
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) October 31, 2005

Federal Realty Investment Trust

(Exact name of registrant as specified in its charter)

Maryland

(State or other jurisdiction
of incorporation)

1-07533

(Commission File Number)

52-0782497

(IRS Employer
Identification No.)

1626 East Jefferson Street, Rockville, Maryland

(Address of principal executive offices)

20852-4041

(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))
-

Item 2.02. Results of Operations and Financial Condition.

The following information is being furnished under Item 12-Results of Operations and Financial Condition. This information, including the exhibits attached hereto, shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section. The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or under the Exchange Act, regardless of any general incorporation language in such filing.

On October 31, 2005, Federal Realty Investment Trust issued supplemental data pertaining to its operations, as well as a press release, to report its financial results for the quarter ended September 30, 2005. The supplemental data and press release are furnished as Exhibit 99.1 hereto.

Item 9.01. Financial Statements and Exhibits.

(c) Exhibits

99.1 Supplemental information at September 30, 2005 (including press release dated October 31, 2005)

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 INVESTMENT TRUST

Date: October 31, 2005

/s/ Larry E. Finger

Larry E. Finger
Executive Vice President,
Chief Financial Officer and Treasurer

EXHIBIT INDEX

| <u>Exh No.</u> | <u>Exhibit</u> |
|----------------|--|
| 99.1 | Supplemental Information at September 30, 2005 |

FEDERAL REALTY INVESTMENT TRUST

Supplemental Information
September 30, 2005

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1626 East Jefferson Street
Rockville, Maryland 20852-4041
301/998-8100

Safe Harbor Language

Certain matters discussed within this Supplemental Information may be deemed to be forward-looking statements within the meaning of the federal securities laws. Although Federal Realty believes the expectations reflected in the forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be attained. These factors include, but are not limited to, the risk factors described in our Current Report on Form 8-K filed on March 2, 2005, and include the following:

- risks that our tenants will not pay rent or that we may be unable to renew leases or re-let space at favorable rents as leases expire;
- risks that we may not be able to proceed with or obtain necessary approvals for any redevelopment or renovation project, and that any redevelopment or renovation project that we do pursue may not perform as anticipated;
- risks that the number of properties we acquire for our own account, and therefore the amount of capital we invest in acquisitions, may be impacted by our real estate partnership;
- risks normally associated with the real estate industry, including risks that occupancy levels at our properties and the amount of rent that we receive from our properties may be lower than expected, that new acquisitions may fail to perform as expected, that competition for acquisitions could result in increased prices for acquisitions, that we may have environmental risks at our properties, and, because real estate is illiquid, that we may not be able to sell properties when appropriate;
- risks that our growth will be limited if we cannot obtain additional capital;
- risks of financing, such as our ability to consummate additional financings or obtain replacement financing on terms which are acceptable to us, our ability to meet existing financial covenants and the limitations imposed on our operations by those covenants, and the possibility of increases in interest rates that would result in increased interest expense; and
- risks related to our status as a real estate investment trust, commonly referred to as a REIT, for federal income tax purposes, such as the existence of complex tax regulations relating to our status as a REIT, the effect of future changes in REIT requirements as a result of new legislation, and the adverse consequences of the failure to qualify as a REIT.

Given these uncertainties, readers are cautioned not to place undue reliance on any forward-looking statements that we make, including those in this Supplemental Information. Except as required by law, we make no promise to update any of the forward-looking statements as a result of new information, future events, or otherwise. You should review the risks contained in our annual report on Form 10-K, our quarterly reports on Form 10-Q, and the risks contained in our Current Report on Form 8-K filed with the Securities and Exchange Commission on March 2, 2005.

Investor and Media Inquiries

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**FEDERAL REALTY INVESTMENT TRUST ANNOUNCES
THIRD QUARTER 2005 OPERATING RESULTS**

- Santana Row Condominium Sales Result in Special Dividend of \$0.20 per Common Share -

ROCKVILLE, Md. (October 31, 2005) – Federal Realty Investment Trust (NYSE:FRT) today reported operating results for its third quarter ended September 30, 2005.

- **Funds from operations available for common shareholders (FFO) per diluted share was \$0.77 and earnings per common share (diluted) was \$0.52 for the quarter ended September 30, 2005.**
- **For the nine months ended September 30, 2005 FFO per diluted share was \$2.28 and earnings per common share (diluted) was \$1.34.**
- **When compared to third quarter 2004, same-center property operating income increased 5.3% including redevelopments and expansions, and 5.9% excluding redevelopments and expansions.**
- **Rent increases on lease rollovers for retail space for which there was a prior tenant were 20% on a cash-basis and 32% on a GAAP-basis for the quarter ended September 30, 2005.**
- **The Trust's portfolio was 95.5% leased as of September 30, 2005.**
- **Initial guidance is being provided for 2006 FFO per diluted share of \$3.30 to \$3.35.**
- **Guidance for 2005 FFO per diluted share was increased to a range of \$3.05 to \$3.06.**

Financial Results

Federal Realty reported FFO of \$41.0 million, or \$0.77 per diluted share, in third quarter 2005. This compares to FFO of \$38.3 million, or \$0.72 per diluted share, reported in third quarter 2004, which included \$0.7 million (\$0.01 per diluted share) of insurance recovery for lost income from the Santana Row fire. For the nine months ended September 30, 2005, Federal Realty reported FFO of \$121.5 million, or \$2.28 per diluted share. This compares to FFO of \$111.7 million, or \$2.14 per diluted share, for the same nine-month period in 2004, which included \$2.8 million (\$0.05 per diluted share) of Santana Row insurance proceeds.

Net income available for common shareholders was \$27.8 million, and earnings per common share (diluted) was \$0.52 for the quarter ended September 30, 2005, versus \$15.8 million and \$0.30, respectively, for third quarter 2004. Year-to-date, Federal Realty reported net income available for common shareholders of \$70.9 million, or \$1.34 per diluted share. This compares to net income available for common shareholders of \$53.6 million, or \$1.04 per diluted share, for the nine months ended September 30, 2004, both of which included insurance recovery for lost income from the Santana Row fire.

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FEDERAL REALTY INVESTMENT TRUST ANNOUNCES

THIRD QUARTER 2005 OPERATING RESULTS

October 31, 2005

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FFO is a non-GAAP supplemental earnings measure which the Trust considers meaningful in measuring its operating performance. A reconciliation of FFO and FFO per diluted share to net income available for common shareholders and earnings per common share (diluted), respectively, is attached to this press release.

Portfolio Results

On a same-center basis, including redevelopment and expansion properties, property operating income increased 5.3% over third quarter 2004. When redevelopment and expansion properties are excluded from same-center results, property operating income increased 5.9% from third quarter 2004. On a year-to-date basis, same center property operating income has increased 5.2% including redevelopments and expansions, and 5.0% when redevelopments and expansions are excluded.

Overall, the Trust's portfolio improved to 95.5% leased as of September 30, 2005, compared to 94.2% on September 30, 2004. Federal Realty's same-center portfolio was 96.7% leased on September 30, 2005, compared to 96.4% on September 30, 2004.

During third quarter 2005, the Trust signed 93 leases for approximately 441,000 square feet of retail space. On a comparable space basis (*i.e.*, spaces for which there was a former tenant), the Trust leased 395,000 square feet at a weighted-average cash-basis contractual rent increase per square foot (*i.e.*, excluding the impact of straight-line rents) of 20%. The weighted-average contractual rent on this comparable space for the first year of the new lease is \$24.25 per square foot compared to the weighted-average contractual rent of \$20.19 per square foot for the last year of the prior lease. The previous weighted-average contractual rent is calculated by including both the minimum rent and the percentage rent actually paid during the last year of the lease term for the re-leased space. On a GAAP basis (*i.e.*, including the impact of straight-line rents), rent increases per square foot for comparable retail space averaged 32% for third quarter 2005.

Year-to-date, Federal Realty has leased more than 860,000 square feet of comparable retail space at a weighted-average cash-basis contractual rent increase per square foot of 23%, and 35% on a GAAP-basis. As of September 30, 2005, Federal Realty's weighted-average contractual minimum rent for retail and commercial space in its portfolio is \$18.63 per square foot.

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FEDERAL REALTY INVESTMENT TRUST ANNOUNCES

THIRD QUARTER 2005 OPERATING RESULTS

October 31, 2005

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“It is very satisfying to be producing the strong and reliable results that we’ve been promising to our shareholders,” commented Donald C. Wood, president and chief executive officer of Federal Realty Investment Trust. “By aggressively leasing our existing high quality portfolio, effectively executing our pipeline of redevelopment opportunities, and opportunistically acquiring assets that meet our return thresholds, Federal Realty should continue to deliver consistently strong results without taking excessive risk.”

In August 2005, Federal Realty began closing sales of residential condominiums at Santana Row. Through October 24, 2005, the Trust had closed 79 units and had 37 units under contract, with associated gross sales proceeds of \$47.7 million and \$27.0 million, respectively. In addition, Federal Realty had reservations for 13 units. Federal Realty expects the sale of the 219 units to generate total gross sales proceeds of approximately \$135 million with sell-out completed in 2006.

As a result of the success of the Santana Row condominium sales to date, the Trust’s Board of Trustees declared a special dividend of \$0.20 per share on its common shares. The special dividend will be payable on December 20, 2005 to common shareholders of record as of November 28, 2005. As a result of the special dividend, cash dividends paid in 2005 will represent a 17% increase over cash dividends paid in 2004. Depending on the future success of the Santana Row condominium sales, Federal Realty currently anticipates that an additional special dividend is likely to be paid in first quarter 2006.

Initial occupancy of the 256 new residential rental units on the podium of Building Seven commenced in April 2005, with 90 units leased as of October 24, 2005, and lease-up expected to continue through mid-2006.

Regular Quarterly Dividends

Federal Realty also announced today that its Board of Trustees left the regular dividend rate on its common shares unchanged, declaring a regular quarterly cash dividend of \$0.555 per share on its common shares, resulting in an indicated annual rate of \$2.22 per share. The regular common dividend will be payable on January 16, 2006, to common shareholders of record as of January 3, 2006.

Additionally, Federal Realty’s Board of Trustees declared a regular quarterly cash dividend of \$0.53125 per share on the Trust’s Series B Cumulative Redeemable Preferred Shares (NYSE: FRTprB). Dividends on the Series B Cumulative Redeemable Preferred Shares will be payable on January 31, 2006 to shareholders of record on January 16, 2006.

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Guidance

Federal Realty today increased its guidance for 2005 FFO per diluted share to a range of \$3.05 to \$3.06, and increased its earnings per common share (diluted) guidance to range of \$1.65 to \$1.66. In addition, the Trust provided initial guidance for 2006 FFO per diluted share of \$3.30 to \$3.35, and earnings per common share (diluted) of \$1.56 to \$1.61.

Summary of Other Quarterly Activities and Recent Developments

- September 7, 2005 – Federal Realty declared a regular quarterly cash dividend of \$0.555 per common share, resulting in an indicated annual rate of \$2.22 per share, and marking 2005 as the 38th consecutive year that Federal Realty has increased its common dividend, the longest consecutive record in the REIT industry.

Conference Call Information

Federal Realty's management team will present an in-depth discussion of the Trust's operating performance on its third quarter 2005 earnings conference call, which is scheduled for November 1, 2005, at 11 a.m. Eastern Standard Time. To participate, please call (888) 566-5771 five to ten minutes prior to the call's start time and use the Passcode EARNINGS (required). The conference leader is Andrew Blocher. Federal Realty will also provide an online Web Simulcast on the Company's Web site, www.federalrealty.com, which will remain available for 30 days following the call. A telephone recording of the call will also be available through Thursday, December 1, 2005, by dialing (866) 448-4809.

