



FEDERAL REALTY INVESTMENT TRUST

2022 Annual Report

Form 10-K & Proxy Statement

Dear Fellow Shareholders,

Resilient; (adjective), able to withstand or recover quickly from difficult conditions. No word in our vocabulary better describes our company, our properties, and our people better than resilient.

The pandemic was particularly hard on Federal Realty. Because many of our properties are located in high density coastal states (Massachusetts, Maryland, California, New York, New Jersey, etc.); mandated government shutdowns were more restrictive and lasted longer in our markets than in others. When those restrictions were finally lifted, those consumers (and retail tenants) responded enthusiastically and led to a recovery from the pandemic in 2022 which was far stronger and faster than our most aggressive expectations. We are inherently social creatures, and if that reality was temporarily

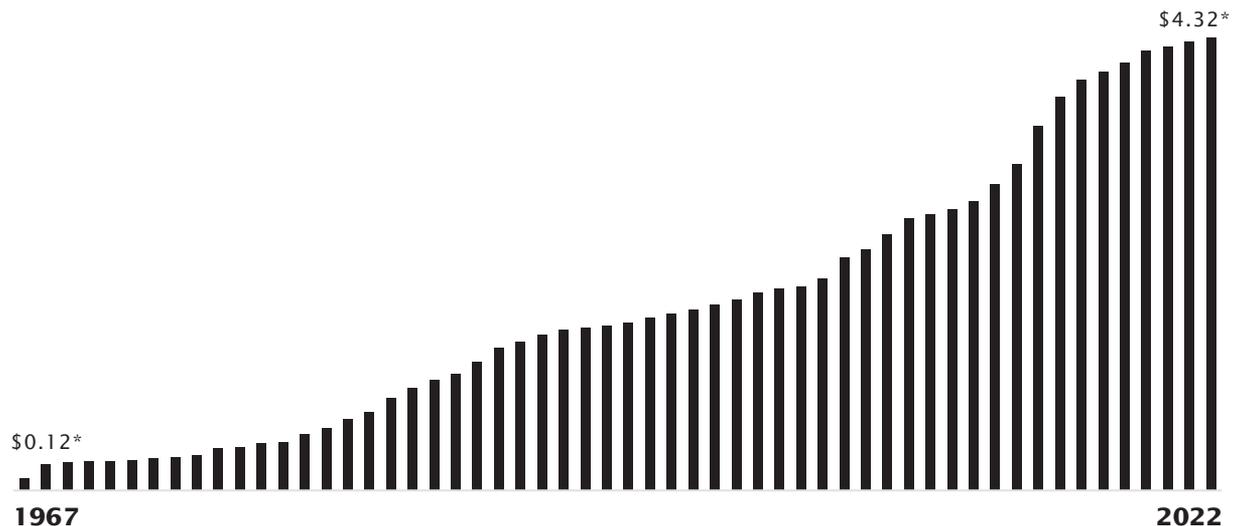
forgotten in the dominant “bricks and mortar retail is dead” dialogue of 2016-2020, the global pandemic and its aftermath have surely put that novel notion to bed.

Our high-quality properties are thriving and, with a collection of the most relevant tenants of today and qualities such as enhanced landscaping, outdoor seating areas and creative “placemaking” that bring consumers back time and again, our properties are an integral part of the day-to-day life of the local communities. Retail destinations where sustainability and operating efficiency considerations are built in and not an afterthought. In short, the post-pandemic consumer demands more from the shopping centers serving their communities. Federal Realty delivers on that demand.

Bethesda Row | Bethesda, MD



55 consecutive years of increased dividends.



*Annualized dividends per share

Records Broken

As one of the oldest real estate investment trusts (REITs) in the United States, Federal Realty celebrated its 60th anniversary in 2022. It's fitting then that 2022 marked the first year in that long history that total rental revenue exceeded \$1 billion and total real estate holdings, at cost, exceeded \$10 billion. Decades of measured growth where the acquisition and development of only the highest quality real estate were pursued, resulting in the widely acknowledged premier open air shopping center portfolio in the country. At \$6.32 per diluted share¹, our funds from operations came within a penny of our all-time record; a record that we expect to beat in 2023.

We're also proud to have long been referred to as a Dividend Aristocrat, an honor bestowed only on those companies that have increased common dividends to shareholders for at least 25 consecutive years. Today, the honor is even greater as we are proud to be referred to as a Dividend King, which requires a 50 year unbroken record of increased dividends for which we are the lone REIT

included in that very short list. Except that now we've increased our common dividends per share every year for 55 years! There's no special title for that other than perhaps "unicorn". Our real estate is that good.

The Heart of the Business

With over 100 real estate properties spread out over 12 states and the District of Columbia, finding the right mix of retail, restaurant, and office tenants for our 26 million square feet of commercial space is the heart of our business. We strive to find those tenants that have the best chance of honoring their contracts (leases) through their full term. We strive to assure that when a tenant inevitably does fail, those contracts are strong and give us the best chance at financial recovery and, importantly, that there are new tenants excited to replace them. Diversity of that contractual rental stream is always a paramount consideration. It's why we insist on diversity geographically, by type of shopping center and by tenant base. No one tenant accounts for more than 2.8% of our rental stream, and that tenant is A-rated TJX.

¹ Refer to page 48 of our Form 10-K for information on funds from operations per diluted share.

In addition to our commercial space, we also own and operate over 3,000 high quality residential apartments, all of which are an integral component of our retail driven mixed-used properties and larger shopping centers. Incorporating apartments in our portfolio not only creates material land value, but also adds another element of revenue diversity to our income stream, further differentiating the Federal Realty offering.

In 2022, our team executed nearly 500 retail space leases (not to mention 60 additional office leases and hundreds more residential leases) for over 2 million square feet of space at rents that were 6% higher than what the previous lease called for (to the extent there was a previous lease). In only 2 of the 60 years in our long history were we able to sign commitments for over 2 million square feet—2021 and 2022. Our business is healthy and our properties are in strong demand. Our entire portfolio is now 94.5% leased; a strong result that can still be improved upon.

Headwinds and Tailwinds

The Federal Reserve's actions to raise interest rates and tame inflation are expected to impact most businesses, including ours, as we enter 2023 and beyond. As economic activity falls and higher interest rates affect everything from car loans to mortgage payments, to deal underwriting, we would not be surprised to see a slowdown in consumer spending which very well may cause retailer reticence and a residual impact on deal making. As of this writing, we haven't seen any such reticence but the concern is pretty obvious. Our business remains more than solid and if history is any indication (and we believe it is), Federal Realty's real estate will outperform in times like these given the superior demographics along with the very strong diversification of our income stream. To put a finer point on that, today's troubled tenants: Bed Bath & Beyond, Party City, Tuesday Morning, Kirkland, (and even Regal Cinemas of which we have no exposure), – all of them combined comprise less than 1% of our 2023 forecasted rental stream.

While higher interest rates will surely pressure most companies' earnings, including ours, to

some extent in 2023 and future years, this business plan doesn't need money to be virtually free to thrive. We've been around for 60 years and have raised our dividend to shareholders every single year since 1967. Neither interest rates in the high teens in the late 70's and early 80's, nor the great financial crisis of 2008-2009, nor even a global pandemic in 2020-2021 interrupted our commitment to shareholders as expressed through a common share dividend raise. We believe we owe that to you.

Refining the Portfolio

The continuous refinement of our portfolio through buying, building and selling are critical components to long term value creation and one of the parts of our business plan that we feel differentiates us. In 2022, we were able to sell three properties in Maryland with limited upside for \$134 million, at a 5% capitalization rate. Those properties, one a legacy residential community from Federal's earliest days, the second a Federal developed residential building on excess land that we controlled, and the third one of our earliest small retail developments, gave us the opportunity to reinvest those and additional proceeds accretively (in other words, at a return in excess of 5%) into retail properties that have significantly better growth prospects. Acquisitions in 2022 included, Kingstowne Towne Center in Kingstowne, Virginia, The Shops at Pembroke Gardens in Pembroke Pines, Florida, and a furthering of our real estate footprint on desirable Washington Street in Hoboken New Jersey. In short, those dispositions and acquisitions make Federal Realty's portfolio even stronger going into 2023 than it was a year ago.

The same can be said of our development business which has focused on expanding the footprint of our award-winning mixed-use properties in San Jose California, Somerville Massachusetts and North Bethesda, Maryland. The "Big 3", in addition to smaller projects in Coconut Grove, Florida and Darien, Connecticut, are critical to our brand and our long term growth. You only need to look at the \$650 million plus of construction in process on our year-end balance sheet to identify a large source of future income.

Short term disruptions that come with the development business are inevitable and accordingly, we limit this part of our business plan to 10% of our asset base. Yet, it's precisely this differentiator that not only polishes our reputation as innovators and leading-edge real estate professionals, but also creates a knowledge base that filters down to benefit every property in our portfolio in one way or another. Each year end, you should expect Federal Realty's portfolio to be better than it was the year before.

In Closing

In May of 2023, I will be celebrating the 25th anniversary of my time at Federal Realty, the last 20 years of which as your Chief Executive. The cohesiveness and culture of the team, the relationship with our Board of Trustees and the consistent, unwavering execution of our business plan over that time has been one of our most overlooked, yet

greatest strengths. You know what you're getting when you invest in FRT. A multifaceted real estate business plan that includes the operation of some of the highest quality retail-focused destinations in the country along with consistent, industry-leading re-development, development, and acquisition components of the overall plan; all under the strength of a low leveraged, conservatively managed balance sheet. That long-term successful approach with unrivaled consistency allows us to attract talent that's the best in the business at all levels throughout the company. That applies to the Board too. Our success is not dependent on any one executive or team member. It takes a village, and we're proud of the community we've created and nurtured over these many years.

On behalf of the Board of Trustees and our entire team, I thank you for your support and look forward to serving you in the years ahead.

Respectfully,



Donald C. Wood
Chief Executive Officer

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549
FORM 10-K**

ANNUAL REPORT PURSUANT TO THE SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2022
OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from to

Commission file number: 1-07533 (Federal Realty Investment Trust)

Commission file number: 333-262016-01 (Federal Realty OP LP)

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

(Exact Name of Registrant as Specified in its charter)

Maryland (Federal Realty Investment Trust)

87-3916363

Delaware (Federal Realty OP LP)

52-0782497

(State of Organization)

(IRS Employer Identification No.)

909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852

(Address of Principal Executive Offices) (Zip Code)

(301) 998-8100

(Registrant's Telephone Number, Including Area Code)

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

Federal Realty Investment Trust

<u>Title of Each Class</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 share of 5.00% Series C Cumulative Redeemable Preferred Stock, \$.01 par value per share	FRT-C	New York Stock Exchange

Federal Realty OP LP

<u>Title of Each Class</u>	<u>Trading Symbol</u>	<u>Name of Each Exchange On Which Registered</u>
None	N/A	N/A

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

Federal Realty Investment Trust Yes No

Federal Realty OP LP Yes No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.

Federal Realty Investment Trust Yes No

Federal Realty OP LP Yes No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Federal Realty Investment Trust Yes No

Federal Realty OP LP Yes No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).

Federal Realty Investment Trust Yes No

Federal Realty OP LP Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act:

Federal Realty Investment Trust

Large accelerated filer Accelerated filer

Non-accelerated filer Smaller reporting company

Emerging growth company

Federal Realty OP LP

Large accelerated filer Accelerated filer

Non-accelerated filer Smaller reporting company

Emerging growth company

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.

Indicate by check mark whether the registrant has filed a report on and attestation to its management's assessment of the effectiveness of its internal control over financial reporting under Section 404(b) of the Sarbanes-Oxley Act (15 U.S.C. 7262(b)) by the registered public accounting firm that prepared or issued its audit report.

Federal Realty Investment Trust

Federal Realty OP LP

If securities are registered pursuant to Section 12(b) of the Act, indicate by check mark whether the financial statements of the registrant included in the filing reflect the correction of an error to previously issued financial statements.

Federal Realty Investment Trust

Federal Realty OP LP

Indicate by check mark whether any of those error corrections are restatements that required a recovery analysis of incentive-based compensation received by any of the registrant's executive officers during the relevant recovery period pursuant to § 240.10D-1(b).

Federal Realty Investment Trust

Federal Realty OP LP

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act).

Federal Realty Investment Trust Yes No

Federal Realty OP LP Yes No

The aggregate market value of the registrant's common shares held by non-affiliates of the registrant, based upon the closing sales price of the registrant's common shares on June 30, 2022:

Federal Realty Investment Trust: \$7.7 billion

Federal Realty OP LP: N/A

The number of Federal Realty Investment Trust's common shares outstanding on February 3, 2023 was 81,353,180.

DOCUMENTS INCORPORATED BY REFERENCE

Portions of Federal Realty Investment Trust's Proxy Statement to be filed with the Securities and Exchange Commission (the "SEC") for its annual meeting of shareholders to be held in May 2023 will be incorporated by reference into Part III hereof.

EXPLANATORY NOTE

This report combines the annual reports on Form 10-K for the year ended December 31, 2022, of Federal Realty Investment Trust and Federal Realty OP LP. Unless stated otherwise or the context otherwise requires, references to "Federal Realty Investment Trust," the "Parent Company" or the "Trust" mean Federal Realty Investment Trust; and references to "Federal Realty OP LP" or the "Operating Partnership" mean Federal Realty OP LP. The term "the Company," "we," "us," and "our" refer to the Parent Company and its business and operations conducted through its directly and indirectly owned subsidiaries, including the Operating Partnership. References to "shares" and "shareholders" refer to the shares and shareholders of the Parent Company and not the limited partnership interests for limited partners of the Operating Partnership.

The Parent Company is a real estate investment trust ("REIT") that owns 100% of the limited liability company interests of, is the sole member of, and exercises exclusive control over Federal Realty GP LLC (the "General Partner"), which is the sole general partner of the Operating Partnership. As of December 31, 2022, the Parent Company owned 100% of the outstanding partnership units (the "OP Units") in the Operating Partnership.

The Company believes combining the annual reports on Form 10-K of the Parent Company and the Operating Partnership into this single report provides the following benefits:

- Enhances investors' understanding of the Parent Company and the Operating Partnership by enabling investors to view the businesses as a whole in the same manner as management views and operates the business;
- Eliminates duplicate disclosure and provides a more streamlined and readable presentation; and
- Creates time and cost efficiencies through the preparation of one combined report instead of two separate reports.

