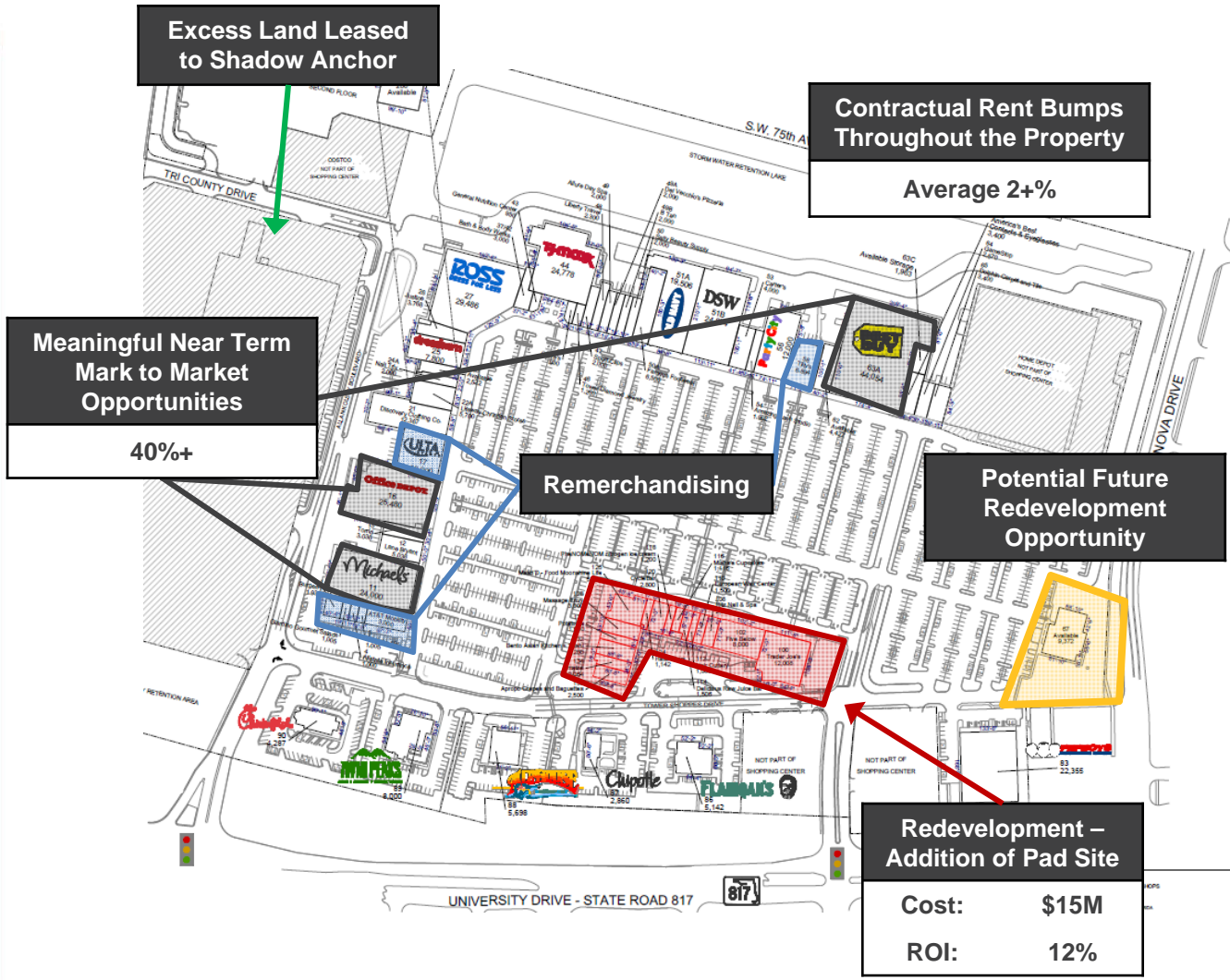
- Investment in our properties positions the assets for the future
 - Investment often does not create value if not in great locations where demand exceeds supply
- Properties purposefully positioned to accommodate a diverse mix of tenants
- Natural lease expirations and underperforming tenants yield opportunities throughout the portfolio
 - Redevelopment – expiring legacy leases may contractually “free-up” the property for potential additional SF, pad sites, residential and/or office opportunities
 - Remerchandising – the effect of tenant upgrades is felt throughout the center
 - Mark to market – released at higher market rents
- Redevelopment yields of 6-12% vs. 4-6% stabilized cap rates drive value creation
 - \$160m in process at an 8% average return on investment
- Pipeline of opportunities replenishes itself as tenants rollover