About Federal Realty

Federal Realty Investment Trust is an equity real estate investment trust specializing in the ownership, management, development, and redevelopment of high quality retail assets. Federal Realty's portfolio (excluding joint venture properties) contains approximately 17.3 million square feet located primarily in strategic metropolitan markets in the Northeast, Mid-Atlantic, and California. In addition, the Trust has an ownership interest in approximately 0.5 million square feet of retail space through its joint venture with Clarion Lion Properties Fund in which the Trust has a 30% interest. Our operating portfolio (excluding joint venture properties) was 95.5% leased to national, regional, and local retailers as of September 30, 2005, with no single tenant accounting for more than 2.2% of annualized base rent. Federal Realty has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 38 consecutive years, the longest consecutive record in the REIT industry. Shares of Federal Realty are traded on the NYSE under the symbol FRT.

– MORE –

Safe Harbor Language

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- *risks that our tenants will not pay rent or that we may be unable to renew leases or re-let space at favorable rents as leases expire;*
- *risks that we may not be able to proceed with or obtain necessary approvals for any redevelopment or renovation project, and that any redevelopment or renovation project that we do pursue may not perform as anticipated;*
- *risks that we may not be able to sell the condominium units at Santana Row for the expected prices or within the anticipated time frames;*
- *risks that the number of properties we acquire for our own account, and therefore the amount of capital we invest in acquisitions, may be impacted by our real estate partnership;*
- *risks normally associated with the real estate industry, including risks that occupancy levels at our properties and the amount of rent that we receive from our properties may be lower than expected, that new acquisitions may fail to perform as expected, that competition for acquisitions could result in increased prices for acquisitions, that we may have environmental risks at our properties, and, because real estate is illiquid, that we may not be able to sell properties when appropriate;*
- *risks that our growth will be limited if we cannot obtain additional capital;*
- *risks of financing, such as our ability to consummate additional financings or obtain replacement financing on terms which are acceptable to us, our ability to meet existing financial covenants and the limitations imposed on our operations by those covenants, and the possibility of increases in interest rates that would result in increased interest expense; and*
- *risks related to our status as a real estate investment trust, commonly referred to as a REIT, for federal income tax purposes, such as the existence of complex tax regulations relating to our status as a REIT, the effect of future changes in REIT requirements as a result of new legislation, and the adverse consequences of the failure to qualify as a REIT.*

Given these uncertainties, readers are cautioned not to place undue reliance on any forward-looking statements that we make, including those in this press release. Except as required by law, we make no promise to update any of the forward-looking statements as a result of new information, future events, or otherwise. You should review the risks contained in our annual report on Form 10-K, our quarterly reports on Form 10-Q, and the risks contained in our Current Report on Form 8-K filed with the Securities and Exchange Commission on March 2, 2005.

– MORE –

Financial Highlights
(in thousands, except per share data)
(unaudited)

CONSOLIDATED OPERATING RESULTS

| | <u>Three months ended September 30,</u> | | <u>Nine months ended September 30,</u> | |
|---|---|------------------|--|------------------|
| | <u>2005</u> | <u>2004</u> | <u>2005</u> | <u>2004</u> |
| Revenues | | | | |
| Rental income | \$ 98,071 | \$ 94,374 | \$ 294,501 | \$ 278,725 |
| Other property income | 2,458 | 3,230 | 6,487 | 7,793 |
| Mortgage interest income | 1,310 | 1,230 | 4,040 | 3,611 |
| | <u>101,839</u> | <u>98,834</u> | <u>305,028</u> | <u>290,129</u> |
| Expenses | | | | |
| Rental | 20,215 | 22,252 | 63,435 | 65,978 |
| Real estate taxes | 10,109 | 9,873 | 29,644 | 28,159 |
| General and administrative | 4,957 | 4,673 | 14,441 | 13,443 |
| Depreciation and amortization | 22,591 | 23,292 | 67,629 | 66,029 |
| | <u>57,872</u> | <u>60,090</u> | <u>175,149</u> | <u>173,609</u> |
| Operating income | 43,967 | 38,744 | 129,879 | 116,520 |
| Other interest income | 254 | 459 | 1,946 | 1,122 |
| Interest expense | (21,664) | (21,125) | (65,554) | (63,835) |
| Income from real estate partnership | 126 | 19 | 349 | 19 |
| Minority interests | (1,208) | (936) | (4,003) | (3,317) |
| Income from continuing operations | 21,475 | 17,161 | 62,617 | 50,509 |
| Discontinued operations | | | | |
| (Loss) income before gain on sale of real estate | (258) | 502 | (480) | 2,398 |
| Gain on sale of real estate | 9,463 | 997 | 17,347 | 9,331 |
| Income from discontinued operations | 9,205 | 1,499 | 16,867 | 11,729 |
| Net Income | 30,680 | 18,660 | 79,484 | 62,238 |
| Dividends on preferred stock | (2,869) | (2,869) | (8,607) | (8,607) |
| Net income available for common shareholders | <u>\$ 27,811</u> | <u>\$ 15,791</u> | <u>\$ 70,877</u> | <u>\$ 53,631</u> |
| <u>FUNDS FROM OPERATIONS AVAILABLE FOR COMMON SHAREHOLDERS</u> | | | | |
| Net income | \$ 30,680 | \$ 18,660 | \$ 79,484 | \$ 62,238 |
| Gain on sale of real estate | (9,463) | (997) | (17,347) | (9,331) |
| Depreciation and amortization of real estate assets | 20,506 | 21,376 | 61,760 | 61,145 |
| Amortization of initial direct costs of leases | 1,768 | 1,882 | 5,195 | 5,170 |
| Depreciation on real estate partnership assets | 157 | 50 | 471 | 50 |
| Funds from operations | 43,648 | 40,971 | 129,563 | 119,272 |
| Dividends on preferred stock | (2,869) | (2,869) | (8,607) | (8,607) |
| Income attributable to operating partnership units | 215 | 242 | 573 | 1,032 |
| Funds from operations available for common shareholders | <u>40,994</u> | <u>38,344</u> | <u>121,529</u> | <u>111,697</u> |
| Weighted average number of common shares, diluted | 53,559 | 52,934 | 53,405 | 52,074 |
| Funds from operations available for common shareholders per diluted share | <u>\$ 0.77</u> | <u>\$ 0.72</u> | <u>\$ 2.28</u> | <u>\$ 2.14</u> |
| <u>EARNINGS PER COMMON SHARE, BASIC</u> | | | | |
| Income from continuing operations available for common shareholders | \$ 0.35 | \$ 0.27 | \$ 1.03 | \$ 0.83 |
| (Loss) income from discontinued operations before gain on sale of real estate | — | 0.01 | (0.01) | 0.05 |
| Gain on sale of real estate | 0.18 | 0.02 | 0.33 | 0.18 |
| | <u>\$ 0.53</u> | <u>\$ 0.30</u> | <u>\$ 1.35</u> | <u>\$ 1.06</u> |
| Weighted average number of common shares, basic | 52,618 | 51,640 | 52,443 | 50,722 |
| <u>EARNINGS PER COMMON SHARE, DILUTED</u> | | | | |
| Income from continuing operations available for common shareholders | \$ 0.35 | \$ 0.27 | \$ 1.02 | \$ 0.82 |

| | | | | |
|---|----------------|----------------|----------------|----------------|
| (Loss) income from discontinued operations before gain on sale of real estate | (0.01) | 0.01 | (0.01) | 0.04 |
| Gain on sale of real estate | 0.18 | 0.02 | 0.33 | 0.18 |
| | <u>\$ 0.52</u> | <u>\$ 0.30</u> | <u>\$ 1.34</u> | <u>\$ 1.04</u> |
| Weighted average number of common shares, diluted | <u>53,149</u> | <u>52,934</u> | <u>52,982</u> | <u>51,273</u> |

Financial Highlights
(in thousands)

CONSOLIDATED BALANCE SHEETS

| | September 30, 2005 | December 31, 2004 |
|---|-----------------------|----------------------|
| | (unaudited) | |
| ASSETS | | |
| Real estate, at cost | | |
| Operating | \$ 2,620,941 | \$2,480,626 |
| Construction-in-progress | 135,052 | 130,286 |
| Discontinued operations | 12,796 | 55,364 |
| | <u>2,768,789</u> | <u>2,666,276</u> |
| Less accumulated depreciation and amortization | (644,988) | (595,338) |
| Net real estate | 2,123,801 | 2,070,938 |
| Cash and cash equivalents | 16,573 | 30,475 |
| Accounts and notes receivable | 34,383 | 34,849 |
| Mortgage notes receivable | 37,173 | 42,909 |
| Investment in real estate partnership | 9,425 | 9,631 |
| Other assets | 81,717 | 78,094 |
| | <u>2,303,072</u> | <u>\$2,266,896</u> |
| TOTAL ASSETS | | |
| LIABILITIES AND SHAREHOLDERS' EQUITY | | |
| Liabilities | | |
| Obligations under capital leases and mortgage notes | \$ 407,643 | \$ 410,885 |
| Notes payable | 357,298 | 325,051 |
| Senior notes and debentures | 568,546 | 568,121 |
| Other liabilities | 172,390 | 153,351 |
| Total liabilities | 1,505,877 | 1,457,408 |
| Minority interests | 19,282 | 18,954 |
| Shareholders' equity | | |
| Preferred stock | 135,000 | 135,000 |
| Common shares and other shareholders' equity | 642,913 | 655,534 |
| Total shareholders' equity | 777,913 | 790,534 |
| | <u>\$ 2,303,072</u> | <u>\$2,266,896</u> |
| TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY | | |

Federal Realty Investment Trust
Funds From Operations / Summary of Capital Expenditures
September 30, 2005

| | Three months ended September 30, | | Nine months ended September 30, | |
|--|---------------------------------------|------------------|---------------------------------------|-------------------|
| | 2005 | 2004 | 2005 | 2004 |
| | (in thousands, except per share data) | | (in thousands, except per share data) | |
| Funds from Operations available for common shareholders (FFO) | | | | |
| (1) | | | | |
| Net income | \$ 30,680 | \$ 18,660 | \$ 79,484 | \$ 62,238 |
| Gain on sale of real estate | (9,463) | (997) | (17,347) | (9,331) |
| Depreciation and amortization of real estate assets | 20,506 | 21,376 | 61,760 | 61,145 |
| Amortization of initial direct costs of leases | 1,768 | 1,882 | 5,195 | 5,170 |
| Depreciation of real estate partnership assets | 157 | 50 | 471 | 50 |
| Funds from operations | 43,648 | 40,971 | 129,563 | 119,272 |
| Dividends on preferred stock | (2,869) | (2,869) | (8,607) | (8,607) |
| Income attributable to operating partnership units | 215 | 242 | 573 | 1,032 |
| Funds from operations available for common shareholders (2) | \$ 40,994 | \$ 38,344 | \$ 121,529 | \$ 111,697 |
| Weighted average number of common shares, diluted | 53,559 | 52,934 | 53,405 | 52,074 |
| Funds from operations available for common shareholders per diluted share (2) | \$ 0.77 | \$ 0.72 | \$ 2.28 | \$ 2.14 |
| Summary of Capital Expenditures | | | | |
| Non-maintenance capital expenditures | | | | |
| Development, redevelopment and expansions | 37,151 | 25,344 | 95,374 | 61,264 |
| Tenant improvements and incentives | 4,715 | 6,151 | 11,118 | 18,703 |
| Total non-maintenance capital expenditures | 41,866 | 31,495 | 106,492 | 79,967 |
| Maintenance capital expenditures | 2,554 | 2,007 | 4,094 | 6,475 |
| Total capital expenditures | \$ 44,420 | \$ 33,502 | \$ 110,586 | \$ 86,442 |
| Dividends and Payout Ratios | | | | |
| Common dividends declared | \$ 29,266 | \$ 26,151 | \$ 85,001 | \$ 75,640 |
| Dividend payout ratio % - FFO | 71% | 68% | 70% | 68% |

Notes:

- (1) See Glossary of Terms.
- (2) For the three and nine months ended September 30, 2004, includes \$0.7 million (\$0.01 per diluted share) and \$2.8 million (\$0.05 per diluted share) for Santana Row fire insurance proceeds. For the three and nine months ended September 30, 2005, the amount of insurance proceeds were insignificant and had no per diluted share impact.