Management operates the Parent Company and the Operating Partnership as one business. Since the Operating Partnership is managed by the Parent Company, and the Parent Company conducts substantially all of its operations through the Operating Partnership, the management of the Parent Company consists of the same individuals as the management of the Operating Partnership.

We believe it is important to understand the few differences between the Parent Company and the Operating Partnership in the context of how the Parent Company and the Operating Partnership operate as a consolidated company. The Parent Company is a REIT, whose only material asset is its direct and indirect interest in the Operating Partnership. As a result, the Parent Company does not conduct business itself other than issuing public equity from time to time. The Parent Company is not expected to incur any material indebtedness. The Operating Partnership holds substantially all of our assets and retains the ownership interests in the Company's joint ventures. Except for net proceeds from public equity issuances by the Parent Company, which are contributed to the Operating Partnership in exchange for OP Units, the Operating Partnership generates all capital required by the Company's business. Sources of this capital include the Operating Partnership's operations, its direct or indirect incurrence of indebtedness, and the issuance of partnership units.

Stockholders' equity, partner capital, and non-controlling interests are the primary areas of difference between the unaudited Condensed Consolidated Financial Statements of the Parent Company and those of the Operating Partnership. The Operating Partnership's capital currently includes OP Units owned by the Parent, and may in the future include OP Units owned by third parties. OP Units owned by third parties, if any, are accounted for in capital in the Operating Partnership's financial statements and in non-controlling interests in the Parent Company's financial statements.

The Parent Company consolidates the Operating Partnership for financial reporting purposes, and the Parent Company does not have assets other than its investment in the Operating Partnership. Therefore, while stockholders' equity and partners' capital differ as discussed above, the assets and liabilities of the Parent Company and the Operating Partnership are the same on their respective financial statements.

In order to highlight the differences between the Parent Company and the Operating Partnership, there are sections in this report that separately discuss the Parent Company and the Operating Partnership, including separate financial statements (but combined footnotes), separate controls and procedures sections, and separate Exhibit 31 and 32 certifications. In the sections that combine disclosure for the Parent Company and the Operating Partnership, this report refers to actions or holdings as being actions or holdings of the Company.

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

**ANNUAL REPORT ON FORM 10-K
FISCAL YEAR ENDED DECEMBER 31, 2022**

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PART I

Forward-Looking Statements

Certain statements included in this Annual Report on Form 10-K are forward-looking statements. Those statements include statements regarding the intent, belief or current expectations of Federal Realty Investment Trust and Federal Realty OP LP (together, “we” “our” or “us”) and members of our management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as “may,” “will,” “seeks,” “anticipates,” “believes,” “estimates,” “expects,” “plans,” “intends,” “should” or similar expressions. Actual results may differ materially from those contemplated by such forward-looking statements. Further, forward-looking statements speak only as of the date they are made, and we undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.

The following are some of the risks and uncertainties, although not all risks and uncertainties, that could cause our actual results to differ materially from those presented in our forward-looking statements:

- risks that our tenants will not pay rent, may vacate early or may file for bankruptcy or that we may be unable to renew leases or re-let space at favorable rents as leases expire or to fill existing vacancy;
- risks that we may not be able to proceed with or obtain necessary approvals for any development, redevelopment or renovation project, and that completion of anticipated or ongoing property development, redevelopment, or renovation projects that we do pursue may cost more, take more time to complete or fail to perform as expected;
- 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 costs associated with the periodic maintenance and repair or renovation of space, insurance and other operations may increase, that environmental issues may develop at our properties and result in unanticipated costs, 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, or if the costs of capital we obtain are significantly higher than historical levels;
- risks associated with general economic conditions, including inflation and local economic conditions in our geographic markets;
- risks of 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;
- 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; and
- risks related to natural disasters, climate change and public health crises (such as the outbreak and worldwide spread of COVID-19), and the measures that international, federal, state and local governments, agencies, law enforcement and/or health authorities implement to address them, may precipitate or materially exacerbate one or more of the above-mentioned risks, and may significantly disrupt or prevent us from operating our business in the ordinary course for an extended period.

In addition, we describe risks and uncertainties that could cause actual results and events to differ materially in “Risk Factors” (Part I, Item 1A of this Annual Report on Form 10-K), “Quantitative and Qualitative Disclosures about Market Risk” (Part II, Item 7A), and “Management’s Discussion and Analysis of Financial Conditions and Results of Operations” (Part II, Item 7).

ITEM 1. BUSINESS

General

Federal Realty Investment Trust (the "Parent Company" or the "Trust") is an equity real estate investment trust ("REIT"). Federal Realty OP LP (the "Operating Partnership") is the entity through which the Trust conducts substantially all of its operations and owns substantially off of its assets. The Trust owns 100% of the limited liability company interest of, is sole

member of, and exercises exclusive control over Federal Realty GP LLC (the "General Partner"), which in turn, is the sole general partner of the Operating Partnership. Unless stated otherwise or the context otherwise requires, "we," "our," and "us" means the Trust and its business and operations conducted through its directly and indirectly owned subsidiaries, including the Operating Partnership. The Parent Company specializes in the ownership, management, and redevelopment of high quality retail and mixed-use properties located primarily in communities where we believe retail demand exceeds supply, in strategically selected metropolitan markets in the Mid-Atlantic and Northeast regions of the United States, California, and South Florida. As of December 31, 2022, we owned or had a majority interest in community and neighborhood shopping centers and mixed-use properties which are operated as 103 predominantly retail real estate projects comprising approximately 25.8 million square feet. In total, the real estate projects were 94.5% leased and 92.8% occupied at December 31, 2022. Our revenue is primarily generated from lease agreements with tenants. We have paid quarterly dividends to our shareholders continuously since our founding in 1962 and have increased our dividends per common share for 55 consecutive years.

We were founded in 1962 as a REIT under the laws of the District of Columbia and re-formed as a REIT in the state of Maryland in 1999. In January of 2022, we consummated the UPREIT reorganization described in the Explanatory Note at the beginning of this Annual Report. We operate in a manner intended to qualify as a REIT for tax purposes pursuant to provisions of the Internal Revenue Code of 1986, as amended (the "Code"). Our principal executive offices are located at 909 Rose Avenue, North Bethesda, Maryland 20852. Our telephone number is (301) 998-8100. Our website address is www.federalrealty.com. The information contained on our website is not a part of this report and is not incorporated herein by reference.

Business Objectives and Strategies

Our primary business objective is to own, manage, acquire and redevelop a portfolio of high quality retail focused properties that will:

- provide increasing cash flow for distribution to shareholders;
- generate higher internal growth than the shopping center industry over the long term;
- provide potential for capital appreciation; and
- protect investor capital.

Our portfolio includes, and we continue to acquire and redevelop, high quality retail in many formats ranging from regional, community and neighborhood shopping centers that often are anchored by grocery stores to mixed-use properties that are typically centered around a retail component but also include office, residential and/or hotel components.

Operating Strategies

We continuously evaluate and assess our operating strategies to ensure they are effective and put us in the best position to address changes in the market. We actively manage our properties to maximize rents and maintain occupancy levels by attracting and retaining a strong and diverse base of tenants and replacing less relevant, weaker, underperforming tenants with stronger ones. Our properties are generally located in some of the most densely populated and affluent areas of the country. These strong demographics help our tenants generate higher sales, which has generally enabled us to maintain higher occupancy rates, charge higher rental rates, and maintain steady rent growth, all of which increase the value of our portfolio. Our operating strategies also include:

- increasing rental rates through the renewal of expiring leases or the leasing of space to new tenants at higher rental rates while limiting vacancy and down-time;
- maintaining a diversified tenant base, thereby limiting exposure to any one tenant's financial or operating difficulties;
- monitoring the merchandising mix of our tenant base to achieve a balance of strong national and regional tenants with local specialty tenants;
- minimizing overhead and operating costs;
- monitoring the physical appearance of our properties and the construction quality, condition and design of the buildings and other improvements located on our properties to maximize our ability to attract customers and thereby generate higher rents and occupancy rates;
- managing our properties to take into account their impact on climate change and their resilience in the face of climate change;
- developing local and regional market expertise in order to capitalize on market and retailing trends;
- leveraging the contacts and experience of our management team to build and maintain long-term relationships with tenants;
- providing exceptional customer service; and
- creating an experience at many of our properties that is identifiable, unique and serves the surrounding communities to help insulate these properties and the tenants at these properties from the impact of on-line retailing.

Investing Strategies

Our investment strategy is to deploy capital at risk-adjusted rates of return that exceed our long-term weighted average cost of capital in projects that have potential for future income growth and increased value. Our investments primarily fall into one of the following four categories:

- renovating, expanding, reconfiguring and/or retreating our existing properties to take advantage of under-utilized land or existing square footage to increase revenue;
- renovating or expanding tenant spaces for tenants capable of producing higher sales, and therefore, paying higher rents;
- acquiring quality retail and mixed-use properties located in densely populated and/or affluent areas where barriers to entry for further development are high, and that have possibilities for enhancing operating performance and creating value through renovation, expansion, reconfiguration and/or retreating; and
- developing the retail portions of mixed-use properties and developing or otherwise investing in non-retail portions of mixed-use properties we already own in order to capitalize on the overall value created in these properties.

Investment Criteria

When we evaluate potential redevelopment, retreating, expansion, acquisition and development opportunities, we consider such factors as:

- the expected returns in relation to our short and long-term cost of capital as well as the anticipated risk we will face in achieving the expected returns;
- the anticipated growth rate of operating income generated by the property;
- the ability to increase the long-term value of the property through redevelopment and retreating;
- the tenant mix at the property, tenant sales performance and the creditworthiness of those tenants;
- the geographic area in which the property is located, including the population density, household incomes, education levels, as well as the population and income trends in that geographic area. This may from time to time include the evaluation of new markets;
- competitive conditions in the vicinity of the property, including gross leasable area (GLA) per capita, competition for tenants and the ability of others to create competing properties through redevelopment, new construction or renovation;
- access to and visibility of the property from existing roadways and the potential for new, widened or realigned, roadways within the property's trade area, which may affect access and commuting and shopping patterns;
- the level and success of our existing investments in the market area;
- the current market value of the land, buildings and other improvements and the potential for increasing those market values; and
- the physical condition of the land, buildings and other improvements, including the structural and environmental condition.

Financing Strategies

Our financing strategies are designed to enable us to maintain an investment grade balance sheet while retaining sufficient flexibility to fund our operating and investing activities in the most cost-efficient way possible. Our financing strategies include:

- maintaining a prudent level of overall leverage and an appropriate pool of unencumbered properties that is sufficient to support our unsecured borrowings;
- managing our exposure to variable-rate debt;
- maintaining sufficient levels of cash and available line of credit to fund operating and investing needs on a short-term basis;
- taking advantage of market opportunities to refinance existing debt, reduce interest costs and manage our debt maturity schedule so that a significant portion of our debt relative to our size does not mature in any one year;
- selling properties that have limited growth potential or are not a strategic fit within our overall portfolio and redeploying the proceeds to redevelop, renovate, retreat and/or expand our existing properties, acquire new properties or reduce debt; and
- utilizing the most advantageous long-term source of capital available to us to finance redevelopment and acquisition opportunities, which may include:
 - the sale of our equity or debt securities through public offerings, including our at-the-market ("ATM") equity program in which we may from time to time offer and sell common shares including through forward sales contracts, or private placements,
 - the incurrence of indebtedness through unsecured or secured borrowings,

- the issuance of units in our operating partnership (generally issued in exchange for a tax deferred contribution of property); these units typically receive the same distributions as our common shares and the holders of these units have the right to exchange their units for cash or common shares at our option, or
- the use of joint venture arrangements.

Human Capital

At February 3, 2023, we had 314 full-time employees and 8 part-time employees. None of our employees are represented by a collective bargaining unit. We believe that our relationship with our employees is good.

Diversity and Inclusion

We are an Equal Opportunity/Affirmative action employer, and strive to maintain a workplace that is free from discrimination on the basis of race, color, religion, sex, sexual orientation, nationality, disability, or protected Veteran status.

Health, Safety, and Wellness

We are committed to the health, safety, and wellness of our employees, and foster an environment that allows our people to succeed while balancing work and life. We provide our employees with access to health and wellness programs, which includes benefits that support both physical and mental health. We have also transitioned to a hybrid work model.

Compensation and Benefits

We provide competitive pay and benefits including health, dental, vision, short and long-term disability, life insurance and a 401(k) retirement program, as well as a generous paid time off program that includes vacation, sick, and personal leave. In addition to our equity awards program, we also offer a quarterly recognition program, as well as rewarding employees with spot bonuses for stellar performance or going above and beyond the base requirements of their job description.

Talent Development

Employees have access to a variety of different training courses, books, book summaries and audio books, and an array of source materials covering a myriad of different business and soft skills training subjects. Additionally, we provide reimbursement for tuition and professional licensures.

Community Involvement

Giving back to the community is an integral part of who we are and what we do. We provide ample ways to give back through programs at our properties or charitable endeavors and volunteer opportunities that also serve as team building exercises for our employees.

Tax Status

We elected to be taxed as a REIT under the federal income tax laws when we filed our 1962 tax return. As a REIT, we are generally not subject to federal income tax on taxable income that we distribute to our shareholders. Under the Code, REITs are subject to numerous organizational and operational requirements, including the requirement to generally distribute at least 90% of taxable income each year. We will be subject to federal income tax on our taxable income (including, for our taxable years ending on or prior to December 31, 2018, any applicable alternative minimum tax) at regular corporate rates if we fail to qualify as a REIT for tax purposes in any taxable year, or to the extent we distribute less than 100% of our taxable income. We will also generally not qualify for treatment as a REIT for federal income tax purposes for four years following the year during which qualification is lost. Even if we qualify as a REIT for federal income tax purposes, we may be subject to certain state and local income and franchise taxes and to federal income and excise taxes on our undistributed taxable income.

We have elected to treat certain of our subsidiaries as taxable REIT subsidiaries, which we refer to as a TRS. In general, a TRS may engage in any real estate business and certain non-real estate businesses, subject to certain limitations under the Code. A TRS is subject to federal and state income taxes. Our TRS activities have not been material.

General Economic Conditions and the COVID-19 Pandemic

The economy continues to face several challenges including higher levels of inflation, rising interest rates, global supply chain bottlenecks and shortages, workforce shortages, a potential recession, and ongoing impacts of COVID-19. We continue to monitor and address these risks; however, the extent of the future effects on our business, results of operations, cash flows, and growth strategies is highly uncertain and will ultimately depend on future developments, none of which can be predicted with any certainty.