Tower Shops Case Study

\$100+ million of incremental value creation since 2011⁽¹⁾

Highly Productive Comparable Portfolio Drives Internal Growth



REDEVELOPMENT & REMERCHANDISING

- Purchased property in January 2011
- Façade renovations and site improvements
- New 50k SF Trader Joe's anchored pad site
- Pad site merchandising strategy transformed the center from a power center to a regional hybrid with multiple demand drivers
- Additional potential redevelopment opportunities on the property

INCREMENTAL VALUE CREATION⁽¹⁾

	At Acquisition	Redev	2018
Total Investment	\$66M	+ \$32M	= \$98M
NOI	\$4.1M	+ \$6.4M	= \$10.5M

Incremental Value Creation: \$113 million

1) Assumes 5% cap rate



20+ Years of Proven Mixed Use Experience

- Fully integrated developer/redeveloper
 - We are real estate people first and foremost
- Ability to focus on the highest and best use for the property
- Demonstrated experience integrating uses:
 - Retail
 - Residential
 - Office
 - Hotel
 - Other
- Creating neighborhoods where communities can live, work, shop, dine and play
- Creating the right retail focused environment drives outsized returns for vertical densification
- 4.3 million SF and 1,675 residential units of entitled mixed use development opportunities within our portfolio
 - Additional ~9.6 million SF of potential future mixed use entitlements
 - Selectively acquire additional raw material



Value Creation at Santana Row

Creation of the “right street”

The last three projects at Santana Row have created \$195 million of incremental value for the property...



Levare
108 Unit Residential Building



Misora
212 Unit Residential Building



500 Santana
Class A Office Building

Total Cost	\$35 million	\$76 million	\$113 million
ROI	9%	8%	9%
Incremental Value Creation ⁽¹⁾	\$35 million	\$60 million	\$100 million

1) Assumes 4.5% cap rate.
2) Assumes midpoint of expected cost range and midpoint of expected ROI range.

with more on the way...



700 Santana
Class A Office Building

\$210 – 220 million
7-8%
\$143 million ⁽²⁾



Residential and Office Expertise

Maximizing real estate value



RESIDENTIAL

- 2,665 residential units in 13 unique projects at 7 properties with 709 additional units underway
- Comparable property residential: 96% leased as of 9/30/19
- Residential units at our mixed use properties command up to a 25% rent premium to the market
- 11% of ABR



OFFICE

- 2.2 million square feet⁽¹⁾ of office with an additional 1.2 million square feet underway
- 94% occupied
- Office product at our mixed use properties commands up to a 15% rent premium to the market because of the highly amenitized environment
- 9% of ABR currently, trending toward 10%

1) Includes 741,500 square foot Partners Healthcare building at Assembly Row



In Process Mixed-Use Development

Assembly Row, Pike & Rose, Santana Row, Cocowalk and Darien

20+ Years of Proven Mixed Use Experience



ASSEMBLY ROW PHASE 3



PIKE & ROSE PHASE 3



SANTANA ROW: 700 + 1SW



COCOWALK



DARIEN

Location	Somerville, MA	North Bethesda, MD	San Jose, CA	Miami, FL	Darien, CT
Cost⁽¹⁾ Cost to Date	\$465 - \$485 million \$145 million	\$128 - \$135 million \$67 million	700: \$210 - \$220 million \$185 million 1SW: \$250 - \$270 million \$31 million	\$85 - \$90 million \$43 million	\$110-\$120 million \$6 million
ROI	Phase 3: 6%	Phase 3: 6-7%	700: 7-8% 1SW: 6-7%	6-7%	6%
Update	<ul style="list-style-type: none"> Phase 3: 150k SF of office leased to Puma, projected openings to begin in 2022 	<ul style="list-style-type: none"> Phase 3: Projected openings to begin in 2021 	<ul style="list-style-type: none"> 700: Retail projected opening in 2019. Office 100% leased to Splunk Inc., opening in 2020 1SW: Projected openings to begin in 2021 	<ul style="list-style-type: none"> On budget and on schedule Multiple spaces leased 	<ul style="list-style-type: none"> Groundbreaking expected later in 2019

Note: As of 9/30/19.
1) Excludes cost of condos at Assembly Row and Pike & Rose.