Federal Realty Investment Trust
Market Data / Capital Availability
September 30, 2005

| | September 30, 2005 | September 30, 2004 |
|---|--------------------|--------------------|
| (in thousands, except per share data) | | |
| Market data | | |
| Common shares outstanding (1) | 52,732 | 51,908 |
| Market price per common share | \$ 60.93 | \$ 44.00 |
| Common equity market capitalization | \$ 3,212,961 | \$ 2,283,952 |
| Series B preferred shares outstanding | 5,400 | 5,400 |
| Market price per Series B preferred share | \$ 26.04 | \$ 27.17 |
| Preferred equity market capitalization | \$ 140,616 | \$ 146,718 |
| Equity market capitalization | \$ 3,353,577 | \$ 2,430,670 |
| Total debt (2) | 1,333,487 | 1,299,901 |
| Total market capitalization | \$ 4,687,064 | \$ 3,730,571 |
| Total debt to market capitalization at then current market price | 28% | 35% |
| Total debt to market capitalization at constant common share price of \$44.00 | 35% | 35% |
| Fixed rate debt ratio: | | |
| Fixed rate debt | 85% | 88% |
| Variable rate debt | 15% | 12% |
| | 100% | 100% |
| Capital availability | | |
| Cash and cash equivalents on hand | \$ 16,573 | \$ 23,437 |
| Available capacity under line of credit | 204,000 | 250,000 |
| Available for issuance under shelf registration statement | 225,000 | 225,000 |
| | \$ 445,573 | \$ 498,437 |

Notes:

- (1) Consists of 54,212,112 shares issued net of 1,480,359 shares held in Treasury as of September 30, 2005. As of September 30, 2004, consists of 53,387,604 shares issued net of 1,479,393 shares held in Treasury. Amounts do not include 420,426 and 449,325 Operating Units outstanding at September 30, 2005 and September 30, 2004, respectively.
- (2) Total debt includes capital leases and mortgages payable, notes payable, and senior notes and debentures. It does not include the \$14.2 million which is the Trust's 30% share of the total \$47.2 million debt of the partnership with Clarion Lion Properties Fund.

Federal Realty Investment Trust
Components of Rental Income
September 30, 2005

| | Three months ended September 30, | | Nine months ended September 30, | |
|--------------------------------------|-------------------------------------|-----------------|------------------------------------|------------------|
| | 2005 | 2004 | 2005 | 2004 |
| (in thousands) | | | | |
| Components of Rental Income | | | | |
| Minimum rents | | | | |
| Retail and commercial properties (1) | \$74,725 | \$70,757 | \$221,976 | \$208,508 |
| Residential (2) | 2,655 | 2,322 | 7,991 | 6,778 |
| Cost reimbursements | 18,215 | 19,019 | 56,276 | 55,046 |
| Percentage rents | 1,170 | 790 | 4,231 | 3,655 |
| Other rental income | 1,306 | 1,486 | 4,027 | 4,738 |
| Total rental income | \$98,071 | \$94,374 | \$294,501 | \$278,725 |

Notes:

- (1) Minimum rents include \$4.3 million and \$2.5 million for the nine months ended September 30, 2005 and 2004, respectively, and \$1.2 million and \$0.7 million for the three months ended September 30, 2005 and 2004, respectively, that represent amounts included in minimum rents in order to reflect the recognition of minimum rents on a straight line basis as required by GAAP. Minimum rents include \$1.2 million and \$1.1 million for the nine months ended September 30, 2005 and 2004, respectively and \$0.4 million and \$0.5 million for the three months ended September 30, 2005 and 2004, that represent amounts included in minimum rents in order to reflect the recognition of income attributable to market lease adjustments on acquired properties in accordance with SFAS 141. Minimum rents include fire insurance proceeds attributable to rental income lost at Santana Row as a result of the August 2002 fire of \$2.8 million for the nine months ended September 30, 2004 and \$0.7 million for the three months ended September 30, 2004. For 2005, the amount of insurance proceeds was insignificant.
- (2) Residential minimum rents comprise the rents at Rollingwood Apartments, The Crest at Congressional Apartments and the residential units at Santana Row except for Building Four. In the third quarter of 2005, we commenced closing sales of the 100 units located in Building Four, which has been classified as discontinued operations. Accordingly, the rental income for the 100 units in Building Four have been excluded for all periods presented to assure comparability of these periods.

Federal Realty Investment Trust
Summary of Outstanding Debt and Capital Lease Obligations
September 30, 2005

| | <u>Maturity Date</u> | <u>Interest Rate as of September 30, 2005</u> | | <u>Balance as of September 30, 2005</u> |
|---|----------------------|---|-------------------------|---|
| | | | | (in thousands) |
| <u>Mortgage Loans (a)</u> | | | | |
| <i>Secured Fixed Rate</i> | | | | |
| Leesburg Plaza | 10/01/08 | 6.510% | | \$ 9,900 |
| 164 E Houston Street | 10/06/08 | 7.500% | | 156 |
| Mercer Mall | 04/01/09 | 8.375% | | 4,593 |
| Federal Plaza | 06/01/11 | 6.750% | | 34,786 |
| Tysons Station | 09/01/11 | 7.400% | | 6,538 |
| Barracks Road | 11/01/15 | 7.950% | | 43,330 |
| Hauppauge | 11/01/15 | 7.950% | | 16,335 |
| Lawrence Park | 11/01/15 | 7.950% | | 30,713 |
| Wildwood | 11/01/15 | 7.950% | | 26,996 |
| Wynnewood | 11/01/15 | 7.950% | | 31,300 |
| Mount Vernon | 04/15/28 | 5.660% | (b) | 12,626 |
| Brick Plaza | 11/01/15 | 7.415% | | 32,210 |
| Total Mortgage Loans | | | | <u>249,483</u> |
| <u>Notes Payable</u> | | | | |
| <i>Unsecured Fixed Rate</i> | | | | |
| Perring Plaza Renovation | 01/31/13 | 10.000% | | 1,853 |
| Other | various | various | | 45 |
| <i>Unsecured Variable Rate</i> | | | | |
| Revolving credit facility | 10/08/06 | LIBOR + .75% | (c) | 96,000 |
| Term note with banks | 10/08/06 | LIBOR + .95% | | 100,000 |
| Term note with banks | 10/08/08 | LIBOR + .95% | (d) | 150,000 |
| Escondido (Municipal bonds) | 10/01/16 | 2.450% | (e) | 9,400 |
| Total Notes Payable | | | | <u>357,298</u> |
| <u>Senior Notes and Debentures</u> | | | | |
| <i>Unsecured Fixed Rate</i> | | | | |
| 6.625% Notes | 12/01/05 | 6.625% | | 40,000 |
| 6.99% Medium Term Notes | 03/10/06 | 6.894% | (f) | 40,500 |
| 6.125% Notes | 11/15/07 | 6.325% | (g) | 150,000 |
| 8.75% Notes | 12/01/09 | 8.750% | | 175,000 |
| 4.50% Notes | 02/15/11 | 4.500% | | 75,000 |
| 7.48% Debentures | 08/15/26 | 7.480% | (h) | 50,000 |
| 6.82% Medium Term Notes | 08/01/27 | 6.820% | (i) | 40,000 |
| Subtotal | | | | 570,500 |
| Unamortized Debt Discount | | | | (1,954) |
| Total Senior Notes and Debentures | | | | <u>568,546</u> |
| <u>Capital Lease Obligations</u> | | | | |
| | | | Various through 2077 | (j) 158,160 |
| Total Debt and Capital Lease Obligations | | | | <u>\$ 1,333,487</u> |

| | | | <u>Weighted Average Effective Rate at September 30, 2005 (k)</u> |
|---|----------------------------|---|--|
| Total fixed rate debt and capital lease obligations | \$ 1,128,087 | 84.60% | 7.07% |
| Total variable rate debt | 205,400 | 15.40% | 4.28% |
| TOTAL DEBT AND CAPITAL LEASES OBLIGATIONS | <u>\$ 1,333,487</u> | <u>100.00%</u> | <u>6.64%</u> |
| | | <u>Three months ended September 30,</u> | <u>Nine months ended September 30,</u> |
| | | 2005 | 2004 |
| | | 2005 | 2004 |

Operational Statistics

| | | | | |
|--|------|------|------|------|
| Ratio of EBITDA to combined fixed charges and preferred share dividends (1) | 2.79 | 2.44 | 2.65 | 2.47 |
| Ratio of Adjusted EBITDA to combined fixed charges and preferred share dividends (1) | 2.44 | 2.40 | 2.43 | 2.35 |

Notes:

- (a) Mortgage loans do not include the Trust's 30% share (\$14.2 million) of the \$47.2 million debt of the partnership with Clarion Lion Properties Fund.
- (b) The interest rate is fixed at 5.66% for the first ten years and then will be reset to a market rate. The lender has the option to call the loan on April 15, 2013 or anytime thereafter.
- (c) A \$300 million three-year revolving credit facility, with a one-year extension option. The weighted average effective rate, including the amortization of deferred financing fees, was 3.73% and 3.54% for the three and nine months ended September 30, 2005, respectively.
- (d) In January 2004, the Trust purchased an interest rate swap on this note thereby locking in the LIBOR portion of the interest rate at 2.401% through October 2006.
- (e) The bonds bear interest at a variable rate determined weekly which would enable the bonds to be remarketed at 100% of their principal amount. The weighted average effective interest rate, including the amortization of deferred financing fees, was 3.65% for the three months ended September 30, 2005.
- (f) The Trust purchased interest rate swaps at issuance, thereby reducing the effective interest on these notes.
- (g) The Trust purchased an interest rate lock to hedge this note offering. A loss of \$1.5 million associated with this hedge is being amortized into the note offering thereby increasing the effective interest rate on these notes to 6.325%.
- (h) Beginning on August 15, 2008, the debentures are redeemable by the holders thereof at the original purchase price of \$1,000 per debenture.
- (i) Beginning on August 1, 2007, the notes are redeemable by the holders thereof at the original purchase price of \$1,000 per note.
- (j) The average annualized interest rate on capital lease obligations as of September 30, 2005 is 8.82% on a basis of minimum rent and 11.52% including performance-based participation rent paid by the Trust.
- (k) The weighted average effective interest rate includes the amortization of any deferred financing fees and discounts, if applicable, and excludes performance-based rent on capital lease obligations.
- (l) Fixed charges consist of interest on borrowed funds (including capitalized interest), amortization of debt discount and expense and the portion of rent expense representing an interest factor. Preferred share dividends consist of dividends paid on outstanding Series B preferred shares. Adjusted EBITDA excludes gain or loss on sale of real estate and is defined and reconciled to net income in the Glossary of Terms.