Governmental Regulations Affecting Our Properties

We and our properties are subject to a variety of federal, state and local environmental, health, safety and similar laws. Please see Item 1A. "Risk Factors - Risk Factors Related to our REIT Status and Other Laws and Regulations" for further discussion of potential material effects of our compliance with government regulation, including environmental regulations and the rules governing REITs.

The application of these laws to a specific property that we own depends on a variety of property-specific circumstances, including the current and former uses of the property, the building materials used at the property and the physical layout of the property. Under certain environmental laws, we, as the owner or operator of properties currently or previously owned, may be required to investigate and clean up certain hazardous or toxic substances, asbestos-containing materials, or petroleum product releases at the property, we may be held liable for property damage and for investigation and clean up costs incurred in connection with the contamination, and we may be liable under common law to third parties for damages and injuries resulting from environmental contamination emanating from the real estate. Such costs or liabilities could exceed the value of the affected real estate. The presence of contamination or the failure to remediate contamination may adversely affect our ability to sell or lease real estate or to borrow using the real estate as collateral.

Neither existing environmental, health, safety and similar laws nor the costs of our compliance with these laws has had a material adverse effect on our financial condition or results of operations, and management does not believe they will in the future. In addition, we have not incurred, and do not expect to incur, any material costs or liabilities due to environmental contamination at properties we currently own or have owned in the past. However, we cannot predict the impact of new or changed laws or regulations on properties we currently own or may acquire in the future. We have no current plans for substantial capital expenditures with respect to compliance with environmental, health, safety and similar laws and we carry environmental insurance which covers a number of environmental risks for most of our properties.

Energy and Emissions Regulations Affecting Our Properties

Some jurisdictions in which we own property have enacted or may enact legislation that requires use of only certain types of energy sources, limits energy usage on site, or limits allowable emissions from buildings with fines or other costs being imposed for exceeding those limits. This type of legislation typically includes an extended period of time from adoption to implementation to allow property owners ample opportunity to make investments and take other actions to comply with the legislation. Any investments we believe we will need to make to comply with laws that have been passed to date are being included as part of our ordinary capital improvement planning process for our properties. We also address the potential effects of these types of laws in our energy reduction and energy efficient efforts that are described in more detail in Item 7.

"Management's Discussion and Analysis of Financial Condition and Results of Operations - Corporate Responsibility." These types of laws have not had a material adverse effect on our financial condition or results of operations and management does not believe they will have a material adverse effect in the future. We cannot, however, predict the impact of new or changed laws or regulations on properties we currently own or may acquire in the future

Competition

Numerous commercial developers and real estate companies compete with us with respect to the leasing and the acquisition of properties. Some of these competitors may possess greater capital resources than we do, although we do not believe that any single competitor or group of competitors in any of the primary markets where our properties are located are dominant in that market. This competition may:

- reduce the number of properties available for acquisition;
- increase the cost of properties available for acquisition;
- interfere with our ability to attract and retain tenants, leading to increased vacancy rates and/or reduced rents; and
- adversely affect our ability to minimize expenses of operation.

Retailers at our properties also face increasing competition from online retailers, outlet stores, discount shopping clubs, superstores, and other forms of sales and marketing of goods and services, such as direct mail. This competition could contribute to lease defaults and insolvency of tenants.

Available Information

Copies of our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K, and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (the "Exchange Act") are available free of charge through the Investors section of our website at www.federalrealty.com as soon as reasonably practicable after we electronically file the material with, or furnish the material to, the Securities and Exchange Commission, or the SEC.

Our Corporate Governance Guidelines, Code of Business Conduct, Code of Ethics applicable to our Chief Executive Officer and senior financial officers, Whistleblower Policy, organizational documents and the charters of our audit committee, compensation and human capital committee and nominating and corporate governance committee are all available in the Corporate Governance section of the Investors section of our website.

Amendments to the Code of Ethics or Code of Business Conduct or waivers that apply to any of our executive officers or our senior financial officers will be disclosed in the Corporate Governance section of our website as well.

ITEM 1A. RISK FACTORS

This Annual Report on Form 10-K contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, Section 21E of the Exchange Act and the Private Securities Litigation Reform Act of 1995. Also, documents that we “incorporate by reference” into this Annual Report on Form 10-K, including documents that we subsequently file with the SEC will contain forward-looking statements. When we refer to forward-looking statements or information, sometimes we use words such as “may,” “will,” “could,” “should,” “plans,” “intends,” “expects,” “believes,” “estimates,” “anticipates” and “continues.” In particular, the below risk factors describe forward-looking information. The risk factors describe risks that may affect these statements but are not all-inclusive, particularly with respect to possible future events. Many things can happen that can cause actual results to be different from those we describe. These factors include, but are not limited to the following:

Risk Factors Related to our Real Estate Investments and Operations

Revenue from our properties may be reduced or limited if the retail operations of our tenants are not successful.

Revenue from our properties depends primarily on the ability of our tenants to pay the full amount of rent and other charges due under their leases on a timely basis. Some of our leases provide for the payment, in addition to base rent, of additional rent above the base amount according to a specified percentage of the gross sales generated by the tenants and generally provide for reimbursement of real estate taxes and expenses of operating the property. Economic, legal, and/or competitive conditions, as well as COVID-19, may impact the success of our tenants’ retail operations and therefore the amount of rent and expense reimbursements we receive from our tenants. Any reduction in our tenants’ abilities to pay base rent, percentage rent, or other charges on a timely basis, including the closing of stores prior to the end of the lease term or the filing by any of our tenants for bankruptcy protection, will adversely affect our financial condition and results of operations. In the event of default by a tenant, we may experience delays and unexpected costs in enforcing our rights as landlord under lease terms, which may also adversely affect our financial condition and results of operations.

Our net income depends on the success and continued presence of our “anchor” tenants.

Our net income could be adversely affected in the event of a downturn in the business, or the bankruptcy or insolvency, of any anchor store or anchor tenant. Anchor tenants generally occupy large amounts of square footage, pay a significant portion of the total rents at a property and contribute to the success of other tenants by drawing significant numbers of customers to a property. The closing of one or more anchor stores at a property could adversely affect that property and result in lease terminations by, or reductions in rent from, other tenants whose leases may permit termination or rent reduction in those circumstances or whose own operations may suffer as a result. Over the past several years, we have seen higher levels of anchor turnover and closings in some markets, which has caused an oversupply of larger retail spaces. Therefore, tenant demand for certain of our anchor spaces may decrease and as a result, we may see an increase in vacancy and/or a decrease in rents for those spaces that could have a negative impact to our net income. As of December 31, 2022, our anchor tenant space is 96.9% leased and 95.6% occupied.

A shift in retail shopping from brick and mortar stores to online shopping may have an adverse impact on our cash flow, financial condition and results of operations.

Many retailers operating brick and mortar stores have made online sales a vital piece of their business. The shift to online shopping may cause declines in brick and mortar sales generated by certain of our tenants and may cause certain of our tenants to reduce the size or number of their retail locations in the future. This risk is partially mitigated by our strategy of maintaining a diverse portfolio of retail properties. The trend of retailers utilizing brick and mortar locations for ‘showroom’ and on-line sales distribution purposes (particularly at shopping centers in densely populated areas like ours) may further mitigate this risk. However, there can be no assurance that our shopping centers will not be further impacted by the shift to online shopping. As a result, our cash flow, financial condition, and results of operations could be adversely affected.

We have properties that are geographically concentrated, and adverse economic or real estate market declines in these areas could have a material adverse effect on us.

As of December 31, 2022, our tenants operated in 12 states and the District of Columbia. Any adverse situation that disproportionately affects the the markets where our properties are concentrated may have a magnified adverse effect on our portfolio. Refer to “Properties” (Item 2 of this Annual Report on Form 10-K) for additional discussion of the geographic concentration. Real estate markets are subject to economic downturns, as they have been in the past, and we cannot predict how economic conditions will impact this market in both the short and long term.

Declines in the economy or a decline in the real estate market in these states could hurt our financial performance and the value of our properties. Factors that may negatively affect economic conditions in these states include:

- business layoffs or downsizing;
- industry slowdowns;
- elevated levels of inflation over an extended period of time;
- increasing interest rates;
- increased business restrictions due to health crises;
- relocations of businesses;
- changing demographics;
- increased telecommuting and use of alternative work places;
- infrastructure quality;
- any oversupply of, or reduced demand for, real estate;
- concessions or reduced rental rates under new leases for properties where tenants defaulted; and
- increased operating costs including insurance premiums and real estate taxes.

We may be unable to collect balances due from tenants that file for bankruptcy protection.

If a tenant or lease guarantor files for bankruptcy, we may not be able to collect all pre-petition amounts owed by that party. In addition, a tenant that files for bankruptcy protection may terminate our lease in which event we would have a general unsecured claim that would likely be for less than the full amount owed to us for the remainder of the lease term, which could adversely affect our financial condition and results of operations.

We may experience difficulty or delay in renewing leases or re-leasing space.

We derive most of our revenue directly or indirectly from rent received from our tenants. We are subject to the risks that, upon expiration or termination of leases, whether by their terms, as a result of a tenant bankruptcy, general economic conditions or otherwise, leases for space in our properties may not be renewed, space may not be re-leased, or the terms of renewal or re-lease, including the cost of required renovations or concessions to tenants, may be less favorable than current lease terms and may include decreases in rental rates. As a result, our net income could be reduced.

Our development activities have inherent risks.

The ground-up development of improvements on real property, as opposed to the renovation and redevelopment of existing improvements, presents substantial risks. We generally do not look to acquire raw land for future development; however, we do intend to complete the development and construction of future phases of projects we already own. We may undertake development of these and other projects on our own or bring in third parties if it is justifiable on a risk-adjusted return basis. We may also choose to delay completion of a project if market conditions do not allow an appropriate return. If conditions arise and we are not able or decide not to complete a project or if the expected cash flows of our project do not exceed the book value, an impairment of the project may be required. If additional phases of any of our existing projects or if any new projects are not successful, it may adversely affect our financial condition and results of operations.

In addition to the risks associated with real estate investment in general, as described elsewhere and the specific risks above, the risks associated with our remaining development activities include:

- contractor changes may delay the completion of development projects and increase overall costs;
- significant time lag between commencement and stabilization subjects us to greater risks due to fluctuations in the general economy;
- delivery of residential product into uncertain residential environments may result in lower rents or longer time periods to reach economic stabilization;
- substantial amount of our investment is related to infrastructure and the overall value of the project may be negatively impacted if we do not complete subsequent phases;
- failure or inability to obtain construction or permanent financing on favorable terms;

- expenditure of money and time on projects that may never be completed;
- difficulty securing key anchor or other tenants may impact occupancy rates and projected revenue;
- inability to achieve projected rental rates or anticipated pace of lease-up;
- higher than estimated construction or operating costs, including labor and material costs; and
- possible delay in completion of a project because of a number of factors, including COVID-19, supply chain disruptions and shortages, inflation, weather, labor disruptions, construction delays or delays in receipt of zoning or other regulatory approvals, acts of terror or other acts of violence, or acts of God (such as fires, earthquakes or floods).

Redevelopments and acquisitions may fail to perform as expected.

Our investment strategy includes the redevelopment and acquisition of high quality, retail focused properties in densely populated areas with high average household incomes and significant barriers to adding competitive retail supply. The redevelopment and acquisition of properties entail risks that include the following, any of which could adversely affect our results of operations and our ability to meet our obligations:

- our estimate of the costs to improve, reposition or redevelop a property may prove to be too low, or the time we estimate to complete the improvement, repositioning or redevelopment may be too short. As a result, the property may fail to achieve the returns we have projected, either temporarily or for a longer period;
- we may not be able to identify suitable properties to acquire or may be unable to complete the acquisition of the properties we identify;
- we may not be able to integrate an acquisition into our existing operations successfully;
- properties we redevelop or acquire may fail to achieve the occupancy or rental rates we project, within the time frames we project, at the time we make the decision to invest, which may result in the properties' failure to achieve the returns we projected;
- our pre-acquisition evaluation of the physical condition of each new investment may not detect certain defects or identify necessary repairs until after the property is acquired, which could significantly increase our total acquisition costs or decrease cash flow from the property; and
- our investigation of a property or building prior to our acquisition, and any representations we may receive from the seller of such building or property, may fail to reveal various liabilities, which could reduce the cash flow from the property or increase our acquisition cost.

Our performance and value are subject to general risks associated with the real estate industry.

Our economic performance and the value of our real estate assets, and consequently, the value of our investments, are subject to the risk that if our properties do not generate revenues sufficient to meet our operating expenses, including debt service and capital expenditures, our cash flow and ability to pay distributions to our shareholders will be adversely affected. As a real estate company, we are susceptible to the following real estate industry risks:

- economic downturns in general, or in the areas where our properties are located;
- adverse changes in local real estate market conditions, such as an oversupply or reduction in demand;
- changes in tenant preferences that reduce the attractiveness of our properties to tenants;
- zoning or regulatory restrictions;
- decreases in market rental rates;
- weather conditions that may increase or decrease energy costs and other weather-related expenses;
- costs associated with the need to periodically repair, renovate and re-lease space; and
- increases in the cost of adequate maintenance, insurance and other operating costs, including real estate taxes, associated with one or more properties, which may occur even when circumstances such as market factors and competition cause a reduction in revenues from one or more properties, although real estate taxes typically do not increase upon a reduction in such revenues.

Each of these risks could result in decreases in market rental rates and increases in vacancy rates, which could adversely affect our financial condition and results of operation.

Many real estate costs are fixed, even if income from our properties decreases.

Our financial results depend primarily on leasing space in our properties to tenants on terms favorable to us. Costs associated with real estate investment, such as real estate taxes, insurance and maintenance costs, generally are not reduced even when a property is not fully occupied, rental rates decrease, or other circumstances cause a reduction in income from the property. As a result, cash flow from the operations of our properties may be reduced if a tenant does not pay its rent or we are unable to rent our properties on favorable terms. Under those circumstances, we might not be able to enforce our rights as landlord without delays and may incur substantial legal costs. Additionally, new properties that we may acquire or redevelop may not produce

any significant revenue immediately, and the cash flow from existing operations may be insufficient to pay the operating expenses and debt service associated with such new properties until they are fully occupied.

Competition may limit our ability to purchase new properties and generate sufficient income from tenants.