Experts at Creating Neighborhoods

Assembly Row and Pike & Rose

ASSEMBLY ROW



PIKE & ROSE





Pipeline of Additional Densification Opportunities

4.3 million SF and 1,625 residential units of by-right entitlements

			Completed / In Process ⁽¹⁾		Additional By-Right Entitlements		Potential Future Entitlements
Property	Location	Acres	Commercial SF	Residential Units	Commercial SF	Residential Units	Square Feet ⁽³⁾
Mixed Use							
Assembly Row	Somerville, MA	65	1,260,000	947	1,500,000	329	
Pike & Rose	North Bethesda, MD	24	671,000	765	740,000	741	
Santana Row/Santana West	San Jose, CA	56	1,564,000	662	941,000	395	
Bethesda Row	Bethesda, MD	17	536,000	180			475,000
Core Opportunities							
Bala Cynwyd	Bala Cynwyd, PA	23	294,000	87	240,000		80,000
Graham Park Plaza	Falls Church, VA	19	158,000		130,000	210	
Darien	Darien, CT	9	125,000	122			
Village at Shirlington	Arlington, VA	16	260,000				350,000
Fresh Meadows	Fresh Meadows, NY	17	404,000				900,000
Riverpoint Center	Chicago, IL	17	211,000				1,000,000
Barracks Road	Charlottesville, VA	40	498,000				425,000
Dedham Plaza	Dedham, MA	19	245,000				206,000
Federal Plaza	Rockville, MD	18	250,000				160,000
Additional Near-Term Densification Opportunities ⁽²⁾					394,000		6,059,000
Total		340	6,115,000	2,763	4,325,000	1,675	9,655,000

Note: Actual Square footage and residential units could differ significantly when final redevelopment plans are completed.

- 1) Assumes full build out of in process SF and residential units. Assembly Row completed SF does not include the Partner Healthcare owned building. Does not include hotel square footage.
- 2) Additional opportunities includes 21 properties.
- 3) Includes commercial and residential square footage. Potential future entitlements square footage are estimates



“A” Rated Balance Sheet and 52 Years of Increased Dividends

- “A” rated balance sheet provides a cost of capital competitive advantage
 - One of only 6 REITs with an “A” rating by both S&P and Moody’s (SPG, PSA, FRT, AVB, O, CPT)
- Opportunistic and balanced capital raising philosophy paired with judicious capital allocation strategy
- Long term vision for our real estate and our balance sheet
- Funding future capital needs through a balanced opportunistic approach
 - Excess free cash flow (\$75-\$100 million annually)⁽¹⁾
 - Non-dilutive, tax-efficient dispositions
 - Opportunistic common equity through ATM program
 - Unsecured notes
 - Preferred equity
- 52 consecutive years of dividend increases at a ~7% CAGR
 - REIT record
 - 1 of only 27 companies with 50+ years of increased dividends

1) Free cash flow after dividends, interest, G&A, maintenance capex and leasing costs.



Balance Sheet...