Federal Realty Investment Trust
Summary of Debt Maturities
September 30, 2005

DEBT MATURITIES

(in thousands)

| <u>Year</u> | <u>Scheduled Amortization</u> | <u>Maturities</u> | <u>Total</u> | <u>Percent of Debt Maturing</u> | <u>Cumulative Percent of Debt Maturing</u> |
|--------------|-----------------------------------|--------------------|-----------------------|-------------------------------------|--|
| 2005 | \$ 990 | \$ 40,000 | \$ 40,990 | 3.1% | 3.1% |
| 2006 | 5,037 | 236,500 | 241,537(1) | 18.1% | 21.2% |
| 2007 | 5,436 | 150,000 | 155,436 | 11.6% | 32.8% |
| 2008 | 5,828 | 159,541 | 165,369 | 12.4% | 45.2% |
| 2009 | 6,164 | 179,394 | 185,558 | 13.9% | 59.1% |
| 2010 | 6,639 | — | 6,639 | 0.5% | 59.6% |
| 2011 | 6,670 | 112,226 | 118,896 | 8.9% | 68.5% |
| 2012 | 6,801 | — | 6,801 | 0.5% | 69.0% |
| 2013 | 5,361 | — | 5,361 | 0.4% | 69.4% |
| 2014 | 5,771 | — | 5,771 | 0.4% | 69.8% |
| Thereafter | 157,876 | 245,207 | 403,083 | 30.2% | 100.0% |
| Total | \$ 212,573 | \$1,122,868 | \$1,335,441(2) | 100.0% | |

Notes:

- (1) Maturities in 2006 include a \$100 million term loan and \$96 million drawn under the Trust's \$300 million three-year revolving credit facility.
- (2) The total debt maturities differs from the total reported on the consolidated balance sheet due to the unamortized discount recorded for GAAP purposes on certain senior notes and debentures.

Federal Realty Investment Trust
Summary of Redevelopment Opportunities
September 30, 2005

Current Redevelopment Opportunities (1) (\$ millions)

| <u>Property</u> | <u>Location</u> | <u>Opportunity</u> | <u>Projected ROI (2)</u> | <u>Projected Cost (1)</u> | <u>Cost to Date</u> |
|--|---------------------|--|--------------------------|---------------------------|---------------------|
| Projects Anticipated to Stabilize in 2005 (3) | | | | | |
| Bala Cynwyd | Philadelphia, PA | Grocer re-location and expansion and re-tenanting (new health club) | >20% | \$ 5 | \$ 5 |
| Andorra | Philadelphia, PA | Re-tenanting (new health club) | 12% | \$ 5 | \$ 4 |
| Pan Am | Fairfax, VA | Grocer expansion, small shop re-tenanting and site improvements | 6% | \$ 2 | \$ 2 |
| Greenlawn Plaza | Greenlawn, NY | Re-tenanting and new pad site (child care) | >20% | \$ 2 | \$ 2 |
| Bristol Plaza | Bristol, CT | Grocer relocation, canopy and façade renovation | 10% | \$ 2 | \$ <1 |
| Brunswick | North Brunswick, NJ | Re-tenanting (new health club) | 11% | \$ 3 | \$ 3 |
| Rutgers Plaza | Franklin, NJ | Grocer re-location and expansion and backfill of existing grocer space | 20% | \$ 1 | \$ <1 |
| Subtotal: Projects Anticipated to Stabilize in 2005 (3) (4) | | | 18% | \$ 21 | \$ 18 |
| Projects Anticipated to Stabilize in 2006 (3) | | | | | |
| Santana Phase IV | San Jose, CA | Building Seven residential re-build | 10% | \$ 67 | \$ 52 |
| Mount Vernon / South Valley | Alexandria, VA | Grocer expansion, anchor & small shop re-tenanting, four new "main street" buildings & a bank pad. | 11% | \$ 36 | \$ 22 |
| Mercer Mall | Lawrenceville, NJ | Demolish, redevelop and re-tenant | 11% | \$ 21 | \$ 9 |
| Leesburg Plaza | Leesburg, VA | Re-demise the former Kmart & Peebles buildings, re-tenant, and add three pad sites. | 12% | \$ 14 | \$ 8 |
| Village of Shirlington | Arlington, VA | New ground floor retail and parking garage | 11% | \$ 7 | \$ 1 |
| Brick Plaza | Brick, NJ | Re-tenanting (electronics) | 9% | \$ 2 | \$ 2 |
| Subtotal: Projects Anticipated to Stabilize in 2006 (3) (4) | | | 11% | \$ 147 | \$ 94 |
| Total: Projects Anticipated to Stabilize in 2005 and 2006 (3) (4) | | | 12% | \$ 168 | \$ 112 |

Redevelopments anticipated to stabilize in 2007 and 2008 include the final phase of Bethesda Row, Galaxy Building, Rockville Town Square, Shops at Willow Lawn, Loehmann's Plaza, and Flourtown representing \$150 million to \$200 million of redevelopment capital. Projects anticipated to stabilize after 2008 include future phases of Santana Row, redevelopment phases of Assembly Square, and future phases of Bala Cynwyd.(3) (5)

Notes:

- (1) These current redevelopment opportunities are being pursued by the Trust. There is no guaranty that the Trust will ultimately complete any or all of these opportunities, that the Projected Return on Investment (ROI) or Projected Costs will be the amounts shown or that stabilization will occur as anticipated. The projected ROI and Projected Cost are management's best estimate based on current information and may change over time.
- (2) Projected ROI reflects only the deal specific cash, unleveraged Incremental Property Operating Income (POI) generated by the redevelopment and is calculated as Incremental POI divided by cost. Incremental POI is the POI generated by the redevelopment after deducting rent being paid for the redevelopment space and any other space taken out of service to accommodate the redevelopment. Projected ROI does NOT include peripheral impacts, such as the impact on future lease rollovers at the property or the impact on the long-term value of the property. ROI for Mount Vernon/South Valley and Mercer Mall (properties acquired on the basis of redevelopment potential) are calculated as the increase in POI between acquisition and stabilization divided by the increase in cost basis between acquisition and stabilization.
- (3) Anticipated Stabilization is the year in which 95% occupancy of the redeveloped space is anticipated to be achieved.
- (4) All subtotals and totals reflect cost weighted-average ROIs.
- (5) These future redevelopment opportunities are being explored by the Trust. There is no guaranty that the Trust will ultimately pursue or complete any or all of these opportunities.

Federal Realty Investment Trust
Santana Row Summary (1)
September 30, 2005

| Description | Comments |
|---|--|
| Operational - Phases I, II and III (2) (5) | |
| Retail | 558,000 sf Retail was 93% leased as of September 30, 2005. Sino Restaurant and Lounge opened in third quarter 2005. Lucy, Furla, Vintage Wine Bar, Pink Stripes and Bella Boutique, representing 5,581 sf, are scheduled to open in fourth quarter 2005. |
| Residential | 36 units 36 townhouse units in Building Eight were 92% leased on September 30, 2005. |

In Progress (3) (5)

Residential - for rent

Phase IV

256 units 256 rental units being built on the Building Seven podium. Initial occupancy commenced in April 2005 with lease-up expected to continue through mid-2006. As of September 30, 2005, 90 units (50 townhomes and 40 flats) have been leased at an average rental rate of \$2.55 per square foot per month. 41 residents of Buildings Three, Four and Six (the buildings planned to be sold as condominiums) have signed leases to relocate to new units in Building Seven. Projected cost of \$67 million is expected to yield 10% upon stabilization in 2006.

Residential - for sale

219 units Closings on sale of loft and villa units commenced in August 2005. Projected gross sales proceeds of approximately \$135 million. 5,700 people have registered as "interested" in owning units and 445 of these people have been pre-qualified by approved lenders and are on a "preferred" interest list to purchase units. (4)

Commitments/Closings:
(as of October 24, 2005)

79 units have been closed
37 units are under binding contracts
13 units are reserved and being converted to contracts

Approvals:

Building Four (100 lofts): Closings commenced in August 2005

Building Six (21 villas): Closings commenced in October 2005

Building Three (98 lofts): Approval in place to sign contracts
Approval to close sales expected in November/December 2005
Closings expected to commence in December 2005/January 2006

Future (6)

| | | |
|-------------|------------|--------------------------------|
| Retail | 125,000 sf | Currently being master planned |
| Residential | 690 units | Currently being master planned |
| Hotel | 191 rooms | Currently being master planned |

Notes:

- (1) All costs are projected final costs. Yield represents stabilized projected Property Operating Income divided by projected final costs.
- (2) The portions of the property currently open and operating which include luxury and lifestyle retail components, loft, townhome and villa residential units, and the 213-room Hotel Valencia Santana Row.
- (3) Developments and other significant activities being actively pursued at Santana Row.
- (4) Projected gross sales proceeds represent management's current estimate of total sales prices for the 219 units expected to be sold without taking into account any costs of sale, including, without limitation, any income taxes that may be paid.
- (5) \$436 million of projected costs at Santana Row is expected to yield 7% upon both of the following having occurred: (i) stabilization of Phases I - IV (net of insurance proceeds) and (ii) closings on sales of 219 condominiums. The projected cost includes \$11 million invested in restaurant joint ventures at Santana Row.
- (6) Remaining entitlements for development or sale.

Federal Realty Investment Trust
2005 Acquisitions and Dispositions
Through September 30, 2005

Federal Realty Investment Trust Acquisitions

| <u>Date</u> | <u>Property</u> | <u>City / State</u> | <u>GLA</u> | <u>Purchase price</u> | <u>Anchor tenants</u> |
|---------------|-----------------------------------|---------------------|------------|-----------------------------|----------------------------------|
| March 1, 2005 | Assembly Square/Sturtevant Street | Somerville, MA | 551,233 | (in thousands) \$ 63,900 | K-Mart / Good Times Emporium (1) |

Federal Realty Investment Trust Dispositions

| <u>Date</u> | <u>Property</u> | <u>City / State</u> | <u>GLA</u> | <u>Sales price</u> |
|-------------------------|---------------------------------|---------------------|----------------|----------------------------|
| February 15, 2005 | 420 South Mill Avenue | Tempe, AZ | 15,966 | (in thousands) \$ 7,385 |
| February 15, 2005 | 501 South Mill Avenue | Tempe, AZ | 24,013 | \$ 6,265 |
| June 2, 2005 | Andary Building | Winter Park, FL | 3,600 | \$ 1,560 |
| June 2, 2005 | Cone Building | Winter Park, FL | 24,846 | \$ 9,500 |
| July 12, 2005 | Shaw's Plaza | Carver, MA | 75,307 | \$ 3,960 |
| August - September 2005 | Santana Row - Building 4 condos | San Jose, CA | 62 units | \$ 33,876 |
| Various | Other | | | \$ 1,401 |
| | Total | | 143,732 | \$ 63,947 |

Note:

- (1) Property currently under redevelopment. Tenants with signed leases who were not in occupancy as of September 30, 2005 include TJ Maxx, Bed, Bath & Beyond, Staples, Sports Authority and AC Moore.