Numerous commercial developers and real estate companies compete with us in seeking tenants for our existing properties and properties for acquisition. This competition may:

- reduce properties available for acquisition;
- increase the cost of properties available for acquisition;
- reduce rents payable to us;
- interfere with our ability to attract and retain tenants;
- lead to increased vacancy rates at our properties; and
- adversely affect our ability to minimize expenses of operation.

Retailers at our properties also face increasing competition from online retailers, outlet stores, discount shopping clubs and other forms of sales and marketing of goods, such as direct mail. This competition could contribute to lease defaults and insolvency of tenants. If we are unable to continue to attract appropriate retail tenants to our properties, or to purchase new properties in our geographic markets, it could materially affect our ability to generate net income, service our debt and make distributions to our shareholders.

We may be unable to sell properties when appropriate because real estate investments are illiquid.

Real estate investments generally cannot be sold quickly. In addition, there are some limitations under federal income tax laws applicable to real estate and to REITs in particular that may limit our ability to sell our assets. We may not be able to alter our portfolio promptly in response to changes in economic or other conditions including being unable to sell a property at a return we believe is appropriate due to the economic environment. Our inability to respond quickly to adverse changes in the performance of our investments could have an adverse effect on our ability to meet our obligations and make distributions to our shareholders.

We may have limited flexibility in dealing with our jointly owned investments.

Our organizational documents do not limit the amount of funds that we may invest in properties and assets owned jointly with other persons or entities. As of December 31, 2022, we held 20 predominantly retail real estate projects jointly with other persons in addition to properties owned in a “downREIT” structure. Additionally, as of December 31, 2022, we owned an interest in the hotel component of Assembly Row. We may make additional joint investments in the future. Our existing and future joint investments may subject us to special risks, including the possibility that our partners or co-investors might become bankrupt, that those partners or co-investors might have economic or other business interests or goals which are unlike or incompatible with our business interests or goals, that those partners or co-investors might be in a position to take action contrary to our suggestions or instructions, or in opposition to our policies or objectives, and that disputes may develop with our joint venture partners over decisions affecting the property or the joint venture, which may result in litigation or arbitration or some other form of dispute resolution. Although as of December 31, 2022, we held the controlling interests in all of our existing co-investments (except the hotel investment discussed above, the investment in the La Alameda shopping center acquired in 2017, the investment in the Chandler Festival and Chandler Gateway shopping centers acquired in 2022 (see Note 3 to the consolidated financial statements), and our Escondido Promenade shopping center (as discussed in Note 3 to the consolidated financial statements), we generally must obtain the consent of the co-investor or meet defined criteria to sell or to finance these properties. Joint ownership gives a third party the opportunity to influence the return we can achieve on some of our investments and may adversely affect our ability to make distributions to our shareholders. We may also be liable for the actions of our co-investors.

Our insurance coverage on our properties may be inadequate.

We currently carry comprehensive insurance on all of our properties, including insurance for liability, fire, flood, earthquake, environmental matters, rental loss and acts of terrorism. All of these policies contain coverage limitations. We believe these coverages are of the types and amounts customarily obtained for or by an owner of similar types of real property assets located in the areas where our properties are located. We intend to obtain similar insurance coverage on subsequently acquired properties.

The availability of insurance coverage may decrease and the prices for insurance may increase as a consequence of significant losses incurred by the insurance industry and other factors outside our control. As a result, we may be unable to renew or duplicate our current insurance coverage in adequate amounts or at reasonable prices. In addition, insurance companies may no longer offer coverage against certain types of losses, such as losses due to terrorist acts, pandemics, and toxic mold, or, if

offered, the expense of obtaining these types of insurance may not be justified. We therefore may cease to have insurance coverage against certain types of losses and/or there may be decreases in the limits of insurance available. If an uninsured loss or a loss in excess of our insured limits occurs, we could lose all or a portion of the capital we have invested in a property, as well as the anticipated future revenue from the property, but still remain obligated for any mortgage debt or other financial obligations related to the property. We cannot guarantee that material losses in excess of insurance proceeds will not occur in the future. If any of our properties were to experience a catastrophic loss, it could seriously disrupt our operations, delay revenue and result in large expenses to repair or rebuild the property. Also, due to inflation, changes in codes and ordinances, environmental considerations and other factors, it may not be feasible to use insurance proceeds to replace a building after it has been damaged or destroyed. Further, we may be unable to collect insurance proceeds if our insurers are unable to pay or contest a claim. Events such as these could adversely affect our results of operations and our ability to meet our obligations, including distributions to our shareholders.

Natural disasters, climate change and health crises, including the COVID-19 pandemic, could have an adverse impact on our cash flow and operating results.

Climate change may add to the unpredictability and frequency of natural disasters and severe weather conditions and create additional uncertainty as to future trends and exposures. Certain of our operations are located in areas that are subject to natural disasters and severe weather conditions such as hurricanes, earthquakes, droughts, snow storms, floods and fires. The impact of climate change or the occurrence of natural disasters can delay new development projects, increase investment costs to repair or replace damaged properties, increase operating costs, create additional investment costs to make improvements to existing properties to comply with climate change regulations, increase future property insurance costs, and negatively impact the tenant demand for space. If insurance is unavailable to us or is unavailable on acceptable terms, or if our insurance is not adequate to cover business interruption or losses from these events, our earnings, liquidity or capital resources could be adversely affected.

In addition, our business is subject to risks related to the effects of public health crises, epidemics and pandemics, including the COVID-19 pandemic. Such events could:

- inhibit global, national and local economic activity;
- drive inflation, adversely affect trading activity in securities markets, which could negatively impact the trading prices of our common shares and debt securities and our ability to access the securities markets as a source of liquidity;
- adversely affect our tenants' financial condition by limiting foot traffic and staffing at their businesses, which could affect their ability to pay rent and willingness to make new leasing commitments;
- reduce our cash flow, which could impact our ability to pay dividends at the current rate and in the current format or at all or to service our debt;
- temporarily or permanently reduce the demand for retail or office space;
- interfere with our business operations by requiring our personnel to work remotely;
- increase the frequency of cyber-attacks;
- disrupt supply chains that could be important in our development and redevelopment activities;
- result in labor shortages;
- interfere with potential purchases and sales of properties;
- impact our ability to pay dividends at the current rate and in the current format or at all; and
- have other direct and indirect effects that are difficult to predict.

Such risks depend upon the nature and severity of the public health concern, as well as the extent and duration of government-mandated orders and personal decisions to limit travel, economic activity and personal interaction, none of which can be predicted with confidence. In particular, we cannot predict the impact of stay-at-home and other government orders instituted in response to the COVID-19 pandemic, which vary by jurisdiction, or the pandemics' short and long term economic effects, each of which could have a material adverse effect on our business.

An increased focus on metrics and reporting related to corporate responsibility, specifically related to environmental, social and governance ("ESG") factors, may impose additional costs and expose us to new risks.

Investors and other stakeholders have become more focused on understanding how companies address a variety of ESG factors. Many of those investors and shareholders look to ESG rating systems, or disclosure frameworks that have been developed by third party groups to allow comparisons between companies on ESG factors as they evaluate investment decisions as well as to company disclosures.

Although we participate in many of these ratings systems, or disclosure frameworks, and generally score relatively well in those in which we do participate, we do not participate in, and would not necessarily score well in, all of the available ratings systems. Further, the criteria used in these ratings systems change frequently, and we cannot guaranty that we will be able to score well as criteria change. We supplement our participation in ratings systems with corporate disclosures of our ESG activities but many investors and stakeholders may look for specific disclosures that we do not provide. Failure to participate in

certain of the third party ratings systems, failure to score well in those ratings systems or failure to provide certain ESG disclosures could result in reputational harm when investors or others compare us against similar companies in our industry and could cause certain investors to be unwilling to invest in our stock which could adversely impact our ability to raise capital.

For more information about the Trust's Corporate Responsibility initiatives, see Item 7. "Management's Discussion and Analysis of Financial Condition and Results of Operations - Corporate Responsibility."

Risk Factors Related to our Funding Strategies and Capital Structure

The amount of debt we have and the restrictions imposed by that debt could adversely affect our business and financial condition.

As of December 31, 2022, we had approximately \$4.3 billion of debt outstanding. Of that outstanding debt, approximately \$322.3 million was secured by all or a portion of 7 of our real estate projects. As of December 31, 2022, approximately 86.2% of our debt is fixed rate or is fixed via interest rate swap agreements, which includes all of our property secured debt and our unsecured senior notes. Our organizational documents do not limit the level or amount of debt that we may incur. The amount of our debt outstanding from time to time could have important consequences to our shareholders. For example, it could:

- require us to dedicate a substantial portion of our cash flow from operations to payments on our debt, thereby reducing funds available for operations, property acquisitions, redevelopments and other appropriate business opportunities that may arise in the future;
- limit our ability to make distributions on our outstanding common shares and preferred shares;
- make it difficult to satisfy our debt service requirements;
- require us to dedicate increased amounts of our cash flow from operations to payments on debt upon refinancing or on our variable rate, unhedged debt, if interest rates rise;
- limit our flexibility in planning for, or reacting to, changes in our business and the factors that affect the profitability of our business;
- limit our ability to obtain any additional debt or equity financing we may need in the future for working capital, debt refinancing, capital expenditures, acquisitions, redevelopments or other general corporate purposes or to obtain such financing on favorable terms; and/or
- limit our flexibility in conducting our business, which may place us at a disadvantage compared to competitors with less debt or debt with less restrictive terms.

Our ability to make scheduled principal payments of, to pay interest on, or to refinance our indebtedness will depend primarily on our future performance, which to a certain extent is subject to economic, financial, competitive and other factors beyond our control. There can be no assurance that our business will continue to generate sufficient cash flow from operations in the future to service our debt or meet our other cash needs. If we are unable to generate this cash flow from our business, we may be required to refinance all or a portion of our existing debt, sell assets or obtain additional financing to meet our debt obligations and other cash needs, including the payment of dividends required to maintain our status as a real estate investment trust. We cannot assure you that any such refinancing, sale of assets or additional financing would be possible on terms that we would find acceptable.

We are obligated to comply with financial and other covenants pursuant to our debt obligations that could restrict our operating activities, and the failure to comply with such covenants could result in defaults that accelerate payment under our debt agreements.

Our revolving credit facility, unsecured term loan, and certain series of notes include financial covenants that may limit our operating activities in the future. We are also required to comply with additional covenants that include, among other things, provisions:

- relating to the maintenance of property securing a mortgage;
- restricting our ability to pledge assets or create liens;
- restricting our ability to incur additional debt;
- restricting our ability to amend or modify existing leases at properties securing a mortgage;
- restricting our ability to enter into transactions with affiliates; and
- restricting our ability to consolidate, merge or sell all or substantially all of our assets.

As of December 31, 2022, we were in compliance with all of our default related financial covenants. If we were to breach any of our default related debt covenants, including the covenants listed above, and did not cure the breach within any applicable cure period, our lenders could require us to repay the debt immediately, and, if the debt is secured, could immediately begin proceedings to take possession of the property securing the loan. Many of our debt arrangements, including our public notes and our revolving credit facility, are cross-defaulted, which means that the lenders under those debt arrangements can put us in

default and require immediate repayment of their debt if we breach and fail to cure a default under certain of our other debt obligations. As a result, any default under our debt covenants could have an adverse effect on our financial condition, our results of operations, our ability to meet our obligations and the market value of our shares.

Adverse changes in our credit rating could affect our borrowing capacity and borrowing terms.

Our credit worthiness is rated by nationally recognized credit rating agencies. The credit ratings assigned are based on our operating performance, liquidity and leverage ratios, financial condition and prospects, and other factors viewed by the credit rating agencies as relevant to our industry and the economic outlook in general. Our credit rating can affect the amount of capital we access, as well as the terms of certain existing and future financing we obtain. Since we depend on debt financing to fund the growth of our business, an adverse change in our credit rating, including actual changes in outlook, or even the initiation of review of our credit rating that could result in an adverse change, could have a material adverse effect on us.

Our ability to grow will be limited if we cannot obtain additional capital.

Our growth strategy is focused on the development and redevelopment of properties we already own and the acquisition of additional properties. We believe that it will be difficult to fund our expected growth with cash from operating activities because, in addition to other requirements, we are generally required to distribute to our shareholders at least 90% of our taxable income each year to continue to qualify as a REIT for federal income tax purposes. As a result, we must rely primarily upon the availability of debt or equity capital, which may or may not be available on favorable terms or at all. Debt could include the sale of debt securities and mortgage loans from third parties. If economic conditions and conditions in the capital markets are not favorable at the time we need to raise capital, we may need to obtain capital on less favorable terms. Additionally, we cannot guarantee that additional financing, refinancing or other capital will be available in the amounts we desire or on favorable terms. Our access to debt or equity capital depends on a number of factors, including the market's perception of our growth potential and risk profile, our ability to pay dividends, and our current and potential future earnings. Depending on the outcome of these factors as well as the impact of the economic environment, we could experience delay or difficulty in implementing our growth strategy on satisfactory terms, or be unable to implement this strategy.

Rising interest rates could adversely affect our cash flow and the market price of our outstanding debt and preferred shares.

Of our \$4.3 billion of debt outstanding as of December 31, 2022, approximately \$655.1 million bears interest at a variable rate, of which, \$600.0 million is our unsecured term loan that bears interest at a variable rate of SOFR plus 85 basis points plus 0.10%, and \$55.1 million in mortgages payable that bear interest at a variable rate of LIBOR plus 195 basis points and are effectively fixed through two interest rate swap agreements. We also have a \$1.25 billion revolving credit facility, on which no balance was outstanding at December 31, 2022, that bears interest at SOFR plus 77.5 basis points, plus 0.10%. We may borrow additional funds at variable interest rates in the future. Increases in interest rates would increase the interest expense on our variable rate debt and reduce our cash flow, which could adversely affect our ability to service our debt and meet our other obligations and also could reduce the amount we are able to distribute to our shareholders. We may enter into additional hedging arrangements or other transactions for all or a portion of our variable rate debt to limit our exposure to rising interest rates. However, the amounts we are required to pay under variable rate debt to which hedging or similar arrangements relate may increase in the event of non-performance by the counterparties to any such hedging arrangements. In addition, an increase in market interest rates may lead purchasers of our debt securities and preferred shares to demand a higher annual yield, which could adversely affect the market price of our outstanding debt securities and preferred shares and the cost and/or timing of refinancing or issuing additional debt securities or preferred shares.

Risk Factors Related to our REIT Status and Other Laws and Regulations

Environmental laws and regulations could reduce the value or profitability of our properties.