Balance sheet snapshot

CREDIT RATINGS⁽¹⁾

Moody's

A3

Stable

S&P

A-

Stable

Fitch

A-

Stable

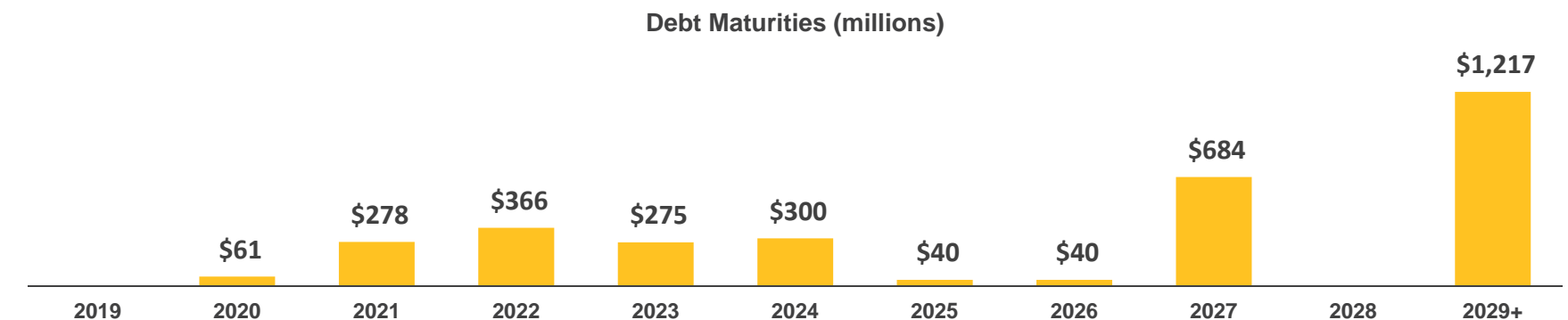
CAPITAL STRUCTURE AS OF 9/30/19

Debt to Total Market Cap	24%
Net Debt to EBITDA ⁽²⁾⁽³⁾	5.3x
Fixed Charge Coverage ⁽³⁾⁽⁴⁾	4.3x
Fixed Rate Debt	100%
Weighted Average Interest Rate	3.82%
Weighted Average Maturity	11 years
Dividend Payout Ratio as % of FFO ⁽³⁾	66%

2019 FUNDING SOURCES

- Free cash flow of ~\$75-\$100 million
- Leverage neutral debt capital of ~\$125-\$175 million
- Line of credit
- Potential dispositions
- Opportunistic use of ATM

WELL LADDERED DEBT MATURITY SCHEDULE



- 1) The complete ratings report can be accessed at www.federalrealty.com.
- 2) Net debt to EBITDA calculated as (total debt - cash) / EBITDA
- 3) Metrics exclude 3Q19 Kmart lease buyout charge
- 4) Ratio of EBITDARE to combined fixed charges and preferred share dividends