Federal Realty Investment Trust
Real Estate Status Report
September 30, 2005

| Property Name | MSA Description | Year Acquired | Total Investment | Ownership Percentage | GLA (1) | % Leased | Mortgage or Capital Lease Obligation | Grocery Anchor GLA (2) | Grocery Anchor (2) | Other Principal Tenants | |
|---|----------------------------------|---------------|------------------|----------------------|-----------|----------|--------------------------------------|------------------------|-------------------------|---|----------------|
| | | | (in thousands) | | | | | | | | (in thousands) |
| East Region | | | | | | | | | | | |
| Washington Metropolitan Area | | | | | | | | | | | |
| Bethesda Row | Washington, DC-MD-VA | 1993-98 | 81,140 | (3) | 440,000 | 97% | 12,576 | 40,000 | Giant Food | Barnes & Noble / Landmark Theater | |
| Congressional Plaza | Washington, DC-MD-VA | 1965 | 68,050(4) | 64.1% | 338,000 | 100% | | 28,000 | Whole Foods | Buy Buy Baby / Container Store / Tower Records | |
| Courthouse Center | Washington, DC-MD-VA | 1997 | 4,597 | (5) | 38,000 | 100% | | | | | |
| Falls Plaza | Washington, DC-MD-VA | 1967 | 8,154 | 100.0% | 73,000 | 100% | | 51,000 | Giant Food | | |
| Falls Plaza-East | Washington, DC-MD-VA | 1972 | 3,404 | 100.0% | 71,000 | 100% | | | | CVS / Staples | |
| Federal Plaza | Washington, DC-MD-VA | 1989 | 62,192 | 100.0% | 247,000 | 99% | 34,786 | | | TJ Maxx / CompUSA / Ross | |
| Friendship Center | Washington, DC-MD-VA | 2001 | 33,309 | 100.0% | 119,000 | 100% | | | | Borders / Linens 'n Things / Maggiano's | |
| Gaithersburg Square | Washington, DC-MD-VA | 1993 | 23,792 | 100.0% | 204,000 | 91% | | | | Bed, Bath & Beyond / Borders / Ross | |
| Idylwood Plaza | Washington, DC-MD-VA | 1994 | 15,061 | 100.0% | 73,000 | 100% | | 30,000 | Whole Foods | | |
| Laurel | Washington, DC-MD-VA | 1986 | 45,991 | 99.9% | 387,000 | 99% | | 61,000 | Giant Food | Marshalls / Toys R Us | |
| Leesburg Plaza | Washington, DC-MD-VA | 1998 | 27,671 | (5) | 235,000 | 91% | 9,900 | 55,000 | Giant Food | Pier One / Office Depot | |
| Loehmann's Plaza | Washington, DC-MD-VA | 1983 | 23,781 | 100.0% | 251,000 | 95% | | | | Bally's / Linens 'n Things / Loehmann's | |
| Mid-Pike Plaza | Washington, DC-MD-VA | 1982 | 18,483 | (6) | 309,000 | 100% | 10,041 | | | Linens 'n Things / Toys R Us / Bally's / AC Moore / Filene's Basement | |
| Mount Vernon | Washington, DC-MD-VA | 2003 | 37,385 | (5) | 236,000 | 97% | 12,626 | 54,000 | Shoppers Food Warehouse | | |
| Old Keene Mill | Washington, DC-MD-VA | 1976 | 5,183 | 100.0% | 92,000 | 97% | | 24,000 | Whole Foods | | |
| Pan Am | Washington, DC-MD-VA | 1993 | 27,029 | 100.0% | 227,000 | 100% | | 63,000 | Safeway | Micro Center / Michaels | |
| Pentagon Row | Washington, DC-MD-VA | 1999 | 87,382 | 100.0% | 296,000 | 97% | | 45,000 | Harris Teeter | Bally's / Bed, Bath & Beyond / DSW / Cost Plus | |
| Pike 7 | Washington, DC-MD-VA | 1997 | 33,633 | 100.0% | 164,000 | 100% | | | | Staples / TJ Maxx / Tower Records | |
| Quince Orchard | Washington, DC-MD-VA | 1993 | 19,991 | 100.0% | 252,000 | 96% | | 24,000 | Magruders | Circuit City / Staples | |
| Rockville Town Square | Washington, DC-MD-VA | N/A | 4,332 | (7) | N/A | N/A | | | | | |
| Rollingwood Apartments | Washington, DC-MD-VA | 1971 | 6,795 | 100.0% | N/A | 97% | | | | | |
| Sam's Park & Shop | Washington, DC-MD-VA | 1995 | 12,170 | 100.0% | 51,000 | 100% | | | | Petco | |
| South Valley | Washington, DC-MD-VA | 2003 | 19,140 | (5) | 218,000 | 95% | | | | Home Depot / TJ Maxx | |
| Tower | Washington, DC-MD-VA | 1998 | 18,932 | 100.0% | 109,000 | 96% | | | | Virginia Fine Wine / Talbots | |
| Tyson's Station | Washington, DC-MD-VA | 1978 | 3,427 | 100.0% | 50,000 | 97% | 6,538 | | | Trader Joes | |
| Village at Shirlington | Washington, DC-MD-VA | 1995 | 31,909 | 100.0% | 201,000 | 99% | | | | Cineplex Odeon / Carlyle Grand Café | |
| Wildwood | Washington, DC-MD-VA | 1969 | 17,494 | 100.0% | 86,000 | 100% | 26,996 | 20,000 | Balducci's | CVS | |
| Total Washington Metropolitan Area | | | 740,427 | | 4,767,000 | 98% | | | | | |
| New York / New Jersey | | | | | | | | | | | |
| Allwood | Bergen-Passaic, NJ | 1988 | 4,298 | (6) | 52,000 | 100% | 3,478 | 25,000 | Stop & Shop | Mandee Shop | |
| Blue Star | Middlesex-Somerset-Hunterdon, NJ | 1988 | 39,767 | (6) | 410,000 | 99% | 26,545 | 43,000 | Shop Rite | Kohl's / Michaels / Toys R Us / Marshalls | |
| Brick Plaza | Monmouth-Ocean, NJ | 1989 | 55,405 | 100.0% | 409,000 | 98% | 32,210 | 66,000 | A&P | Loews Theatre / Barnes & Noble / Sports Authority | |
| Brunswick | Middlesex-Somerset-Hunterdon, NJ | 1988 | 23,710 | (6) | 303,000 | 96% | 11,050 | 55,000 | A&P | A.J. Wright / L.A. Fitness | |
| Clifton | Bergen-Passaic, NJ | 1988 | 5,120 | (6) | 80,000 | 96% | 3,234 | | | Drug Fair / Dollar Express | |
| Forest Hills | New York, NY | 1997 | 24,019 | 100.0% | 86,000 | 100% | | | | Midway Theatre / Duane Reade / Gap | |
| Fresh Meadows | New York, NY | 1997 | 65,802 | 100.0% | 403,000 | 96% | | | | Filene's Basement / Kohl's / Cineplex Odeon | |
| Greenlawn Plaza | Nassau-Suffolk, NY | 2000 | 11,966 | 100.0% | 102,000 | 100% | | 46,000 | Waldbaum's | | |
| Hamilton | Trenton, NJ | 1988 | 8,161 | (6) | 190,000 | 94% | 4,795 | 53,000 | Shop Rite | AC Moore / Stevens | |
| Hauppauge | Nassau-Suffolk, NY | 1998 | 26,564 | 100.0% | 131,000 | 100% | 16,335 | 61,000 | Shop Rite | Furniture AC Moore | |
| Huntington | Nassau-Suffolk, NY | 1988 | 22,741 | (6) | 279,000 | 100% | 14,201 | | | Buy Buy Baby / Toys R Us / Bed, Bath & Beyond / Barnes & Noble | |
| Mercer Mall | Trenton, NJ | 2003 | 91,632 | (6) | 492,000 | 96% | 59,124 | 75,000 | Shop Rite | Bed, Bath & Beyond / DSW / TJ Maxx / Raymour & Flanigan | |
| Rutgers | Middlesex-Somerset-Hunterdon, NJ | 1988 | 16,133 | (6) | 267,000 | 100% | 12,801 | 44,000 | Stop & Shop | Kmart | |
| Troy | Newark, NJ | 1980 | 19,875 | 100.0% | 202,000 | 93% | | 64,000 | Pathmark | AC Moore / Comp USA / Toys R Us | |
| Total New York / New Jersey | | | 415,193 | | 3,406,000 | 97% | | | | | |
| Philadelphia Metropolitan Area | | | | | | | | | | | |

| | | | | | | | | | |
|---|---|------|---------|--------|-----------|------|--------|--------------------------|---|
| Andorra | Philadelphia, PA-NJ | 1988 | 22,859 | 99.9% | 267,000 | 100% | 24,000 | Acme Markets | Kohl's / Staples / L.A. Fitness |
| Bala Cynwyd | Philadelphia, PA-NJ | 1993 | 25,861 | 100.0% | 280,000 | 100% | 45,000 | Acme Markets | Lord & Taylor / L.A. Fitness |
| Ellisburg Circle | Philadelphia, PA-NJ | 1992 | 29,116 | 100.0% | 267,000 | 100% | 47,000 | Genuardi's | Bed, Bath & Beyond / Stein Mart |
| Feasterville | Philadelphia, PA-NJ | 1980 | 11,680 | 100.0% | 111,000 | 100% | 53,000 | Genuardi's | OfficeMax |
| Flourtown | Philadelphia, PA-NJ | 1980 | 9,188 | 100.0% | 187,000 | 54% | 42,000 | Genuardi's | |
| Langhorne Square | Philadelphia, PA-NJ | 1985 | 17,858 | 100.0% | 216,000 | 91% | 55,000 | Redner's Warehouse Mkts. | Marshalls |
| Lawrence Park | Philadelphia, PA-NJ | 1980 | 27,812 | 100.0% | 354,000 | 99% | 30,713 | 53,000 Acme Markets | CHI / TJ Maxx / CVS |
| Northeast | Philadelphia, PA-NJ | 1983 | 22,012 | 100.0% | 292,000 | 90% | | | Burlington Coat / Marshalls / Tower Records |
| Willow Grove | Philadelphia, PA-NJ | 1984 | 26,499 | 100.0% | 215,000 | 99% | | | Barnes & Noble / Marshalls / Toys R Us |
| Wynnewood | Philadelphia, PA-NJ | 1996 | 35,433 | 100.0% | 255,000 | 98% | 31,300 | 98,000 Genuardi's | Bed, Bath & Beyond / Borders / Old Navy |
| Total Philadelphia Metropolitan Area | | | 228,318 | | 2,444,000 | 94% | | | |
| Boston | | | | | | | | | |
| Assembly Square/Sturtevant Street | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 2005 | 93,073 | 100.0% | 552,000 | 100% | | | Kmart |
| Dedham Plaza | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 1993 | 29,642 | 100.0% | 241,000 | 97% | 80,000 | Star Market | Pier One |
| Queen Anne Plaza | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 1994 | 14,967 | 100.0% | 149,000 | 100% | 50,000 | Victory Supermarket | TJ Maxx |
| Saugus Plaza | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 1996 | 13,433 | 100.0% | 171,000 | 100% | 55,000 | Super Stop & Shop | Kmart |
| Total Boston | | | 151,115 | | 1,113,000 | 99% | | | |