All real property and the operations conducted on real property are subject to federal, state and local laws, ordinances and regulations relating to hazardous materials, environmental protection and human health and safety. Under various federal, state and local laws, ordinances and regulations, we and our tenants may be responsible for the disposal or treatment of hazardous or toxic substances released on or in properties we own or operate, as well as certain other potential costs relating to hazardous or toxic substances (including governmental fines and injuries to persons and property). This liability may be imposed whether or not we knew about, or were responsible for, the presence of hazardous or toxic substances. Further, the presence of contamination on our properties or the failure to properly remediate contamination at any of our properties may adversely affect our ability to sell or lease those properties or to borrow funds by using those properties as collateral. The costs or liabilities could exceed the value of the affected real estate. We are not aware of any environmental condition with respect to any of our

properties that management believes would have a material adverse effect on our business, assets or results of operations taken as a whole.

In addition, changes in government legislation and regulation on climate change could result in increased capital expenditures to improve the energy efficiency of our existing properties and could also require us to spend more on our development or redevelopment projects without a corresponding increase in revenues, which may adversely affect our financial condition, results of operations and cash flows.

The Americans with Disabilities Act of 1990 could require us to take remedial steps with respect to existing or newly acquired properties.

Our existing properties, as well as properties we may acquire, as commercial facilities, are required to comply with Title III of the Americans with Disabilities Act of 1990. Investigation of a property may reveal non-compliance with this Act. The requirements of this Act, or of other federal, state or local laws or regulations, also may change in the future and restrict further renovations of our properties with respect to access for disabled persons. Future compliance with this Act may require expensive changes to the properties.

The revenues generated by our tenants could be negatively affected by various federal, state and local laws to which they are subject.

We and our tenants are subject to a wide range of federal, state and local laws and regulations, such as local licensing requirements, consumer protection laws and state and local fire, life-safety and similar requirements that affect the use of the properties. The leases typically require that each tenant comply with all laws and regulations. Failure to comply could result in fines by governmental authorities, awards of damages to private litigants, or restrictions on the ability to conduct business on such properties. Non-compliance of this sort could reduce our revenues from a tenant, could require us to pay penalties or fines relating to any non-compliance, and could adversely affect our ability to sell or lease a property.

Failure to qualify as a REIT for federal income tax purposes would cause the Parent Company to be taxed as a corporation, which would substantially reduce funds available for payment of distributions.

We believe that we are organized and qualified as a REIT for federal income tax purposes and currently intend to operate in a manner that will allow us to continue to qualify as a REIT under the Code. However, we cannot assure you that we will remain qualified as such in the future.

Qualification as a REIT involves the application of highly technical and complex Code provisions and applicable income tax regulations that have been issued under the Code. Certain facts and circumstances not entirely within our control may affect our ability to qualify as a REIT. For example, in order to qualify as a REIT, at least 95% of our gross income in any year must be derived from qualifying rents and certain other income. Satisfying this requirement could be difficult, for example, if defaults by tenants were to reduce the amount of income from qualifying rents. As a REIT, we must generally make annual distributions to shareholders of at least 90% of our taxable income. In addition, new legislation, new regulations, new administrative interpretations or new court decisions may significantly change the tax laws with respect to qualification as a REIT or the federal income tax consequences of such qualification. Any modification in the tax treatment of REITs could have a significant adverse impact to our net income.

If we fail to qualify as a REIT:

- we would not be allowed a deduction for distributions to shareholders in computing taxable income;
- we would be subject to federal income tax at regular corporate rates;
- unless we are entitled to relief under specific statutory provisions, we could not elect to be taxed as a REIT for four taxable years following the year during which we were disqualified;
- we could be required to pay significant income taxes, which would substantially reduce the funds available for investment or for distribution to our shareholders for each year in which we failed or were not permitted to qualify; and
- we would no longer be required by law to make any distributions to our shareholders.

To maintain our status as a REIT, we limit the amount of shares any one shareholder of the Parent Company can own.

The Code imposes certain limitations on the ownership of the stock of a REIT. For example, not more than 50% in value of our outstanding shares of capital stock may be owned, directly or indirectly, by five or fewer individuals (as defined in the Code) during the last half of any taxable year. To protect our REIT status, the Parent Company's declaration of trust prohibits any one shareholder from owning (actually or constructively) more than 9.8% in value of the outstanding common shares or of any class or series of outstanding preferred shares. The constructive ownership rules are complex. Shares of the Parent Company's capital

stock owned, actually or constructively, by a group of related individuals and/or entities may be treated as constructively owned by one of those individuals or entities. As a result, the acquisition of less than 9.8% in value of the outstanding common shares and/or a class or series of preferred shares (or the acquisition of an interest in an entity that owns common shares or preferred shares) by an individual or entity could cause that individual or entity (or another) to own constructively more than 9.8% in value of the outstanding capital stock. If that happens, either the transfer of ownership would be void or the shares would be transferred to a charitable trust and then sold to someone who can own those shares without violating the 9.8% ownership limit.

The Board of Trustees may waive these restrictions on a case-by-case basis. In addition, the Board of Trustees and two-thirds of our shareholders eligible to vote at a shareholder meeting may remove these restrictions if they determine it is no longer in our best interests for the Parent Company to attempt to qualify, or to continue to qualify, as a REIT. The 9.8% ownership restrictions may delay, defer or prevent a transaction or a change of our control that might involve a premium price for the common shares or otherwise be in the shareholders' best interest.

Legislative, administrative, regulatory or other actions affecting REITs, including positions taken by the IRS, could have a material adverse effect on us and our investors.

The rules dealing with U.S. federal income taxation are constantly under review by persons involved in the legislative process, and by the Internal Revenue Service ("IRS") and the U.S. Department of the Treasury ("Treasury"). Changes to the tax laws or interpretations thereof by the IRS and the Treasury, with or without retroactive application, could materially and adversely affect us and our investors. No prediction can be made as to the likelihood of passage of new tax legislation or other provisions, or the direct or indirect effect on us and our shareholders. Accordingly, such new legislation, Treasury regulations, administrative interpretations or court decisions could significantly and negatively affect our ability to qualify to be taxed as a REIT and/or the U.S. federal income tax consequences to us and our investors of such qualification.

Certain tax and anti-takeover provisions of the Parent Company's declaration of trust and bylaws, and certain restrictions in the Partnership's limited partnership agreement, may inhibit a change of our control.

Certain provisions contained in the Parent Company's declaration of trust and bylaws and the Maryland General Corporation Law, as applicable to Maryland REITs, may discourage a third party from making a tender offer or acquisition proposal to us. If this were to happen, it could delay, deter or prevent a change in control or the removal of existing management. These provisions also may delay or prevent the shareholders from receiving a premium for their common shares over then-prevailing market prices. These provisions include:

- the REIT ownership limit described above;
- authorization of the issuance of our preferred shares with powers, preferences or rights to be determined by the Board of Trustees;
- special meetings of our shareholders may be called only by the chairman of the board, the chief executive officer, the president, by one-third of the trustees or by shareholders possessing no less than 25% of all the votes entitled to be cast at the meeting;
- the Board of Trustees, without a shareholder vote, can classify or reclassify unissued shares of beneficial interest, including the reclassification of common shares into preferred shares and vice-versa;
- a two-thirds shareholder vote is required to approve some amendments to the declaration of trust; and
- advance-notice requirements for proposals to be presented at shareholder meetings.

In addition, if we elect to be governed by it in the future, the Maryland Control Share Acquisition Law could delay or prevent a change in control. Under Maryland law, unless a REIT elects not to be subject to this law, "control shares" acquired in a "control share acquisition" have no voting rights except to the extent approved by shareholders by a vote of two-thirds of the votes entitled to be cast on the matter, excluding shares owned by the acquirer and by officers or trustees who are employees of the REIT. "Control shares" are voting shares that would entitle the acquirer to exercise voting power in electing trustees within specified ranges of voting power. A "control share acquisition" means the acquisition of control shares, with some exceptions.

The Parent Company's bylaws state that the Maryland control share acquisition law will not apply to any acquisition by any person of our common shares. This bylaw provision may be repealed, in whole or in part, at any time, whether before or after an acquisition of control shares, by a vote of a majority of the shareholders entitled to vote, and, upon such repeal, may, to the extent provided by any successor bylaw, apply to any prior or subsequent control share acquisition.

In addition, certain provisions in the Partnership's limited partnership agreement (the "Partnership Agreement") may delay or make more difficult unsolicited acquisitions of us or changes in our control. These provisions could discourage third parties from making proposals involving an unsolicited acquisition of us or change of our control, although some shareholders might consider such proposals, if made, desirable. These provisions also make it more difficult for third parties to alter the management structure of the Partnership without the concurrence of our Board of Trustees. These provisions include, among others:

- redemption rights of limited partners and certain assignees of units of limited partnership interest ("OP Units");
- transfer restrictions on OP Units and restrictions on admissions of partners;
- a requirement that the General Partner may not be removed as the general partner of the Partnership without its consent;
- the ability of the General Partner to issue preferred partnership interests in the Partnership with terms that it may determine, without the approval or consent of any Limited Partner; and
- restrictions on the ability of the General Partner, the Partnership or the Parent Company to transfer its interests in the Partnership or otherwise engage in certain extraordinary transactions, including, among others, certain mergers, business combinations, sales of all or substantially all of their assets and recapitalizations.

We may be required to incur additional debt to qualify as a REIT.

As a REIT, we must generally make annual distributions to shareholders of at least 90% of our taxable income. We are subject to income tax on amounts of undistributed taxable income and net capital gain. In addition, we would be subject to a 4% excise tax if we fail to distribute sufficient income to meet a minimum distribution test based on our ordinary income, capital gain and aggregate undistributed income from prior years. We intend to make distributions to shareholders to comply with the Code's distribution provisions and to avoid federal income and excise tax. We may need to borrow funds to meet our distribution requirements because:

- our income may not be matched by our related expenses at the time the income is considered received for purposes of determining taxable income; and
- non-deductible capital expenditures, creation of reserves, or debt service requirements may reduce available cash but not taxable income.

In these circumstances, we might have to borrow funds on terms we might otherwise find unfavorable and we may have to borrow funds even if our management believes the market conditions make borrowing financially unattractive. Current tax law also allows us to pay a portion of our distributions in shares instead of cash.

General Risk Factors

The market value of our debt and equity securities is subject to various factors that may cause significant fluctuations or volatility.

As with other publicly traded securities, the market price of our debt and equity securities depends on various factors, which may change from time to time and/or may be unrelated to our financial condition, operating performance or prospects that may cause significant fluctuations or volatility in such prices. These factors include, among others:

- general economic and financial market conditions;
- level and trend of interest rates;
- our ability to access the capital markets to raise additional capital;
- the issuance of additional equity or debt securities;
- changes in our funds from operations ("FFO") or earnings estimates;
- changes in our credit or analyst ratings;
- our financial condition and performance;
- market perception of our business compared to other REITs; and
- market perception of REITs, in general, compared to other investment alternatives.

We cannot assure you we will continue to pay dividends in the current composition or at historical rates.

Our ability to continue to pay dividends on our common shares at historical rates or to increase our common share dividend rate, and our ability to pay preferred share dividends and service our debt securities, will depend on a number of factors, including, among others, the following:

- our financial condition and results of future operations;
- the performance by our tenants under their contractual lease agreements;
- the terms of our loan covenants; and
- our ability to acquire, finance, develop or redevelop and lease additional properties at attractive rates.

If we do not maintain or increase, or if we change the composition of the dividend on our common shares, it could have an adverse effect on the market price of our common shares and other securities. Any preferred shares we may offer in the future may have a fixed dividend rate that would not increase with any increases in the dividend rate of our common shares. Conversely, payment of dividends on our common shares may be subject to payment in full of the dividends on any preferred shares and payment of interest on any debt securities we may offer.

The Parent Company is a holding company with no direct operations, and it will rely on funds received from the Partnership to pay its obligations and make distributions to its shareholders.

The Parent Company is a holding company and expects to conduct substantially all of its operations through the Partnership. The Parent Company will not have, apart from an interest in the Partnership, any independent operations. As a result, the Parent Company will rely on distributions from the Partnership to make any distributions we declare on our common shares. The Parent Company will also rely on distributions from the Partnership to meet its obligations, including any tax liability on taxable income allocated to the Parent Company from the Partnership. Through its ownership and control of the General Partner, the Parent Company exercises exclusive control over the Partnership, including the authority to cause the Partnership to make distributions, subject to certain limited approval and voting rights of the Partnership's Limited Partners as described in the Partnership Agreement. In addition, because the Parent Company is a holding company, your claims as shareholders are structurally subordinated to all existing and future liabilities and obligations to preferred equity holders of the Partnership and its subsidiaries. Therefore, in the event of a bankruptcy, insolvency, liquidation or reorganization of the Partnership or its subsidiaries, assets of the Partnership or the applicable subsidiary will be available to satisfy any claims of our shareholders only after such liabilities and obligations have been satisfied in full.

We currently own 100% of the OP Units issued by the Partnership and are its sole Limited Partner. However, in connection with our future acquisition activities or otherwise, we may issue additional OP Units to third parties and admit additional Limited Partners. Such issuances would reduce the Parent Company's percentage ownership in the Partnership.

Loss of our key management could adversely affect performance and the value of our common shares.

We are dependent on the efforts of our key management. Although we believe qualified replacements could be found for any departures of key executives, the loss of their services could adversely affect our performance and the value of our common shares.

We may adjust our business policies without shareholder approval.

We may modify our approach to investment, financing, borrowing, and other operating strategies without shareholder approval. A change in the approach to any of these items could adversely affect our financial condition and results of operations, and the market price of our securities.

Our current business plan focuses on our investment in high quality retail based properties that are typically neighborhood and community shopping centers or mixed-use properties, principally through redevelopments and acquisitions. If this business plan is not successful, it could have a material adverse effect on our financial condition and results of operations.

Given these uncertainties, readers are cautioned not to place undue reliance on any forward-looking statements that we make, including those in this Annual Report on Form 10-K. Except as may be 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 carefully review the above risks and the risk factors.

We face risks relating to cyber attacks that could cause loss of confidential information and other business disruptions.