"A" Rated Balance Sheet and 52 Years of Increased Dividends

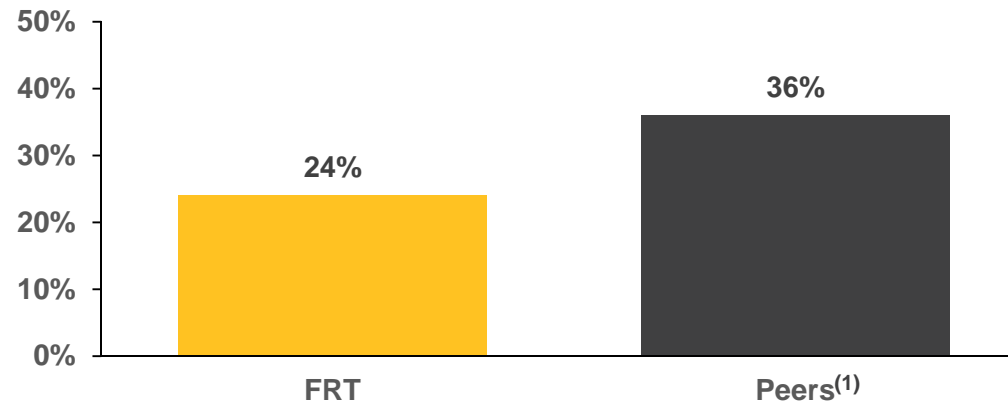


Capital Structure and Bottom Line Results

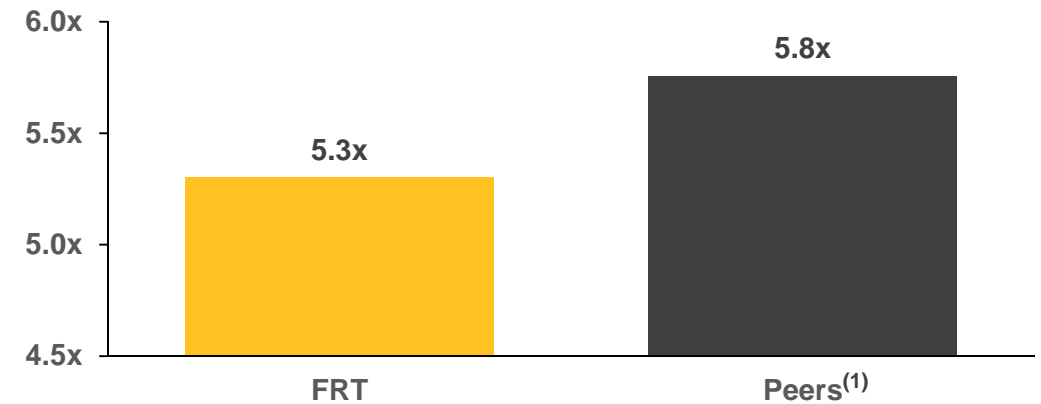
Conservative capital structure supports consistent results

“A” Rated Balance Sheet and 52 Years of Increased Dividends

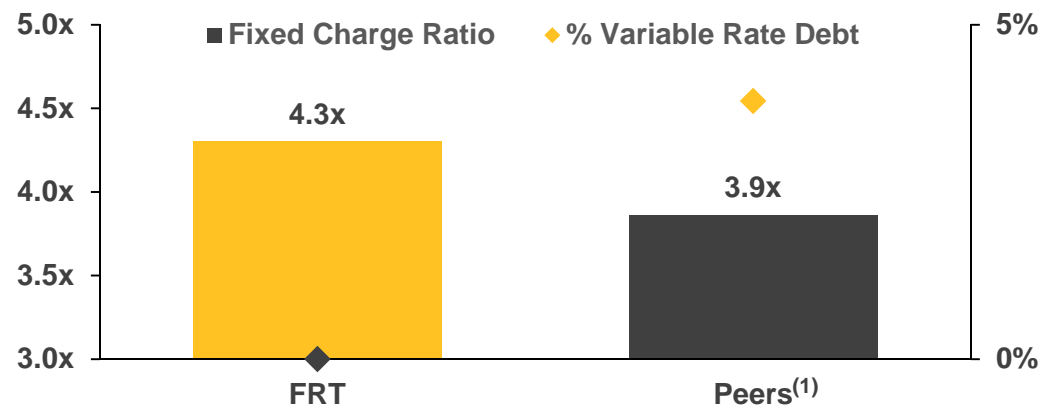
NET DEBT TO MARKET CAP



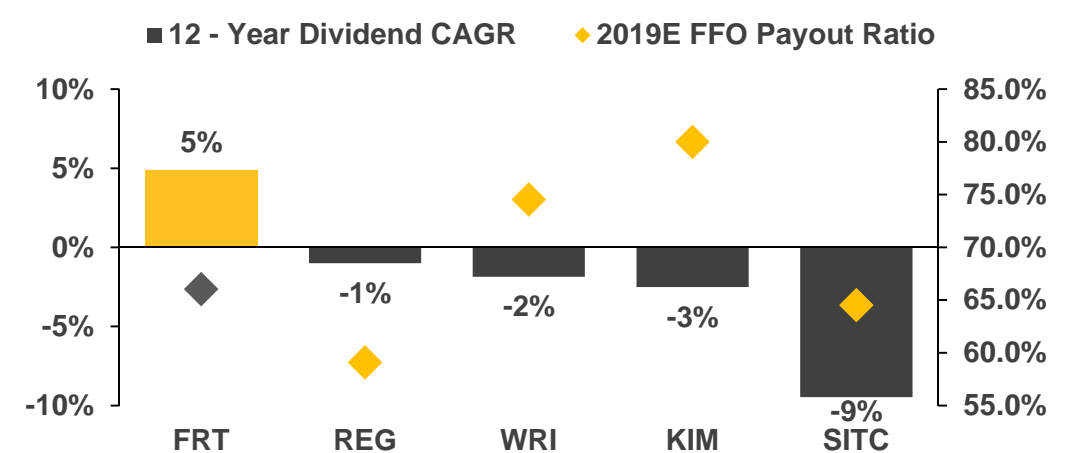
NET DEBT TO EBITDA



FIXED CHARGE COVERAGE VS. % VARIABLE DEBT



12-YEAR DIVIDEND CAGR VS FFO PAYOUT



Source: Company SEC Filings, Citigroup Research.