Federal Realty Investment Trust
Real Estate Status Report
September 30, 2005

| Property Name | MSA Description | Year Acquired | Total Investment | Ownership Percentage | GLA (1) | % Leased | Mortgage or Capital Lease Obligation | Grocery Anchor GLA (2) | Grocery Anchor (2) | Other Principal Tenants |
|----------------------------------|---|---------------|------------------|----------------------|------------|----------|--------------------------------------|------------------------|-------------------------|--|
| Chicago | | | | | | | | | | |
| Crossroads | Chicago, IL | 1993 | 22,311 | 100.0% | 173,000 | 97% | | | | Comp USA / Golfsmith / Guitar Center |
| Finley Square | Chicago, IL | 1995 | 29,008 | 100.0% | 314,000 | 99% | | | | Bed, Bath & Beyond / Sports Authority |
| Garden Market | Chicago, IL | 1994 | 11,126 | 100.0% | 140,000 | 96% | | 63,000 | Dominick's | Walgreens |
| North Lake Commons | Chicago, IL | 1994 | 13,071 | 100.0% | 129,000 | 95% | | 77,000 | Dominick's | |
| Total Chicago | | | 75,516 | | 756,000 | 97% | | | | |
| East Region - Other | | | | | | | | | | |
| Barracks Road | Charlottesville, VA | 1985 | 40,872 | 100.0% | 483,000 | 99% | 43,331 | 91,000 | Harris Teeter / Kroger | Bed, Bath & Beyond / Barnes & Noble / Old Navy |
| Bristol Plaza | Hartford, CT | 1995 | 22,957 | 100.0% | 277,000 | 95% | | 74,000 | Stop & Shop | TJ Maxx |
| Eastgate | Raleigh-Durham- Chapel Hill, NC | 1986 | 17,024 | 100.0% | 157,000 | 88% | | 23,000 | Earth Fare | Stein Mart |
| Governor Plaza | Baltimore, MD | 1985 | 18,700 | 99.9% | 268,000 | 80% | | | | Bally's / Comp USA / Office Depot |
| Gratiot Plaza | Detroit, MI | 1973 | 18,022 | 100.0% | 217,000 | 100% | | 69,000 | Farmer Jacks | Bed, Bath & Beyond / Best Buy / DSW |
| Greenwich Avenue | New Haven-Bridgeport-Stamford-Waterbury | 1995 | 15,993 | 100.0% | 42,000 | 100% | | | | Saks Fifth Avenue |
| Lancaster | Lancaster, PA | 1980 | 10,862 | (6) | 107,000 | 100% | 4,907 | 39,000 | Giant Food | Michaels |
| Perring Plaza | Baltimore, MD | 1985 | 26,172 | 99.9% | 401,000 | 97% | | 58,000 | Shoppers Food Warehouse | Home Depot / Burlington Coat Factory / Jo-Ann Stores |
| Shops at Willow Lawn | Richmond-Petersburg, VA | 1983 | 59,924 | 99.9% | 482,000 | 74% | | 60,000 | Kroger | Old Navy / Tower Records / Staples |
| Total East Region - Other | | | 230,526 | | 2,434,000 | 91% | | | | |
| Total East Region | | | 1,841,095 | | 14,920,000 | 96% | | | | |
| West Region | | | | | | | | | | |
| California | | | | | | | | | | |
| Colorado Blvd | Los Angeles-Long Beach, CA | 1996-1998 | 16,663 | 100.0% | 69,000 | 100% | | | | Pottery Barn / Banana Republic |
| Escondido | San Diego, CA | 1996 | 25,587 | 70.0% | 222,000 | 100% | | | | Cost Plus / TJ Maxx / Toys R Us |
| Fifth Ave | San Diego, CA | 1996-1997 | 12,645 | (8) | 51,000 | 97% | | | | Urban Outfitters |
| Hermosa Ave | Los Angeles-Long Beach, CA | 1997 | 4,721 | 90.0% | 23,000 | 100% | | | | |
| Hollywood Blvd | Los Angeles-Long Beach, CA | 1999 | 25,949 | 90.0% | 149,000 | 78% | | | | Hollywood Entertainment Museum |
| Kings Court | San Jose, CA | 1998 | 11,258 | (5) | 79,000 | 100% | | 25,000 | Lunardi's Super Market | Longs Drug Store |
| Old Town Center | San Jose, CA | 1997 | 33,283 | 100.0% | 95,000 | 97% | | | | Borders / Gap Kids / Banana Republic |
| Santana Row (Phase I, II & III) | San Jose, CA | 1997 | 508,267 | 100.0% | 558,000 | 93% | | | | Crate & Barrel / Container Store / Best Buy / Borders / CineArts Theatre |
| Third St Promenade | Los Angeles-Long Beach, CA | 1996-2000 | 75,244 | (9) | 209,000 | 99% | | | | J. Crew / Banana Republic / Old Navy / Abercrombie & Fitch |
| Westgate | San Jose, CA | 2004 | 114,476 | 100.0% | 646,000 | 98% | | 38,000 | Safeway | Target / Burlington Coat Factory / Barnes & Noble / Ross |
| 150 Post Street | San Francisco, CA | 1997 | 35,544 | 100.0% | 103,000 | 81% | | | | Brooks Brothers |
| Total California | | | 863,637 | | 2,204,000 | 95% | | | | |
| West Region - Other | | | | | | | | | | |
| Houston St | San Antonio, TX | 1998 | 64,057 | 100.0% | 171,000 | 67% | 156 | | | Hotel Valencia |
| Total West Region | | | 927,694 | | 2,375,000 | 93% | | | | |
| Total | | | 2,768,789 | | 17,295,000 | 96% | 407,643 | | | |

Notes:

- Excludes redevelopment square footage not yet in service, Santana Row residential, future phases of Santana Row, Rollingwood and The Crest at Congressional Apartments.
- Grocery anchor is defined as a grocery tenant leasing 15,000 square feet or more.
- Portion of property subject to capital lease obligation.
- Total investment includes dollars associated with the 146 units of The Crest at Congressional.
- Property owned in a "downreit" partnership, of which a wholly owned subsidiary of the Trust is the sole general partner, with third party partners holding operating partnership units.
- Property subject to capital lease obligation.
- Currently under contract to acquire the retail square footage upon completion of development.
- Consists of four properties, three at 100% and one at 90%.
- Consists of nine properties, eight at 100% and one at 90%.

Federal Realty Investment Trust
Retail Leasing Summary (1)
September 30, 2005

Renewal Lease Summary - Comparable (2),(7)

| Quarter | Number of Leases Signed | % of Comparable Leases Signed | GLA Signed | Contractual Rent (3) Per Sq. Ft. | Prior Rent (4) Per Sq. Ft. | Annual Increase in Rent | Cash Basis % Increase Over Prior Rent | Straight-lined Basis % Increase Over Prior Rent | Weighted Average Lease Term (5) | Tenant Improvements & Incentives (6) | Tenant Improvements & Incentives Per Sq. Ft. |
|--------------------------|-------------------------|-------------------------------|----------------|----------------------------------|----------------------------|-------------------------|---------------------------------------|---|---------------------------------|--------------------------------------|--|
| 3rd Quarter 2005 | 49 | 61% | 197,246 | \$ 24.64 | \$ 23.10 | \$ 303,787 | 7% | 17% | 6.0 | \$ 469,514 | \$ 2.38 |
| 2nd Quarter 2005 | 47 | 66% | 121,201 | \$ 28.51 | \$ 26.12 | \$ 289,432 | 9% | 18% | 4.9 | \$ 267,390 | \$ 2.21 |
| 1st Quarter 2005 | 34 | 64% | 162,672 | \$ 25.43 | \$ 22.86 | \$ 418,304 | 11% | 22% | 7.1 | \$ — | \$ — |
| 4th Quarter 2004 | 58 | 67% | 212,409 | \$ 25.16 | \$ 22.65 | \$ 533,083 | 11% | 23% | 4.5 | \$ 392,568 | \$ 1.85 |
| Total - 12 months | 188 | 65% | 693,528 | \$ 25.66 | \$ 23.43 | \$ 1,544,606 | 10% | 20% | 5.6 | \$ 1,129,472 | \$ 1.63 |

New Lease Summary - Comparable (2)

| Quarter | Number of Leases Signed | % of Comparable Leases Signed | GLA Signed | Contractual Rent (3) Per Sq. Ft. | Prior Rent (4) Per Sq. Ft. | Annual Increase in Rent | Cash Basis % Increase Over Prior Rent | Straight-lined Basis % Increase Over Prior Rent | Weighted Average Lease Term (5) | Tenant Improvements & Incentives (6) | Tenant Improvements & Incentives Per Sq. Ft. |
|--------------------------|-------------------------|-------------------------------|----------------|----------------------------------|----------------------------|-------------------------|---------------------------------------|---|---------------------------------|--------------------------------------|--|
| 3rd Quarter 2005 | 31 | 39% | 197,380 | \$ 23.86 | \$ 17.27 | \$ 1,300,320 | 38% | 52% | 13.6 | \$ 5,405,665 | \$ 27.39 |
| 2nd Quarter 2005 | 24 | 34% | 120,207 | \$ 32.37 | \$ 19.10 | \$ 1,594,789 | 69% | 95% | 12.8 | \$ 1,775,952 | \$ 14.77 |
| 1st Quarter 2005 | 19 | 36% | 62,410 | \$ 27.05 | \$ 21.97 | \$ 316,818 | 23% | 36% | 8.0 | \$ 1,785,819 | \$ 28.61 |
| 4th Quarter 2004 | 29 | 33% | 185,703 | \$ 18.77 | \$ 14.30 | \$ 830,620 | 31% | 41% | 8.9 | \$ 3,616,757 | \$ 19.48 |
| Total - 12 months | 103 | 35% | 565,700 | \$ 24.35 | \$ 17.20 | \$ 4,042,547 | 42% | 57% | 11.5 | \$ 12,584,193 | \$ 22.25 |

Total Lease Summary - Comparable (2)

| Quarter | Number of Leases Signed | % of Comparable Leases Signed | GLA Signed | Contractual Rent (3) Per Sq. Ft. | Prior Rent (4) Per Sq. Ft. | Annual Increase in Rent | Cash Basis % Increase Over Prior Rent | Straight-lined Basis % Increase Over Prior Rent | Weighted Average Lease Term (5) | Tenant Improvements & Incentives (6) | Tenant Improvements & Incentives Per Sq. Ft. |
|--------------------------|-------------------------|-------------------------------|------------------|----------------------------------|----------------------------|-------------------------|---------------------------------------|---|---------------------------------|--------------------------------------|--|
| 3rd Quarter 2005 | 80 | 100% | 394,626 | \$ 24.25 | \$ 20.19 | \$ 1,604,107 | 20% | 32% | 9.7 | \$ 5,875,179 | \$ 14.89 |
| 2nd Quarter 2005 | 71 | 100% | 241,408 | \$ 30.43 | \$ 22.63 | \$ 1,884,221 | 34% | 51% | 9.0 | \$ 2,043,342 | \$ 8.46 |
| 1st Quarter 2005 | 53 | 100% | 225,082 | \$ 25.88 | \$ 22.61 | \$ 735,122 | 14% | 25% | 7.3 | \$ 1,785,819 | \$ 7.93 |
| 4th Quarter 2004 | 87 | 100% | 398,112 | \$ 22.18 | \$ 18.75 | \$ 1,363,703 | 18% | 30% | 6.2 | \$ 4,009,325 | \$ 10.07 |
| Total - 12 months | 291 | 100% | 1,259,228 | \$ 25.07 | \$ 20.63 | \$ 5,587,153 | 22% | 34% | 8.2 | \$ 13,713,665 | \$ 10.89 |

Total Lease Summary - Comparable and Non-comparable (2)

| Quarter | Number of Leases Signed | GLA Signed | Contractual Rent (3) Per Sq. Ft. | Weighted Average Lease Term (5) | Tenant Improvements & Incentives (6) | Tenant Improvements |
|---------|-------------------------|------------|----------------------------------|---------------------------------|--------------------------------------|---------------------|
|---------|-------------------------|------------|----------------------------------|---------------------------------|--------------------------------------|---------------------|

| | | | | | | & Incentives Per Sq. Ft. |
|--------------------------|------------|------------------|-----------------|------------|----------------------|---|
| 3rd Quarter 2005 | 93 | 441,018 | \$ 24.70 | 9.8 | \$ 7,049,748 | \$ 15.99 |
| 2nd Quarter 2005 | 84 | 268,926 | \$ 30.78 | 9.1 | \$ 2,965,405 | \$ 11.03 |
| 1st Quarter 2005 | 60 | 256,897 | \$ 25.39 | 7.5 | \$ 2,696,110 | \$ 10.49 |
| 4th Quarter 2004 | 96 | 454,190 | \$ 22.78 | 7.3 | \$ 5,187,840 | \$ 11.42 |
| Total - 12 months | 333 | 1,421,031 | \$ 25.36 | 8.5 | \$ 17,899,103 | \$ 12.60 |

Notes:

- (1) Leases on this report represent retail activity only; office and residential leases are not included.
- (2) Comparable leases represent those leases signed on spaces for which there was a former tenant. Non-comparable leases represent those leases signed on spaces for which there was no former tenant, or expansion square footage for leases rolling over for which there was no former tenant.
- (3) Contractual Rent represents contractual Minimum Rent under the new lease for the first 12 months of the term.
- (4) Prior Rent represents Minimum Rent and Percentage Rent paid by the prior tenant in the final 12 months of the term.
- (5) Weighted average is determined on the basis of square footage.
- (6) See Glossary of Terms.
- (7) Renewal leases represent expiring leases rolling over with the same tenant. All other leases are categorized as new.