We rely extensively on information technology systems to process transactions and manage our business, and our business is at risk from and may be impacted by cyber attacks. These could include attempts to gain unauthorized access to our data and computer systems as well as attacks on third party's information technology systems that we rely on to provide important information technology services relating to key business functions, such as payroll. Attacks can be both individual and/or highly organized attempts by very sophisticated hacking organizations. We employ a number of measures to prevent, detect and mitigate these threats, which include password encryption, multi-factor authentication, frequent password change events, firewall detection systems, anti-virus software in-place, frequent backups, a redundant data system for core applications and penetration testing; however, there is no guarantee such efforts will be successful in preventing a cyber attack. A cyber attack could compromise the confidential information of our employees, tenants and vendors. A successful attack could disrupt and otherwise adversely affect our business operations.

ITEM 1B. UNRESOLVED STAFF COMMENTS

None.

ITEM 2. PROPERTIES

General

As of December 31, 2022, we owned or had a majority ownership interest in community and neighborhood shopping centers and mixed-used properties which are operated as 103 predominantly retail real estate projects comprising approximately 25.8 million square feet. These properties are located primarily in densely populated and affluent communities in strategic metropolitan markets in the Northeast and Mid-Atlantic regions of the United States, California, and South Florida. No single commercial or residential property accounted for over 10% of our 2022 total revenue. We believe that our properties are adequately covered by commercial general liability, fire, flood, earthquake, terrorism and business interruption insurance provided by reputable companies, with commercially reasonable exclusions, deductibles and limits.

Tenant Diversification

As of December 31, 2022, we had approximately 3,300 commercial leases and 3,000 residential leases, with tenants ranging from sole proprietors to major national and international retailers. No one tenant or affiliated group of tenants accounted for more than 2.8% of our annualized base rent as of December 31, 2022. As a result of our tenant diversification, we believe our exposure to any one bankruptcy filing has not been and will not be significant, however, multiple filings by a number of tenants could have a significant impact.

Geographic Diversification

Our 103 real estate projects are located in 12 states and the District of Columbia. The following table shows the number of projects, the gross leasable area (“GLA”) of commercial space and the percentage of total portfolio gross leasable area of commercial space in each state as of December 31, 2022.

State	Number of Projects	Gross Leasable Area (In square feet)	Percentage of Gross Leasable Area
California (1)	21	6,385,000	24.7 %
Maryland	17	4,346,000	16.8 %
Virginia	19	4,094,000	15.9 %
Pennsylvania	10	1,996,000	7.7 %
Massachusetts	7	2,184,000	8.5 %
New Jersey	7	1,891,000	7.3 %
Florida	4	1,281,000	5.0 %
New York	7	1,236,000	4.8 %
Illinois	4	799,000	3.1 %
Arizona	2	947,000	3.7 %
Connecticut	3	358,000	1.4 %
Michigan	1	215,000	0.8 %
District of Columbia	1	78,000	0.3 %
Total	103	25,810,000	100.0 %

(1) Includes our 77.7% pro-rata share of Escondido Promenade, see Note 3 to the consolidated financial statements for additional information.

Leases, Lease Terms and Lease Expirations

Our leases are classified as operating leases and typically are structured to require the monthly payment of minimum rents in advance, subject to periodic increases during the term of the lease, percentage rents based on the level of sales achieved by tenants, and reimbursement of a majority of on-site operating expenses and real estate taxes. These features in our leases generally reduce our exposure to higher costs and allow us to participate in improved tenant sales.

Commercial property leases generally range from three to ten years; however, certain leases, primarily with anchor tenants, may be longer. Many of our leases contain tenant options that enable the tenant to extend the term of the lease at expiration at pre-established rental rates that often include fixed rent increases, consumer price index adjustments or other market rate adjustments from the prior base rent. Leases on residential units are generally for a period of one year or less and, in 2022, represented approximately 9.7% of total rental income.

The following table sets forth the schedule of lease expirations for our commercial leases in place as of December 31, 2022 for each of the 10 years beginning with 2023 and after 2032 in the aggregate assuming that none of the tenants exercise future renewal options. Annualized base rents reflect in-place contractual rents as of December 31, 2022.

Year of Lease Expiration	Leased Square Footage Expiring	Percentage of Leased Square Footage Expiring	Annualized Base Rent Represented by Expiring Leases	Percentage of Annualized Base Rent Represented by Expiring Leases
2023	1,600,000	7 %	\$ 50,078,000	7 %
2024	3,288,000	14 %	93,999,000	13 %
2025	3,392,000	14 %	90,135,000	12 %
2026	2,221,000	9 %	71,066,000	10 %
2027	2,987,000	12 %	100,035,000	14 %
2028	2,549,000	11 %	74,476,000	10 %
2029	1,707,000	7 %	57,460,000	8 %
2030	985,000	4 %	29,051,000	4 %
2031	1,042,000	4 %	35,049,000	5 %
2032	2,081,000	9 %	68,078,000	9 %
Thereafter	2,090,000	9 %	57,455,000	8 %
Total	23,942,000	100 %	\$ 726,882,000	100 %

During 2022, we signed leases for a total of 2,048,000 square feet of retail space including 1,985,000 square feet of comparable space leases (leases for which there was a prior tenant) at an average rental increase of 6% on a cash basis. New leases for comparable spaces were signed for 757,000 square feet at an average rental increase of 8% on a cash basis. Renewals for comparable spaces were signed for 1,228,000 square feet at an average rental increase of 4% on a cash basis. Tenant improvements and incentives for comparable spaces were \$31.65 per square foot, of which, \$75.12 per square foot was for new leases and \$4.86 per square foot was for renewals in 2022.

During 2021, we signed leases for a total of 2,193,000 square feet of retail space including 2,093,000 square feet of comparable space leases (leases for which there was a prior tenant) at an average rental increase of 7% on a cash basis. New leases for comparable spaces were signed for 1,144,000 square feet at an average rental increase of 10% on a cash basis. Renewals for comparable spaces were signed for 949,000 square feet at an average rental increase of 3% on a cash basis. Tenant improvements and incentives for comparable spaces were \$37.57 per square foot, of which, \$65.92 per square foot was for new leases and \$3.41 per square foot was for renewals in 2021.

The rental increases associated with comparable spaces generally include all leases signed for retail space in arms-length transactions reflecting market leverage between landlords and tenants during the period. The comparison between the rent for expiring leases and new leases is determined by including contractual rent on the expiring lease, including percentage rent, and the comparable annual rent and in some instances, projections of percentage rent, to be paid on the new lease. In atypical circumstances, management may exercise judgment as to how to most effectively reflect the comparability of rents reported in the calculation. The change in rental income on comparable space leases is impacted by numerous factors including current market rates, location, individual tenant creditworthiness, use of space, market conditions when the expiring lease was signed, capital investment made in the space and the specific lease structure. Rent abatement and short term rent restructuring agreements that are a result of COVID-19 impacts are not included in this calculation. Tenant improvements and incentives include the total dollars committed for the improvement (fit out) of a space as it relates to a specific lease. Incentives include amounts paid to tenants as an inducement to sign a lease that do not represent building improvements. Costs related to tenant improvements require judgement by management in determining what are costs specific to the tenant and not deferred maintenance on the space.

Historically, we have executed comparable space leases for 1.4 to 2.0 million square feet of retail space each year and expect the volume for 2023 will be in line with these historical averages. Although we expect overall positive increases in annual rent for comparable spaces, changes in annual rent for any individual lease or combinations of individual leases reported in any particular period may be positive or negative and we can provide no assurance that the annual rents on comparable space leases will continue to increase at historical levels, if at all.

The leases signed in 2022 generally become effective over the following two years though some may not become effective until 2025 and beyond. Further, there is risk that some new tenants will not ultimately take possession of their space and that tenants for both new and renewal leases may not pay all of their contractual rent due to operating, financing or other matters. However,

our historical increases in rental rates do provide information about the tenant/landlord relationship and the potential increase we may achieve in rental income over time.

Retail and Residential Properties

The following table sets forth information concerning all real estate projects in which we owned an equity interest, had a leasehold interest, or otherwise controlled and are consolidated as of December 31, 2022. Except as otherwise noted, we are the sole owner of our real estate projects. Principal tenants are the largest tenants in the project based on square feet leased or are tenants important to a project's success due to their ability to attract retail customers.

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Arizona						
Camelback Colonnade Phoenix, AZ 85016(4)	1977, 2019	2021	642,000	\$18.14	89%	Fry's Food & Drug Floor & Décor Marshalls Nordstrom Last Chance Best Buy
Chandler Festival Chandler, AZ 85224(5)(6)	2000	2022	355,000	\$17.24	95%	Ross Dress for Less Nordstrom Rack TJ Maxx Ulta
Chandler Gateway Chandler, AZ 85226(5)(6)	2001	2022	262,000	\$11.10	100%	Walmart Hobby Lobby Petco
Hilton Village Scottsdale, AZ 85250(4)(7)	1982, 1989	2021/2022	305,000	33.87	90%	CVS Houston's
California						
Azalea South Gate, CA 90280(4)(6)	2014	2017	223,000	\$28.48	100%	Marshalls Ross Dress for Less Ulta Michaels
Bell Gardens Bell Gardens, CA 90201(4)(6)(7)	1990, 2003, 2006	2017/2018	330,000	\$23.58	98%	Food 4 Less Marshalls Ross Dress for Less Bob's Discount Furniture
Colorado Blvd Pasadena, CA 91103(7)	1905-1988	1998	42,000	\$60.04	100%	Banana Republic True Food Kitchen
Crow Canyon Commons San Ramon, CA 94583	1980, 1998, 2006	2005/2007	243,000	\$29.55	100%	Sprouts Total Wine & More Rite Aid Alamo Ace Hardware
East Bay Bridge Emeryville & Oakland, CA 94608	1994-2001, 2011, 2012	2012	440,000	\$19.71	100%	Pak-N-Save Home Depot Target Nordstrom Rack
Escondido Promenade Escondido, CA 92029(8)	1987	1996/2010	231,000	\$29.37	99%	TJ Maxx Dick's Sporting Goods Ross Dress For Less Bob's Discount Furniture
Fourth Street Berkeley, CA 94710(4)	1948, 1975	2017	71,000	\$32.59	81%	CB2 Ingram Book Group Bellwether Coffee
Freedom Plaza Los Angeles, CA 90002(4)(7)	2020	2018	114,000	\$30.71	97%	Smart & Final Nike Blink Fitness Ross Dress For Less
Grossmont Center La Mesa, CA 91942(4)	1961, 1963, 1982-1983, 2002	2021	932,000	\$14.17	98%	Target Walmart Macy's CVS
Hastings Ranch Plaza Pasadena, CA 91107(7)	1958, 1984, 2006, 2007	2017	273,000	\$8.59	100%	Marshalls HomeGoods CVS Sears
Hollywood Blvd Hollywood, CA 90028	1929, 1991	1999	181,000	\$36.55	86%	Target Marshalls L.A. Fitness
Kings Court Los Gatos, CA 95032(7)(9)	1960	1998	81,000	\$42.31	100%	Lunardi's CVS
La Alameda Walnut Park, CA 90255(5)(6)(7)	2008	2017	245,000	\$27.08	95%	Marshalls Ross Dress For Less CVS Petco
Old Town Center Los Gatos, CA 95030	1962, 1998	1997	98,000	\$42.99	95%	Anthropologie Sephora Teleferic Barcelona

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Olivo at Mission Hills Mission Hills, CA 91345(4)	2018	2017	155,000	\$33.26	100%	Target 24 Hour Fitness Ross Dress for Less
Plaza Del Sol South El Monte, CA 91733(4)	2009	2017	48,000	\$24.22	96%	Marshalls
Plaza El Segundo / The Point El Segundo, CA 90245 (6)	2006-2007, 2016	2011/2013	501,000	\$48.03	85%	Whole Foods Nordstrom Rack HomeGoods Dick's Sporting Goods Multiple Restaurants
San Antonio Center Mountain View, CA 94040(7)(9)	1958, 1964-1965, 1974-1975, 1995-1997	2015/2019	213,000	\$16.70	99%	Trader Joe's Walmart 24 Hour Fitness
Santana Row San Jose, CA 95128(7)(11)	2002, 2009, 2016, 2020	1997	1,206,000	\$56.56	99%	Crate & Barrel Container Store H&M Best Buy Splunk Net App Multiple Restaurants
Santana Row Residential San Jose, CA 95128	2003-2006, 2011, 2014	1997/2012	662 units	N/A	96%	
Sylmar Towne Center Sylmar, CA 91342(4)	1973	2017	148,000	\$17.57	93%	Food 4 Less CVS
Third Street Promenade Santa Monica, CA 90401	1888-2000	1996-2000	207,000	\$72.02	74%	adidas Madewell Patagonia Multiple Restaurants
Westgate Center San Jose, CA 95129	1960-1966	2004	648,000	\$19.68	91%	Target Nordstrom Rack Nike Factory TJ Maxx
<u>Connecticut</u>						
Bristol Plaza Bristol, CT 06010	1959	1995	264,000	\$14.24	82%	Stop & Shop TJ Maxx Burlington
Darien Commons Darien, CT 06820	1920-2009	2013/2018	59,000	\$42.94	89%	Equinox Walgreens
Darien Commons Residential Darien, CT 06820	2022	2013/2018	59 units	N/A	75%	
Greenwich Avenue Greenwich Avenue, CT 06830	1968	1995	35,000	\$96.19	100%	Saks Fifth Avenue
<u>District of Columbia</u>						
Friendship Center Washington, DC 20015	1998	2001	78,000	\$33.73	100%	Marshalls DSW Maggiano's
<u>Florida</u>						
CocoWalk Coconut Grove, FL 33133(4)(12)	1990/1994, 1922-1973, 2018-2021	2015-2017	273,000	\$45.17	100%	Cinepolis Theaters Youfit Health Club Multiple Restaurants
Del Mar Village Boca Raton, FL 33433	1982, 1994 & 2007	2008/2014	187,000	\$23.44	97%	Winn Dixie CVS L.A. Fitness
The Shops at Pembroke Gardens Pembroke Pines, FL 33027	2007	2022	391,000	\$30.66	92%	DSW Old Navy Nike Factory Barnes & Noble
Tower Shops Davie, FL 33324	1989, 2017	2011/2014	430,000	\$27.06	100%	Trader Joe's TJ Maxx Ross Dress for Less Best Buy Ulta
<u>Illinois</u>						
Crossroads Highland Park, IL 60035	1959	1993	168,000	\$23.48	91%	L.A. Fitness Ulta Binny's Ferguson's Bath, Kitchen, & Lighting Gallery
Finley Square Downers Grove, IL 60515	1974	1995	281,000	\$17.13	92%	Bed, Bath & Beyond Buy Buy Baby Michaels Portillo's