Note: As of 9/30/19 unless otherwise noted. FRT metrics exclude 3Q19 Kmart lease buyout charge.

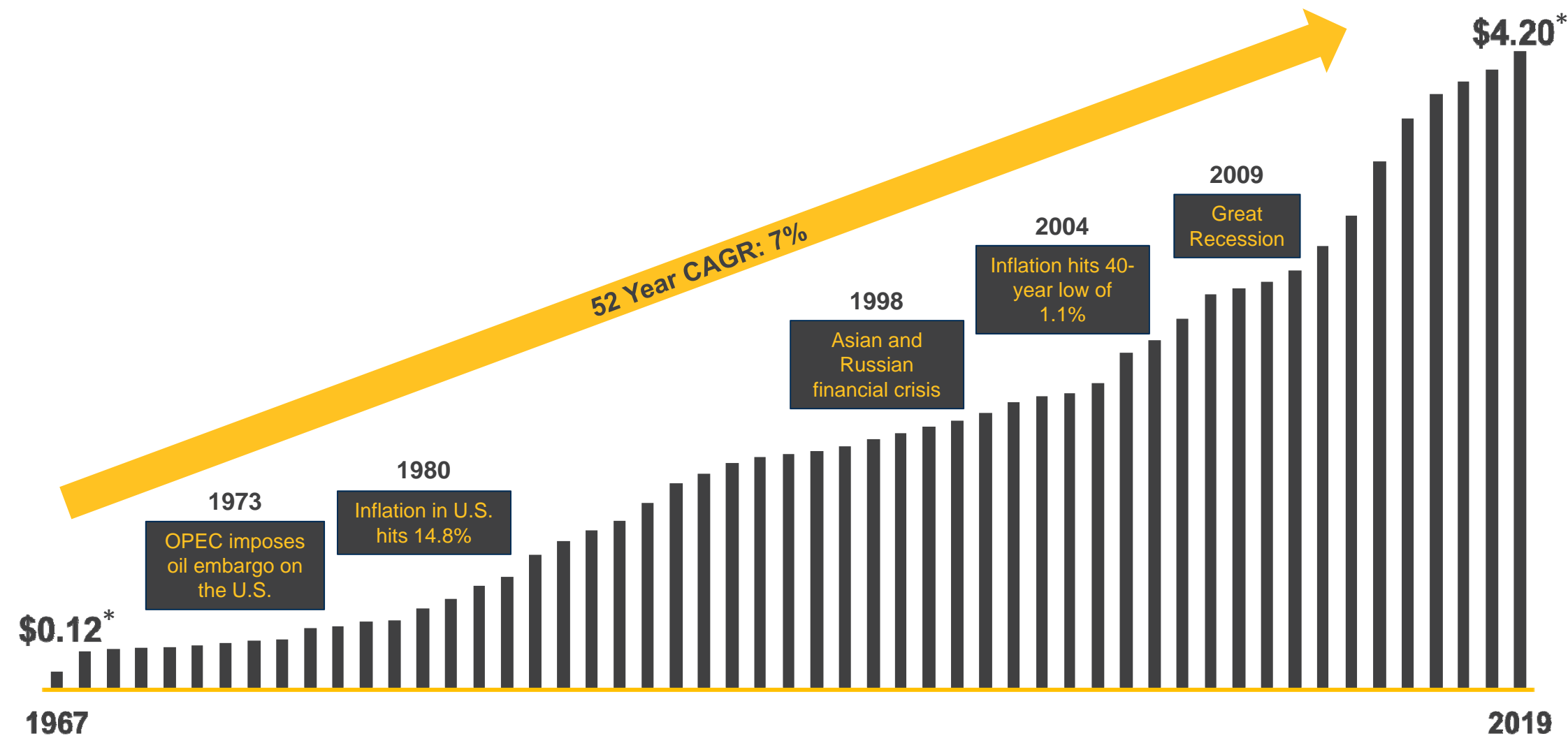
1) Peers represent large cap national peers: REG, WRI, KIM, BRX, SITC.



