

**UNITED STATES
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) November 07, 2025

Federal Realty Investment Trust

Federal Realty OP LP

(Exact name of registrant as specified in its charter)

Maryland (Federal Realty Investment Trust)
Delaware (Federal Realty OP LP)
(State or other jurisdiction
of incorporation)

1-07533
333-262016-01
(Commission
File Number)

87-3916363
52-0782497
(IRS Employer
Identification No.)

909 Rose Avenue, Suite 200 North Bethesda, Maryland 20852
(Address of principal executive offices) (Zip Code)

Registrant's telephone number including area code: 301/998-8100

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

| <u>Title of Each Class</u> | <u>Federal Realty Investment Trust</u> <u>Trading Symbol</u> | <u>Name of Each Exchange On Which Registered</u> |
|--|---|--|
| Common Shares of Beneficial Interest \$.01 par value per share, with associated Common Share Purchase Rights | FRT | New York Stock Exchange |
| Depository Shares, each representing 1/1000 of a 5.00% Series C Cumulative Redeemable Preferred Stock, \$.01 par value per share | FRT-C | New York Stock Exchange |

| <u>Title of Each Class</u> | <u>Federal Realty OP LP</u> <u>Trading Symbol</u> | <u>Name of Each Exchange On Which Registered</u> |
|----------------------------|--|--|
| None | N/A | N/A |

Indicate by check mark whether the registrant is an emerging growth company, as defined in Rule 405 of the Securities Act of 1933 or Rule 12b-2 of the Securities Exchange Act of 1934.

Federal Realty Investment Trust Yes No Federal Realty OP LP Yes No

If an emerging growth company, indicate by checkmark if the registrant has elected not use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Federal Realty Investment Trust Federal Realty OP LP

Item 5.02 Departure of Directors or Principal Officers; Appointment of Principal Officers.

On November 7, 2025, the Board of Trustees (“Board”) of Federal Realty Investment Trust (“Company”) voted to increase the size of the Board from seven to eight persons and elected Joseph D. Fisher as a Trustee to fill the newly created vacancy. Mr. Fischer has also been appointed to serve on the Board’s Compensation and Human Capital Management Committee and Audit Committee. All of the foregoing will be effective as of January 1, 2026.

For his service on the Board and Committees, Mr. Fisher will receive the same compensation as that paid to all other non-executive Trustees that do not serve as the Non-Executive Chairman of the Board.

The Board has determined that Mr. Fisher is independent within the meaning of the New York Stock Exchange listing standards and the Company’s Corporate Governance Guidelines and qualifies as an audit committee financial expert as defined by the Securities and Exchange Commission. There is no arrangement or understanding pursuant to which Mr. Fisher was elected as a Trustee of the Company, and there are no related party transactions involving Mr. Fisher that would require disclosure under Item 404(a) of Regulation S-K.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrants have duly caused this report to be signed on their behalf by the undersigned hereunto duly authorized.

**FEDERAL REALTY INVESTMENT TRUST
FEDERAL REALTY OP LP**

Date: November 10, 2025

/s/ Dawn M. Becker

Dawn M. Becker
Executive Vice President-Chief Legal Counsel and Secretary