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Garden Market Western Springs, IL 60558	1958	1994	139,000	\$13.92	96%	Mariano's Fresh Market Walgreens
Riverpoint Center Chicago, IL 60614	1989, 2012	2017	211,000	\$21.21	93%	Jewel Osco Marshalls Old Navy
Maryland						
Bethesda Row Bethesda, MD 20814(7)	1945-1991 2001, 2008	1993-2006/ 2008/2010	529,000	\$56.39	95%	Giant Food Apple Equinox Anthropologie Multiple Restaurants
Bethesda Row Residential Bethesda, MD 20814	2008	1993	180 units	N/A	96%	
Congressional Plaza Rockville, MD 20852(4)	1965	1965	324,000	\$41.60	91%	The Fresh Market Buy Buy Baby Ulta Barnes & Noble Container Store
Congressional Plaza Residential Rockville, MD 20852(4)	2003, 2016	1965	194 units	N/A	98%	
Courthouse Center Rockville, MD 20852	1975	1997	38,000	\$25.61	69%	
Federal Plaza Rockville, MD 20852	1970	1989	249,000	\$38.25	93%	Trader Joe's TJ Maxx Micro Center Ross Dress for Less
Gaithersburg Square Gaithersburg, MD 20878	1966	1993	208,000	\$31.11	95%	Marshalls Ross Dress For Less Ashley Furniture HomeStore CVS
Governor Plaza Glen Burnie, MD 21961	1963	1985	243,000	\$20.44	99%	Aldi Dick's Sporting Goods Ross Dress for Less Petco
Laurel Laurel, MD 20707	1956	1986	364,000	\$23.71	99%	Giant Food Marshalls L.A. Fitness HomeGoods
Montrose Crossing Rockville, MD 20852	1960-1979, 1996, 2011	2011/2013	368,000	\$33.72	100%	Giant Food Marshalls Home Depot Design Center Old Navy Burlington
Perring Plaza Baltimore, MD 21134	1963	1985	398,000	\$19.04	71%	Shoppers Food Warehouse Home Depot Micro Center
Pike & Rose North Bethesda, MD 20852(11)	1963, 2014, 2018, 2020	1982/2007/ 2012	667,000	\$42.68	100%	Porsche Uniqlo REI H&M L.L. Bean Multiple Restaurants
Pike & Rose Residential North Bethesda, MD 20852	2014, 2016, 2018	1982/2007	765 units	N/A	97%	
Plaza Del Mercado Silver Spring, MD 20906	1969	2004	116,000	\$33.15	96%	Aldi CVS L.A. Fitness
Quince Orchard Gaithersburg, MD 20877(7)	1975	1993	270,000	\$26.14	84%	Aldi HomeGoods L.A. Fitness Staples
THE AVENUE at White Marsh Baltimore, MD 21236(9)	1997	2007	315,000	\$27.59	88%	AMC Ulta Old Navy Nike
The Shoppes at Nottingham Square Baltimore, MD 21236	2005-2006	2007	33,000	\$51.91	100%	
White Marsh Other Baltimore, MD 21236	1985	2007	56,000	\$33.44	87%	
White Marsh Plaza Baltimore, MD 21236	1987	2007	80,000	\$23.62	100%	Giant Food

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Wildwood Bethesda, MD 20814	1958	1969	88,000	\$103.94	100%	Balducci's CVS Multiple Restaurants
Massachusetts						
Assembly Row/ Assembly Square Marketplace Somerville, MA 02145(11)	2005, 2014, 2018, 2021	2005-2011/ 2013	1,178,000	\$35.30	99%	Trader Joe's TJ Maxx AMC Nike PUMA Multiple Restaurants
Assembly Row Residential Somerville, MA 02145	2018, 2021	2005-2011	947 units	N/A	94%	
Campus Plaza Bridgewater, MA 02324	1970	2004	114,000	\$16.83	85%	Roche Bros. Burlington
Chelsea Commons Chelsea, MA 02150(6)	1962,1969, 2008	2006-2008	222,000	\$12.94	100%	Home Depot Planet Fitness CVS
Dedham Plaza Dedham, MA 02026	1959	1993/2016/ 2019	249,000	\$18.14	92%	Star Market Planet Fitness
Linden Square Wellesley, MA 02481	1960, 2008	2006	224,000 7 units	\$50.56 N/A	97% 100%	Roche Bros. CVS
North Dartmouth North Dartmouth, MA 02747	2004	2006	48,000	\$17.22	100%	Stop & Shop
Queen Anne Plaza Norwell, MA 02061	1967	1994	149,000	\$20.42	99%	Big Y Foods TJ Maxx HomeGoods
Michigan						
Gratiot Plaza Roseville, MI 48066	1964	1973	215,000	\$12.82	100%	Kroger Bed, Bath & Beyond Best Buy DSW
New Jersey						
Brick Plaza Brick Township, NJ 08723(7)	1958	1989	407,000	\$21.85	95%	Trader Joe's AMC HomeGoods Ulta Burlington
Brook 35 Sea Grit, NJ 08750(4)(6)(9)	1986, 2004	2014	98,000	\$41.89	92%	Banana Republic Gap Williams-Sonoma
Ellisburg Cherry Hill, NJ 08034	1959	1992	260,000	\$18.20	99%	Whole Foods Buy Buy Baby RH Outlet
Hoboken Hoboken, NJ 07030(4)(6)(13)	1887-2006	2019/2020/ 2022	171,000 129 units	\$57.04 N/A	98% 100%	CVS New York Sports Club Sephora Multiple Restaurants
Mercer Mall Lawrenceville, NJ 08648(7)	1975	2003/2017	551,000	\$26.68	89%	Shop Rite Nike Ross Dress for Less Nordstrom Rack REI Tesla
The Grove at Shrewsbury Shrewsbury, NJ 07702(4)(6)(9)	1988, 1993 & 2007	2014	193,000	\$49.05	100%	Lululemon Anthropologie Pottery Barn Williams-Sonoma
Troy Hills Parsippany-Troy, NJ 07054	1966	1980	211,000	\$23.02	99%	Target L.A. Fitness Michaels
New York						
Fresh Meadows Queens, NY 11365	1949	1997	408,000	\$39.23	96%	Island of Gold AMC Kohl's Michaels
Georgetowne Shopping Center Brooklyn, NY 11234	1969, 2006, 2015	2019	147,000	\$41.49	87%	Foodway Five Below IHOP
Greenlawn Plaza Greenlawn, NY 11743	1975, 2004	2006	103,000	\$19.80	92%	Greenlawn Farms Tuesday Morning Planet Fitness

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Hauppauge Hauppauge, NY 11788	1963	1998	134,000	\$33.63	86%	Shop Rite
Huntington Huntington, NY 11746	1962	1988/2007/ 2015	116,000	\$26.85	90%	Petsmart Michaels Ulta
Huntington Square East Northport, NY 11731(7)	1980, 2007	2010	75,000	\$30.76	91%	Barnes & Noble
Melville Mall Huntington, NY 11747(7)	1974	2006	253,000	\$29.75	100%	Uncle Giuseppe's Marketplace Marshalls Dick's Sporting Goods Macy's Backstage Public Lands
<u>Pennsylvania</u>						
Andorra Philadelphia, PA 19128	1953	1988	270,000	\$14.82	88%	Acme Markets TJ Maxx Kohl's L.A. Fitness Five Below
Bala Cynwyd Bala Cynwyd, PA 19004	1955	1993	174,000	\$37.51	94%	Acme Markets Michaels L.A. Fitness
Bala Cynwyd Residential Bala Cynwyd, PA 19004	2020	1993	87 units	N/A	99%	
Flourtown Flourtown, PA 19031	1957	1980	156,000	\$22.58	96%	Giant Food Movie Tavern
Lancaster Lancaster, PA 17601(7)	1958	1980	126,000	\$19.01	99%	Giant Food AutoZone
Langhorne Square Levittown, PA 19056	1966	1985	223,000	\$18.68	100%	Redner's Warehouse Markets Marshalls Planet Fitness
Lawrence Park Broomall, PA 19008	1972	1980/2017	356,000	\$23.57	97%	Acme Markets TJ Maxx HomeGoods Barnes & Noble Lankenau Medical Center
Northeast Philadelphia, PA 19114	1959	1983	214,000	\$21.57	80%	Marshalls Ulta Skechers Crunch Fitness
Town Center of New Britain New Britain, PA 18901	1969	2006	124,000	\$10.08	93%	Giant Food Rite Aid Dollar Tree
Willow Grove Willow Grove, PA 19090	1953	1984	105,000	\$22.37	98%	Marshalls Five Below
Wynnewood Wynnewood, PA 19096	1948	1996	248,000 9 units	\$29.27 N/A	97% 100%	Giant Food Old Navy DSW
<u>Virginia</u>						
29th Place Charlottesville, VA 22091	1975-2001	2007	169,000	\$20.35	100%	Lidl HomeGoods DSW Staples
Barcroft Plaza Falls Church, VA 22041	1963, 1972, 1990, & 2000	2006/2007/ 2016	113,000	\$28.80	98%	Harris Teeter
Barracks Road Charlottesville, VA 22905	1958	1985	497,000	\$27.77	96%	Harris Teeter Kroger Anthropologie Bed, Bath & Beyond Old Navy Ulta
Birch & Broad Falls Church, VA 22046	1960/1962	1967/1972	144,000	\$37.94	99%	Giant Food CVS Staples
Chesterbrook McLean, VA 22101(4)	1967	2021	90,000	\$26.67	76%	Safeway Starbucks
Fairfax Junction Fairfax, VA 22030(9)	1981, 1986, 2000	2019/2020	124,000	\$24.92	91%	Aldi CVS Planet Fitness
Graham Park Plaza Falls Church, VA 22042	1971	1983	132,000	\$40.71	90%	Giant Food

Property, City, State, Zip Code	Year Completed	Year Acquired	Square Feet(1) / Apartment Units	Average Base Rent Per Square Foot(2)	Percentage Leased(3)	Principal Tenant(s)
Idylwood Plaza Falls Church, VA 22030	1991	1994	73,000	\$48.07	88%	Whole Foods
Kingstowne Towne Center Kingstowne, VA 22315	1996, 2001, 2006	2022	410,000	\$26.99	98%	Giant Food Safeway TJ Maxx HomeGoods Five Below Ross Dress for Less
Mount Vernon/South Valley/ 7770 Richmond Hwy Alexandria, VA 22306(9)	1966, 1972,1987 & 2001	2003/2006	565,000	\$19.90	97%	Shoppers Food Warehouse TJ Maxx Home Depot Old Navy PetSmart
Old Keene Mill Springfield, VA 22152	1968	1976	91,000	\$39.41	95%	Whole Foods Walgreens Planet Fitness
Pan Am Fairfax, VA 22031	1979	1993	228,000	\$25.71	95%	Safeway Micro Center CVS Michaels
Pike 7 Plaza Vienna, VA 22180	1968	1997/2015	172,000	\$49.74	100%	TJ Maxx DSW Ulta
Tower Shopping Center Springfield, VA 22150	1960	1998	111,000	\$27.55	87%	L.A. Mart Talbots Total Wine & More
Twinbrooke Shopping Centre Fairfax, VA 22032	1977	2021	101,000	\$26.40	92%	Safeway Walgreens
Tyson's Station Falls Church, VA 22043	1954	1978	48,000	\$49.47	91%	Trader Joe's
Village at Shirlington Arlington, VA 22206(7)	1940, 2006-2009	1995	266,000	\$40.07	85%	Harris Teeter CVS AMC Carlyle Grand Café
Westpost (formerly known as Pentagon Row) Arlington, VA 22202	2001-2002	1998/2010	297,000	\$33.49	99%	Harris Teeter Target TJ Maxx DSW Ulta
Willow Lawn Richmond, VA 23230	1957	1983	463,000	\$21.85	96%	Kroger Old Navy Ross Dress For Less Gold's Gym Dick's Sporting Goods
Total — Commercial (10)			25,810,000	\$30.36	94%	
Total — Residential			3,039 units		96%	

- (1) Represents the GLA of the commercial portion of the property. Some of our properties include office space which is included in this square footage.
- (2) Average base rent per square foot is calculated as the aggregate, annualized in-place contractual (defined as cash basis excluding rent abatements) minimum rent for all occupied spaces divided by the aggregate GLA of all occupied spaces. Average base rent is for commercial spaces only.
- (3) Percentage leased is expressed as a percentage of rentable commercial square feet occupied or subject to a lease. Residential percentage leased is expressed as a percentage of units occupied or subject to a lease.
- (4) We own the controlling interest in this property.
- (5) We own a noncontrolling interest in this property.
- (6) All or a portion of this property is encumbered by a mortgage loan.
- (7) All or a portion of this property is owned pursuant to a ground lease.
- (8) We own a 77.7% TIC interest in this property. GLA disclosed represents our 77.7% share. See Note 3 to the consolidated financial statements for additional information.
- (9) We own all or a portion of this property 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.
- (10) Aggregate information is calculated on a GLA weighted-average basis, excluding Chandler Festival, Chandler Gateway, and La Alameda,, which are all unconsolidated properties at December 31, 2022.
- (11) Portion of property is currently under development. See further discussion in Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations.
- (12) This property includes interests in four nearby buildings.
- (13) This property includes 40 buildings primarily along Washington Street and 14th Street in Hoboken, New Jersey.

ITEM 3. LEGAL PROCEEDINGS

We are involved from time-to-time in various legal and regulatory proceedings that arise in the ordinary course of our business, including, but not limited to, commercial disputes, environmental matters, and litigation in connection with transactions such as acquisitions and divestitures. We believe that our current proceedings will not have a material adverse effect on our financial condition, liquidity or results of operations. See Note 7 to the Consolidated Financial Statements for further discussions.

ITEM 4. MINE SAFETY DISCLOSURES

Not applicable.

PART II

ITEM 5. MARKET FOR OUR COMMON EQUITY AND RELATED SHAREHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES

Our common shares trade on the New York Stock Exchange under the symbol “FRT.” Listed below are the high and low sales prices of our common shares as reported on the New York Stock Exchange and the dividends declared for each of the periods indicated.