52 Consecutive Years of Increased Annual Dividends

Dividend king

“A” Rated Balance Sheet and 52 Years of Increased Dividends



* 3Q19 annualized dividend per share



A Vision for the Future with the Ability to Execute

- Executive team averages 17+ years at Federal Realty
 - Deep knowledge and understanding of our properties, their individualized business plans and markets
- Proven ability to make smart, risk-adjusted capital allocation decisions throughout investment cycles
 - Since senior management team took over in 2003, Federal has outperformed⁽¹⁾:
 - S&P 500 Index (420 bps on average annually)
 - S&P 500 REIT Index (350 bps on average annually)
 - FTSE NAREIT, All Equity REIT Index (310 bps on average annually)
 - Bloomberg Shopping Center REIT Index (660 bps on average annually)
- Signature placemaking strategy has been developed over decades
- Commitment to strong environmental, social and governance practices
- Diverse board of directors focused on creating value for shareholders

1) As of 12/31/18



Seasoned Executive Team

Visionaries with the proven ability to successfully execute



Don Wood
President & CEO

Joined FRT in 1998⁽¹⁾



Dan Guglielmonne
EVP – CFO & Treasurer

Joined FRT in 2016



Dawn Becker
EVP – General Counsel & Secretary

Joined FRT in 1997



Jeff Berkes
EVP – Western Region, President

Joined FRT in 2000



Wendy Seher
EVP – Eastern Region, President

Joined FRT in 2002



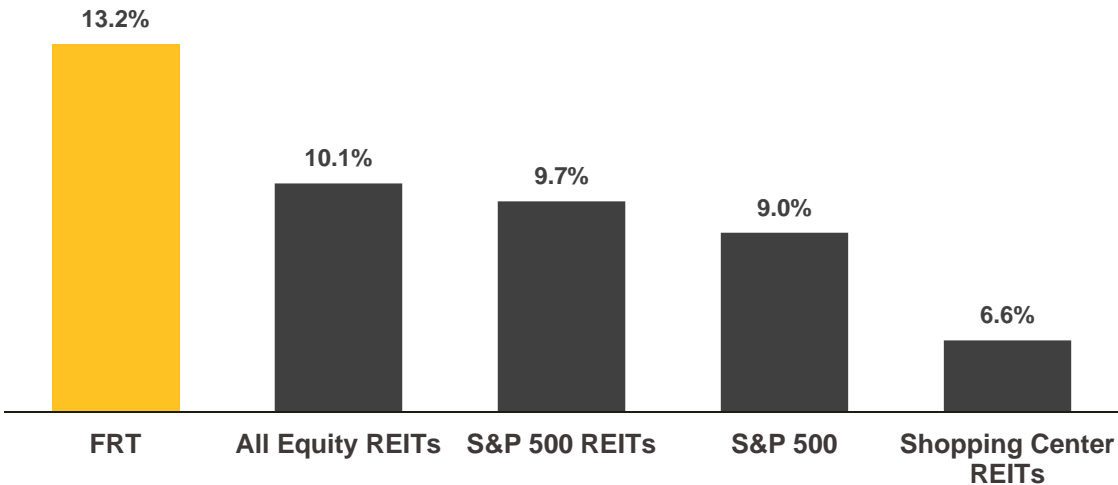
Jan Sweetnam
EVP – Western Region, COO

Joined FRT in 1997

EXECUTIVE LEADERSHIP

- Average 17+ years at Federal Realty and 25+ years of real estate experience
- Lean and nimble corporate structure enables management to be closer to the real estate and the real estate decisions which can affect properties for decades
- Proven ability to make smart, risk-adjusted capital allocation decisions throughout investment cycles

TOTAL ANNUAL RETURN SINCE 2003⁽¹⁾⁽²⁾



1) Don Wood has been President and CEO since January 2003.