Federal Realty Investment Trust
Lease Expirations
September 30, 2005

Assumes no exercise of lease options

| Year | Anchor Tenants (1) | | | Small Shop Tenants | | | Total | | |
|------------------|--------------------|----------------|----------------------|--------------------|--------------------|----------------------|-------------------|---------------|----------------------|
| | Expiring SF | % of Anchor SF | Minimum Rent PSF (2) | Expiring SF | % of Small Shop SF | Minimum Rent PSF (2) | Expiring SF | % of Total SF | Minimum Rent PSF (2) |
| 2005 | 48,000 | 1% | \$ 13.96 | 231,000 | 3% | \$ 19.62 | 279,000 | 2% | \$ 18.66 |
| 2006 | 234,000 | 3% | \$ 12.79 | 616,000 | 9% | \$ 24.59 | 850,000 | 5% | \$ 21.34 |
| 2007 | 971,000 | 10% | \$ 8.82 | 967,000 | 14% | \$ 24.52 | 1,938,000 | 12% | \$ 16.65 |
| 2008 | 893,000 | 10% | \$ 11.16 | 917,000 | 14% | \$ 22.97 | 1,810,000 | 11% | \$ 17.15 |
| 2009 | 1,153,000 | 12% | \$ 11.67 | 961,000 | 14% | \$ 26.70 | 2,114,000 | 13% | \$ 18.50 |
| 2010 | 634,000 | 7% | \$ 12.97 | 822,000 | 12% | \$ 25.07 | 1,457,000 | 9% | \$ 19.80 |
| 2011 | 494,000 | 5% | \$ 14.97 | 667,000 | 10% | \$ 28.27 | 1,161,000 | 7% | \$ 22.61 |
| 2012 | 540,000 | 6% | \$ 12.82 | 415,000 | 6% | \$ 34.07 | 956,000 | 6% | \$ 22.05 |
| 2013 | 615,000 | 7% | \$ 14.73 | 264,000 | 4% | \$ 33.22 | 879,000 | 5% | \$ 20.29 |
| 2014 | 651,000 | 7% | \$ 18.56 | 272,000 | 4% | \$ 33.95 | 924,000 | 6% | \$ 23.10 |
| Thereafter | 3,128,000 | 33% | \$ 13.45 | 582,000 | 9% | \$ 28.05 | 3,706,000 | 23% | \$ 15.73 |
| Total (3) | 9,361,000 | 100% | \$ 12.97 | 6,714,000 | 100% | \$ 26.52 | 16,074,000 | 100% | \$ 18.63 |

Assumes lease options are exercised

| Year | Anchor Tenants (1) | | | Small Shop Tenants | | | Total | | |
|------------------|--------------------|----------------|----------------------|--------------------|--------------------|----------------------|-------------------|---------------|----------------------|
| | Expiring SF | % of Anchor SF | Minimum Rent PSF (2) | Expiring SF | % of Small Shop SF | Minimum Rent PSF (2) | Expiring SF | % of Total SF | Minimum Rent PSF (2) |
| 2005 | — | 0% | \$ — | 156,000 | 2% | \$ 21.14 | 156,000 | 1% | \$ 21.14 |
| 2006 | 84,000 | 1% | \$ 8.84 | 376,000 | 6% | \$ 27.13 | 460,000 | 3% | \$ 23.81 |
| 2007 | 192,000 | 2% | \$ 8.54 | 530,000 | 8% | \$ 25.04 | 722,000 | 4% | \$ 20.66 |
| 2008 | 255,000 | 3% | \$ 11.49 | 583,000 | 9% | \$ 23.45 | 838,000 | 5% | \$ 19.81 |
| 2009 | 231,000 | 2% | \$ 11.39 | 569,000 | 8% | \$ 28.16 | 800,000 | 5% | \$ 23.32 |
| 2010 | 142,000 | 2% | \$ 13.05 | 480,000 | 7% | \$ 26.48 | 622,000 | 4% | \$ 23.41 |
| 2011 | 61,000 | 1% | \$ 14.86 | 542,000 | 8% | \$ 25.22 | 603,000 | 4% | \$ 24.17 |
| 2012 | 245,000 | 3% | \$ 13.09 | 439,000 | 7% | \$ 29.56 | 684,000 | 4% | \$ 23.67 |
| 2013 | 207,000 | 2% | \$ 12.80 | 319,000 | 5% | \$ 25.79 | 525,000 | 3% | \$ 20.68 |
| 2014 | 304,000 | 3% | \$ 13.11 | 388,000 | 6% | \$ 29.52 | 692,000 | 4% | \$ 22.31 |
| Thereafter | 7,640,000 | 82% | \$ 13.20 | 2,332,000 | 35% | \$ 26.82 | 9,972,000 | 62% | \$ 16.39 |
| Total (3) | 9,361,000 | 100% | \$ 12.97 | 6,714,000 | 100% | \$ 26.52 | 16,074,000 | 100% | \$ 18.63 |

Notes:

- (1) Anchor is defined as a tenant leasing 15,000 square feet or more.
- (2) Minimum Rent reflects in-place contractual rent as of September 30, 2005.
- (3) Represents occupied square footage as of September 30, 2005.

Federal Realty Investment Trust
Portfolio Leased Statistics
September 30, 2005

Overall Portfolio Statistics (1)

| Type | At September 30, 2005 | | | At September 30, 2004 | | |
|------------------------------------|-----------------------|------------|----------|-----------------------|------------|----------|
| | Size | Leased | Leased % | Size | Leased | Leased % |
| Retail Properties (2) (sf) | 17,295,000 | 16,509,000 | 95.5% | 16,791,000 | 15,818,000 | 94.2% |
| Residential Properties (3) (units) | 464 | 445 | 95.9% | 683 | 636 | 93.1% |

Same Center Statistics (1)

| Type | At September 30, 2005 | | | At September 30, 2004 | | |
|------------------------------------|-----------------------|------------|----------|-----------------------|------------|----------|
| | Size | Leased | Leased % | Size | Leased | Leased % |
| Retail Properties (2) (4) (sf) | 12,951,000 | 12,525,000 | 96.7% | 12,885,000 | 12,423,000 | 96.4% |
| Residential Properties (3) (units) | 428 | 412 | 96.3% | 428 | 410 | 95.8% |

Notes:

- (1) See Glossary of Terms.
- (2) Leasable square feet; excludes redevelopment square footage not yet placed in service.
- (3) Overall portfolio statistics at September 30, 2005 include Rollingwood, The Crest at Congressional and the residential units in Building Eight (36 units) at Santana Row. Residential units in Buildings Three, Four, Six and Seven at Santana Row are excluded from overall portfolio statistics at September 30, 2005 as we have either commenced closing sales of the units (Building Four - 100 units), units are being allowed to remain vacant as leases expire to facilitate future sales (Buildings Three - 98 units and Six - 21 units) or the units are still under development and have not reached stabilization (Building Seven - 256 units). Overall portfolio statistics at September 30, 2004 included Rollingwood, The Crest at Congressional and the residential units at Santana Row. Same center statistics at September 30, 2005 and 2004 include only Rollingwood and The Crest at Congressional.
- (4) Excludes properties purchased, sold or under redevelopment.

Federal Realty Investment Trust
Summary of Top 25 Tenants
September 30, 2005

| Rank | Tenant Name | Annualized Base Rent | Percentage of Total Annualized Base Rent | Tenant GLA | Percentage of Total GLA | Number of Stores Leased |
|--------------------------------|---|-----------------------------|---|----------------------|--------------------------------|--------------------------------|
| 1 | Safeway, Inc. | \$ 6,609,000 | 2.21% | 481,000 | 2.78% | 8 |
| 2 | Gap, Inc. | \$ 6,308,000 | 2.11% | 224,000 | 1.29% | 11 |
| 3 | Ahold USA, Inc. | \$ 6,159,000 | 2.06% | 502,000 | 2.90% | 10 |
| 4 | Bed, Bath & Beyond, Inc. | \$ 5,906,000 | 1.97% | 421,000 | 2.43% | 10 |
| 5 | TJX Companies | \$ 4,810,000 | 1.61% | 453,000 | 2.62% | 14 |
| 6 | CVS Corporation | \$ 3,809,000 | 1.27% | 142,000 | 0.82% | 13 |
| 7 | Barnes & Noble, Inc. | \$ 3,703,000 | 1.24% | 174,000 | 1.00% | 7 |
| 8 | Best Buy Stores, L.P. | \$ 3,530,000 | 1.18% | 101,000 | 0.58% | 3 |
| 9 | Wakefern Food Corporation | \$ 3,077,000 | 1.03% | 232,000 | 1.34% | 4 |
| 10 | Retail Ventures (DSW/Filene's Basement) | \$ 2,994,000 | 1.00% | 155,000 | 0.89% | 5 |
| 11 | Borders Group, Inc. | \$ 2,939,000 | 0.98% | 129,000 | 0.75% | 5 |
| 12 | Michaels Stores, Inc. | \$ 2,858,000 | 0.95% | 189,000 | 1.09% | 9 |
| 13 | OPNET Technologies, Inc. | \$ 2,552,000 | 0.85% | 60,000 | 0.35% | 1 |
| 14 | MTS, Inc. (Tower Records) | \$ 2,441,000 | 0.82% | 91,000 | 0.53% | 5 |
| 15 | Great Atlantic & Pacific Tea Co. | \$ 2,380,000 | 0.79% | 236,000 | 1.37% | 4 |
| 16 | CompUSA, Inc. | \$ 2,378,000 | 0.79% | 134,000 | 0.77% | 5 |
| 17 | The Container Store, Inc. | \$ 2,354,000 | 0.79% | 52,000 | 0.30% | 2 |
| 18 | Dress Barn, Inc. | \$ 2,244,000 | 0.75% | 109,000 | 0.63% | 15 |
| 19 | Home Depot, Inc. | \$ 2,240,000 | 0.75% | 218,000 | 1.26% | 3 |
| 20 | Dollar Tree Stores, Inc. | \$ 2,129,000 | 0.71% | 162,000 | 0.94% | 16 |
| 21 | Office Depot, Inc. | \$ 2,108,000 | 0.70% | 142,000 | 0.82% | 6 |
| 22 | Bally's Health & Tennis | \$ 2,104,000 | 0.70% | 156,000 | 0.90% | 5 |
| 23 | Toys R Us, Inc. | \$ 2,079,000 | 0.69% | 259,000 | 1.50% | 7 |
| 24 | Ross Stores, Inc. | \$ 2,026,000 | 0.68% | 119,000 | 0.69% | 4 |
| 25 | Staples, Inc. | \$ 2,004,000 | 0.67% | 106,000 | 0.61% | 6 |
| Totals - Top 25 Tenants | | \$ 81,739,000 | 27.30% | 5,048,000 | 29.19% | 178 |
| Total: | | \$299,435,000(1) | | 17,295,000(2) | | 2,160 |

Notes:

- (1) Reflects annual in-place contractual commercial rent as of September 30, 2005.
- (2) Excludes redevelopment square footage not yet placed in service.