2) Indexes represent: FTSE NAREIT All Equity REITS Total Return Index, S&P 500 Real Estate Investment Trusts REITS Industry GICS Level 3 Index, S&P 500 Total Return Index, Bloomberg Shopping Center REIT Index. As of 12/31/18.



Retail Experience of the Future

Placemaking has been a part of Federal's DNA for decades

A Vision for the Future with the Ability to Execute

- Developed over decades, Federal's signature placemaking strategy sets our centers apart:
 - Attention to detail
 - Visionary planning
 - Distinctive design
 - Thoughtful and strategic merchandising
 - Diverse mix of tenants
 - Community focused





Commitment to Sustainability Initiatives

Development, operations and partnerships



A Vision for the Future with the Ability to Execute

SUSTAINABLE DEVELOPMENT

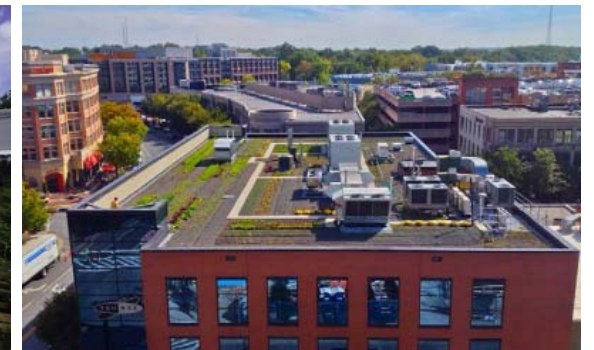
- Invested over \$1.2 billion in green certified construction projects since 2012
- Take advantage of existing transit infrastructure
- Largest rooftop farm in the mid-Atlantic producing 20,000 lbs. of produce annually
- Progressive, energy efficient HVAC design such as chilled beam and DOAS
- All new developments in progress are pursuing a green certification

SHOPPING CENTER OPERATIONS

- Year-over-year water consumption reduced by 37 million gallons in 2018
- Nearly \$38million invested in 25 rooftop solar systems (13 MW) since 2010
- Solar program yielding double digit returns
- LED lighting installed at 60% of our properties, resulting in energy savings

INNOVATIVE PARTNERSHIPS

- Up Top Acres – converting green roofs to urban rooftop farms
- Freight Farms – shipping containers retrofitted with vertical farming capabilities
- Best Bees – beehives on rooftops aid in health of overall bee population and produce local honey for tenants



Note: As of 9/30/19



History of Strong Corporate Governance

Commitment to practices and policies that best serve our shareholders

- Annual election of all Trustees
 - Board cannot be classified without shareholder approval
- Robust annual assessment of Board, committees and individual trustees
- Trustee election by majority vote
- Equity ownership requirements for Board and senior management
- Clawback policy in place
- Prohibition on hedging and pledging



DON WOOD

President and CEO of Federal Realty



JOE VASSALLUZZO

Non-executive Chairman at Office Depot

Former Vice Chairman of Staples



GAIL STEINEL

Principal of Executive Advisors

Former Executive VP of BearingPoint



JON BORTZ

President, CEO and Chairman of Pebblebrook Hotel Trust

Former President, CEO and Trustee of LaSalle Hotel Properties



LIZ HOLLAND

CEO of Abbell Associates

Current ICSC[†] Board Member, former ICSC Chairman



DAVID FAEDER

Managing Partner of Fountain Square Properties

Former Vice Chairman, President, EVP and CFO of Sunrise Senior Living



MARK ORDAN

Former Chairman and CEO of Quality Care Properties, Inc.

Former CEO of Washington Prime Group

[†]: International Council of Shopping Centers (ICSC)



Safe Harbor and Non-GAAP Information:

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 our most recent annual report on Form 10K and quarterly report on Form 10Q filed with the SEC which include risk factors and other information that could cause actual results to differ from what is included in forward looking statements.

This presentation includes certain non-GAAP financial measures that the company considers meaningful measures of financial performance. Additional information regarding these non-GAAP measures, including reconciliations to GAAP, are included in documents we have filed with the SEC.

Definitions of terms not defined in this presentation can be found in our documents filed with the SEC.