Federal Realty Investment Trust
2004 Comparable Sales / Occupancy Costs (1) (2)

| | Average Sales Per Square Foot | | | Average Occupancy Cost per Square Foot | | | Average Occupancy Costs as a Percentage of Sales | | |
|------------------------------------|-------------------------------|----------|----------|--|---------|----------|--|------|----------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| Total Comparable Reporting Tenants | \$334.30 | \$326.87 | 2.3% | \$23.24 | \$22.28 | 4.3% | 7.0% | 6.8% | 2.9% |

Notes:

- (1) Comparable tenants are those who reported twelve months of sales in 2003 and 2004. For annual reporters, includes sales for the lease years ended in 2003 and 2004.
- (2) Occupancy costs include minimum rent, percentage rent, common area maintenance and real estate tax recoveries and merchant's association dues.

Federal Realty Investment Trust
Reconciliation of Net Income to FFO Guidance
September 30, 2005

| | <u>2005 Guidance</u> | |
|---|--|------------------|
| | (\$ millions except per share amounts) (1) | |
| Net income | \$ 100 | to \$ 101 |
| Gain on sale of real estate | (17) | (17) |
| Depreciation and amortization of real estate & partnership assets | 84 | 84 |
| Amortization of initial direct costs of leases | 7 | 7 |
| | <u>174</u> | <u>175</u> |
| Funds from operations | 174 | 175 |
| Income attributable to operating partnership units | 1 | 1 |
| Dividends on preferred stock | (11) | (11) |
| | <u>163</u> | <u>164</u> |
| Funds from operations available for common shareholders | 163 | to 164 |
| | <u>53.5</u> | |
| Weighted Average Shares (diluted) | 53.5 | |
| | <u>\$3.05</u> | <u>to \$3.06</u> |
| Funds from operations available for common shareholders per diluted share | \$3.05 | to \$3.06 |
| | | |
| | <u>2006 Guidance</u> | |
| | (\$ millions except per share amounts) (1) | |
| Net income | \$ 95 | to \$ 98 |
| Gain on sale of real estate | — | — |
| Depreciation and amortization of real estate & partnership assets | 86 | 86 |
| Amortization of initial direct costs of leases | 7 | 7 |
| | <u>188</u> | <u>191</u> |
| Funds from operations | 188 | 191 |
| Income attributable to operating partnership units | 1 | 1 |
| Dividends on preferred stock | (11) | (11) |
| | <u>177</u> | <u>180</u> |
| Funds from operations available for common shareholders | 177 | to 180 |
| | <u>53.8</u> | |
| Weighted Average Shares (diluted) | 53.8 | |
| | <u>\$3.30</u> | <u>to \$3.35</u> |
| Funds from operations available for common shareholders per diluted share | \$3.30 | to \$3.35 |

Note:

(1) Individual items may not add up to total due to rounding.

Clarion Lion Properties Fund

Federal Realty Investment Trust
Summarized Operating Results and Balance Sheet - Joint Venture
September 30, 2005

Financial Highlights
(in thousands)

CONSOLIDATED OPERATING RESULTS

| | <u>Three months ended September 30, 2005</u> | <u>Nine months ended September 30, 2005</u> |
|-------------------------------|--|---|
| Revenues | | |
| Rental income | \$ 1,955 | \$ 6,109 |
| Other property income | 37 | 72 |
| | <u>1,992</u> | <u>6,181</u> |
| Expenses | | |
| Rental | 276 | 1,119 |
| Real estate taxes | 159 | 479 |
| Depreciation and amortization | 524 | 1,569 |
| | <u>959</u> | <u>3,167</u> |
| Operating income | 1,033 | 3,014 |
| Interest expense | (614) | (1,849) |
| Net Income | <u>\$ 419</u> | <u>\$ 1,165</u> |

CONSOLIDATED BALANCE SHEET

| | <u>As of September 30, 2005</u> | <u>As of December 31, 2004</u> |
|--|-------------------------------------|------------------------------------|
| ASSETS | | |
| Real estate, at cost | \$ 81,235 | \$ 80,970 |
| Less accumulated depreciation and amortization | (2,191) | (625) |
| Net real estate investments | 79,044 | 80,345 |
| Cash and cash equivalents | 2,144 | 2,108 |
| Accounts receivable | 853 | 583 |
| Other assets | 2,692 | 2,836 |
| TOTAL ASSETS | <u>\$ 84,733</u> | <u>\$ 85,872</u> |
| LIABILITIES AND PARTNERS' CAPITAL | | |
| Liabilities | | |
| Mortgages | \$ 47,225 | \$ 47,225 |
| Other liabilities | 5,972 | 6,544 |
| Total liabilities | 53,197 | 53,769 |
| Partners' Capital | 31,536 | 32,103 |
| TOTAL LIABILITIES AND PARTNERS' CAPITAL | <u>\$ 84,733</u> | <u>\$ 85,872</u> |

Federal Realty Investment Trust
Summary of Outstanding Debt and Debt Maturities - Joint Venture
September 30, 2005

OUTSTANDING DEBT

| | <u>Maturity</u> | <u>Interest Rate as of September 30, 2005</u> | <u>Balance</u> |
|------------------------------|-----------------|---|------------------|
| (in thousands) | | | |
| <u>Mortgage Loans</u> | | | |
| <i>Secured Fixed Rate</i> | | | |
| Campus Plaza | 12/01/09 | 4.530%(a) | \$ 11,000 |
| Pleasant Shops | 12/01/09 | 4.530%(a) | 12,400 |
| Plaza del Mercado | 07/05/14 | 5.770%(b) | 13,325 |
| Atlantic Plaza | 12/01/14 | 5.120%(a) | 10,500 |
| Total Fixed Rate Debt | | | \$ 47,225 |

DEBT MATURITIES

(in thousands)

| <u>Year</u> | <u>Scheduled Amortization</u> | <u>Maturities</u> | <u>Total</u> | <u>Percent of Debt Maturing</u> | <u>Cumulative Percent of Debt Maturing</u> |
|--------------|-----------------------------------|-------------------|------------------|-------------------------------------|--|
| 2005 | — | — | — | — | — |
| 2006 | — | — | — | — | — |
| 2007 | 70 | — | 70 | 0.2% | 0.2% |
| 2008 | 175 | — | 175 | 0.4% | 0.6% |
| 2009 | 185 | 23,400 | 23,585 | 49.9% | 50.5% |
| 2010 | 196 | — | 196 | 0.4% | 50.9% |
| 2011 | 208 | — | 208 | 0.4% | 51.3% |
| 2012 | 220 | — | 220 | 0.5% | 51.8% |
| 2013 | 233 | — | 233 | 0.5% | 52.3% |
| 2014 | 142 | 22,396 | 22,538 | 47.7% | 100.0% |
| Total | \$ 1,429 | \$ 45,796 | \$ 47,225 | 100.0% | |

Notes:

- (a) Interest only until maturity.
(b) Loan is interest only until July 5, 2007, after which principal and interest payments are due based on a 30-year amortization schedule.

Federal Realty Investment Trust
Real Estate Status Report - Joint Venture
September 30, 2005

| <u>Property Name</u> | <u>MSA Description</u> | <u>Year Acquired</u> | <u>Total Investment</u> | <u>GLA</u> | <u>% Leased</u> | <u>Mortgage or Capital Lease Obligation</u> | <u>Grocery Anchor GLA (1)</u> | <u>Grocery Anchor (1)</u> | <u>Other Principal Tenants</u> |
|--|---|----------------------|-------------------------|------------|-----------------|---|-------------------------------|---------------------------|--------------------------------|
| | | | (in thousands) | | | (in thousands) | | | |
| <u>East Region</u> | | | | | | | | | |
| <u>Washington Metropolitan Area</u> | | | | | | | | | |
| Plaza del Mercado | Washington, DC-MD-VA | 2004 | 20,863 | 96,000 | 100% | 13,325 | 25,000 | Giant Food | CVS |
| Total Washington Metropolitan Area | | | 20,863 | 96,000 | 100% | | | | |
| <u>New England</u> | | | | | | | | | |
| Atlantic Plaza | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 2004 | 16,236 | 123,000 | 97% | 10,500 | 63,000 | Shaw's Supermarket | Sears |
| Campus Plaza | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 2004 | 21,704 | 117,000 | 99% | 11,000 | 46,000 | Roche Brothers | Burlington Coat Factory |
| Pleasant Shops | Boston-Worcester-Lawrence-Lowell-Brockton, MA | 2004 | 22,432 | 130,000 | 96% | 12,400 | 38,000 | Foodmaster | Marshalls |
| Total New England | | | 60,372 | 370,000 | 97% | | | | |
| Total East Region | | | 81,235 | 466,000 | 98% | | | | |
| Total | | | 81,235 | 466,000 | 98% | 47,225 | | | |

Note:

(1) Grocery anchor is defined as a grocery tenant leasing 15,000 square feet or more.

Glossary of Terms

Adjusted EBITDA: Adjusted EBITDA is a non-GAAP measure that means net income or loss plus interest expense, income taxes, depreciation and amortization; adjusted for gain or loss on sale of assets and impairment provisions. Adjusted EBITDA is presented because we believe that it provides useful information to investors regarding our ability to service debt and because it approximates a key covenant in material notes. Adjusted EBITDA should not be considered an alternative measure of operating results or cash flow from operations as determined in accordance with GAAP. The reconciliation of Adjusted EBITDA, to net income for the nine months ended September 30, 2005 and 2004 is as follows:

| | For the Nine Months Ended September 30, | |
|-------------------------------|--|------------|
| | (in thousands) | |
| | 2005 | 2004 |
| Net income | \$ 79,484 | \$ 62,238 |
| Depreciation and amortization | 68,311 | 67,148 |
| Interest expense | 65,554 | 63,835 |
| Other interest income | (1,946) | (1,122) |
| | 211,403 | 192,099 |
| EBITDA | | |
| (Gain) on sale of real estate | (17,347) | (9,331) |
| | \$ 194,056 | \$ 182,768 |
| Adjusted EBITDA | | |

Funds From Operations (FFO): FFO is a supplemental measure of real estate companies' operating performances. The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as follows: income available for common shareholders before depreciation and amortization of real estate assets and before extraordinary items less gains and losses on sale of real estate. NAREIT developed FFO as a relative measure of performance and liquidity of an equity REIT in order to recognize that the value of income-producing real estate historically has not depreciated on the basis determined under GAAP. However, FFO does not represent cash flows from operating activities in accordance with GAAP (which, unlike FFO, generally reflects all cash effects of transactions and other events in the determination of net income); should not be considered an alternative to net income as an indication of our performance; and is not necessarily indicative of cash flow as a measure of liquidity or ability to pay dividends. We consider FFO a meaningful, additional measure of operating performance because it primarily excludes the assumption that the value of real estate assets diminishes predictably over time, and because industry analysts have accepted it as a performance measure. Comparison of our presentation of FFO to similarly titled measures for other REITs may not necessarily be meaningful due to possible differences in the application of the NAREIT definition used by such REITs.

Property Operating Income: Rental income, other property income and mortgage interest income, less rental expenses and real estate taxes.

Overall Portfolio: Includes all operating properties owned in reporting period.

Same Center: Information provided on a same center basis is provided for only those properties that were owned and operated for the entirety of both periods being compared, excludes properties that were redeveloped, expanded or under development and properties purchased or sold at any time during the periods being compared.

Tenant improvements and incentives: Represents not only the total dollars committed for the improvement (fit-out) of a space as it relates to a specific lease but may also include base building costs (i.e. expansion, escalators or new entrances) which are required to make the space leasable. Incentives include amounts paid to tenants as an inducement to sign a lease that do not represent building improvements.