	Price Per Share		Dividends Declared Per Share
	High	Low	
2022			
Fourth quarter	\$ 112.34	\$ 87.79	\$ 1.080
Third quarter	\$ 113.61	\$ 86.43	\$ 1.080
Second quarter	\$ 128.13	\$ 92.02	\$ 1.070
First quarter	\$ 140.51	\$ 113.10	\$ 1.070
2021			
Fourth quarter	\$ 138.40	\$ 117.48	\$ 1.070
Third quarter	\$ 123.43	\$ 111.21	\$ 1.070
Second quarter	\$ 125.00	\$ 101.45	\$ 1.060
First quarter	\$ 110.66	\$ 81.85	\$ 1.060

On February 3, 2023, there were 2,157 holders of record of our common shares.

Our ongoing operations generally will not be subject to federal income taxes as long as we maintain our REIT status and distribute to shareholders at least 100% of our taxable income. Under the Code, REITs are subject to numerous organizational and operational requirements, including the requirement to generally distribute at least 90% of taxable income.

Future distributions will be at the discretion of our Board of Trustees and will depend on our actual net income available for common shareholders, financial condition, capital requirements, the annual distribution requirements under the REIT provisions of the Code and such other factors as the Board of Trustees deems relevant. We have paid quarterly dividends to our shareholders continuously since our founding in 1962 and have increased our regular annual dividend rate for 55 consecutive years.

Our total annual dividends paid per common share for 2022 and 2021 were \$4.29 per share and \$4.25 per share, respectively. The annual dividend amounts are different from dividends as calculated for federal income tax purposes. Distributions to the extent of our current and accumulated earnings and profits for federal income tax purposes generally will be taxable to a shareholder as ordinary dividend income. Distributions in excess of current and accumulated earnings and profits will be treated as a nontaxable reduction of the shareholder’s basis in such shareholder’s shares, to the extent thereof, and thereafter as taxable capital gain. Distributions that are treated as a reduction of the shareholder’s basis in its shares will have the effect of increasing the amount of gain, or reducing the amount of loss, recognized upon the sale of the shareholder’s shares. No assurances can be given regarding what portion, if any, of distributions in 2023 or subsequent years will constitute a return of capital for federal income tax purposes. During a year in which a REIT earns a net long-term capital gain, the REIT can elect under Section 857(b)(3) of the Code to designate a portion of dividends paid to shareholders as capital gain dividends. If this election is made, then the capital gain dividends are generally taxable to the shareholder as long-term capital gains.

The following table reflects the income tax status of distributions per share paid to common shareholders:

	Year Ended December 31,	
	2022	2021
Ordinary dividend	\$ 3.518	\$ 3.358
Capital gain	0.772	0.680
Return of capital	—	0.212
	\$ 4.290	\$ 4.250

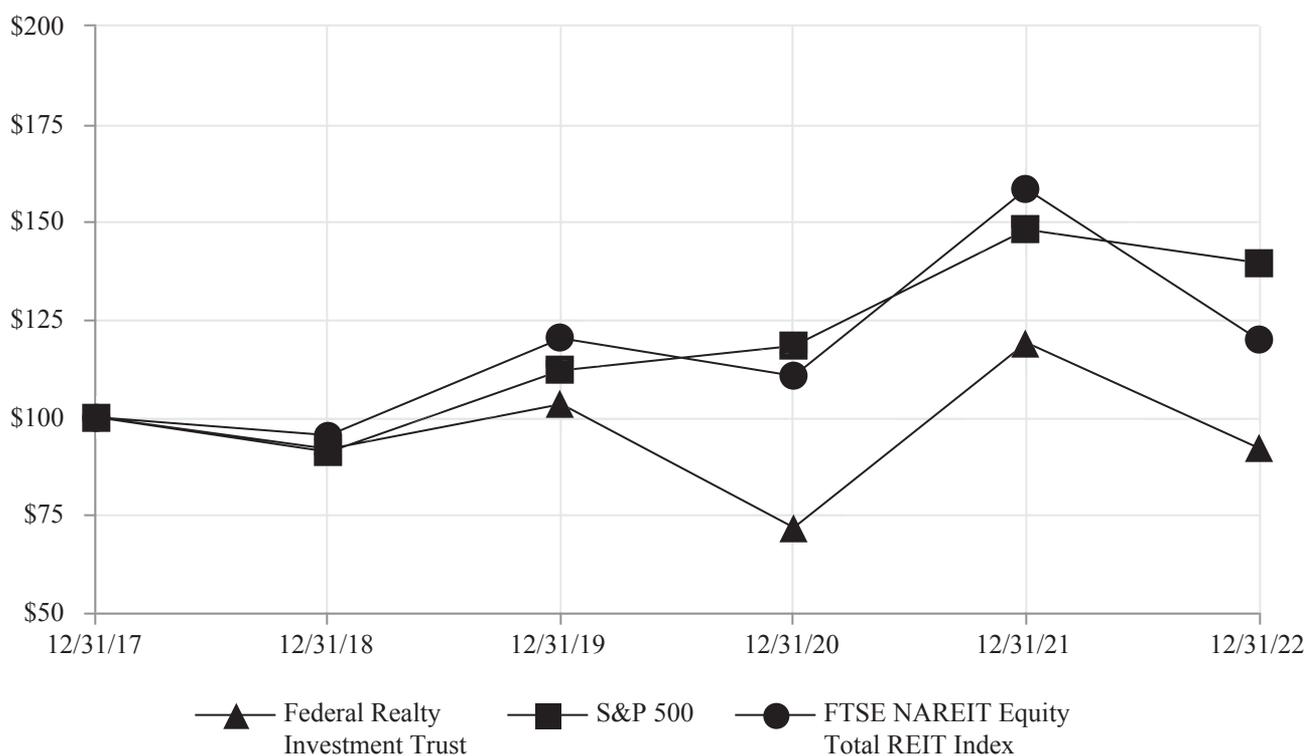
Distributions on our 5.417% Series 1 Cumulative Convertible Preferred Shares were paid at the rate of \$1.354 per share per annum commencing on the issuance date of March 8, 2007. Distributions on our 5.0% Series C Cumulative Redeemable

Preferred Shares were paid at the rate of \$1.250 per depositary share per annum, commencing on the issuance date of September 29, 2017. We do not believe that the preferential rights available to the holders of interest in our preferred shares or the financial covenants contained in our debt agreements had or will have an adverse effect on our ability to pay dividends in the normal course of business to our common shareholders or to distribute amounts necessary to maintain our qualification as a REIT.

Total Stockholder Return Performance

The following performance graph compares the cumulative total shareholder return on Federal Realty's common shares with the S&P 500 Index and the index of equity real estate investment trusts prepared by the National Association of Real Estate Investment Trusts ("NAREIT") for the five fiscal years commencing December 31, 2017, and ending December 31, 2022, assuming an investment of \$100 and the reinvestment of all dividends into additional common shares during the holding period. Equity real estate investment trusts are defined as those that derive more than 75% of their income from equity investments in real estate assets. The FTSE NAREIT Equity REIT Total Return Index includes all tax qualified real estate investment trusts listed on the NYSE, NYSE MKT, or the NASDAQ National Market. Stock performance for the past five years is not necessarily indicative of future results.

COMPARISON OF 5-YEAR CUMULATIVE TOTAL RETURN



Recent Sales of Unregistered Shares

Under the terms of various operating partnership agreements of certain of our affiliated limited partnerships, the interest of limited partners in those limited partnerships may be redeemed, subject to certain conditions, for cash or an equivalent number of our common shares, at our option. During the three months ended December 31, 2022, we did not issue any common shares in connection with the redemption of downREIT operating partnership units. Any equity securities sold by us during 2022 that were not registered have been previously reported in a Quarterly Report on Form 10-Q.

Purchases of Equity Securities by the Issuer and Affiliated Purchasers

During 2022, 5,871 restricted common shares were forfeited by former employees.

From time to time, we could be deemed to have repurchased shares as a result of shares withheld for tax purposes upon a stock compensation related vesting event.

ITEM 6. RESERVED

None.

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

This section generally discusses 2022 and 2021 items and year-to-year comparisons between 2022 and 2021. Discussions of 2020 items and year-to-year comparisons between 2021 and 2020 that are not included in this Form 10-K can be found in "Management's Discussion and Analysis of Financial Condition and Results of Operations" in Part II, Item 7 of our Annual Report on Form 10-K for the fiscal year ended December 31, 2021 filed with the Securities and Exchange Commission on February 10, 2022.

Forward-Looking Statements

Certain statements in this section or elsewhere in this report may be deemed "forward-looking statements". See "Item 1A. Risk Factors" in this report for important information regarding these forward-looking statements and certain risk and uncertainties that may affect us. The following discussion should be read in conjunction with the consolidated financial statements and notes thereto appearing in "Item 8. Financial Statements and Supplementary Data" of this report.

Overview

Federal Realty Investment Trust (the "Parent Company" or the "Trust") is an equity real estate investment trust ("REIT"). Federal Realty OP LP (the "Operating Partnership") is the entity through which the Trust conducts substantially all of its operations and owns substantially all of its assets. The Trust owns 100% of the limited liability company interest of, is sole member of, and exercises exclusive control over Federal Realty GP LLC (the "General Partner"), which in turn, is the sole general partner of the Operating Partnership. Unless stated otherwise or the context otherwise requires, "we," "our," and "us" means the Trust and its business and operations conducted through its directly and indirectly owned subsidiaries, including the Operating Partnership. The Parent Company specializes in the ownership, management, and redevelopment of high quality retail and mixed-use properties located primarily in communities where we believe demand exceeds supply, in strategically selected metropolitan markets in the Northeast and Mid-Atlantic regions of the United States, California, and South Florida. As of December 31, 2022, we owned or had a majority interest in community and neighborhood shopping centers and mixed-use properties which are operated as 103 predominantly retail real estate projects comprising approximately 25.8 million square feet. In total, the real estate projects were 94.5% leased and 92.8% occupied at December 31, 2022. We have paid quarterly dividends to our shareholders continuously since our founding in 1962 and have increased our dividends per common share for 55 consecutive years.

Impacts of COVID-19 Pandemic and General Economic Conditions

Given the ongoing workforce shortages, global supply chain bottlenecks and shortages, and high inflation, we continue to monitor and address risks related to the COVID-19 pandemic and the general state of the economy. While improving, our cash flow and results of operations in the year ended December 31, 2022 continued to be negatively impacted largely due to vacancy levels remaining above historical levels. Although virtually all of our leases required the tenants to pay rent even while they were not operating, we entered into numerous agreements to abate, defer, and/or restructure tenant rent payments for varying periods of time, all with the objective of collecting as much cash as reasonably possible and maintaining occupancy to the maximum extent. We believe those actions positioned many of our tenants to be able to return to payment of contractual rent as soon as possible after the initial impacts from the pandemic started to subside.

During 2022, we have continued to see improvements in overall cash collections from tenants with collection rates nearing pre-pandemic levels. We have also taken multiple steps over the past two years to strengthen our financial position, maximize liquidity, and to provide maximum flexibility during these uncertain times, including maintaining levels of cash in excess of the cash balances we have historically maintained. On October 5, 2022, we amended our revolving credit facility increasing the borrowing capacity from \$1.0 billion to \$1.25 billion and extending the maturity date to April 5, 2027, plus two six-month extensions at our option. Additionally, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.75 billion. We also amended our unsecured term loan borrowing an additional \$300.0 million. As of December 31, 2022, there is no outstanding balance on our \$1.25 billion revolving credit facility, and we have cash and cash equivalents of \$85.6 million.

Additional discussion of the impact of current economic conditions and the COVID-19 pandemic on our results and long-term operations can be found throughout Item 7 and Item 1A. Risk Factors.

Corporate Responsibility

We actively endeavor to operate and develop our properties in a sustainable, responsible, and effective manner with the objective being to drive long-term growth and aid in value creation for our shareholders, tenants, employees, and local communities. We have aligned our program and efforts with the United Nations Sustainable Development Goals, as described in our ESG Policy and our 2021 Corporate Responsibility Report, which are provided only for informational purposes on our website and not incorporated by reference herein.

Our development activities have been heavily focused on owning, developing and operating properties that are certified under the U.S. Green Building Council's® ("USGBC") Leadership in Energy and Environmental Design™ (LEED®) rating system which serves as a third-party verification that a building or community was designed and built to mitigate its environmental footprint. We currently have 19 LEED certified buildings and our Pike & Rose project has achieved LEED for Neighborhood Development Stage 3 Gold certification. The COVID-19 pandemic has also increased our focus on owning, developing and operating healthier buildings. To that end, our new corporate headquarters space at our 909 Rose Avenue building has earned a Fitwel certification developed by the U.S. Centers for Disease Control and Prevention (CDC) together with the General Services Administration (GSA). This certification assesses a building's impact on seven distinct categories related to overall health and well-being.

We are also committed to implementing sustainable business practices at our operating properties that focus on energy efficiency, water conservation and waste minimization and have established greenhouse gas (GHG) emissions reduction targets in accordance with the Science-Based Targets initiative as well as energy reduction targets. To achieve these targets, we are actively addressing energy efficiency projects on site such as upgrading to LED lighting, procuring green energy, reducing electric consumption, and increasing our onsite solar generation capacity. We have installed on-site solar systems at 25 of our properties with a capacity of 14 MW with more projects actively in progress. We also installed electric vehicle car charging stations in numerous properties throughout our portfolio. We currently have over 300 charging stations in operation with more under construction.

We also understand that we face risks presented by climate change and are working to evaluate our risk exposure. In our 2021 Sustainability report, we provided a disclosure pursuant to the Task Force on Climate Related Financial Disclosure and we intend to provide that disclosure annually.

We are also highly committed to our employees and fostering a work environment that promotes growth, development and personal well-being. Our four core values are accountability, excellence, innovation and integrity and we seek to attract and retain talented professionals who embrace those values. All of our efforts with respect to corporate responsibility are overseen by our Board of Trustees.

Critical Accounting Policies and Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, referred to as "GAAP", requires management to make estimates and assumptions that in certain circumstances affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, and revenues and expenses. These estimates are prepared using management's best judgment, after considering past and current events and economic conditions. In addition, information relied upon by management in preparing such estimates includes internally generated financial and operating information, external market information, when available, and when necessary, information obtained from consultations with third party experts. Actual results could differ from these estimates. A discussion of possible risks which may affect these estimates is included in "Item 1A. Risk Factors" of this report. Management considers an accounting estimate to be critical if changes in the estimate could have a material impact on our consolidated results of operations or financial condition.

Our significant accounting policies are more fully described in Note 2 to the consolidated financial statements; however, the most critical accounting policies, which are most important to the portrayal of our financial condition and results of operations, and involve the use of complex estimates and significant assumptions as to future uncertainties and, therefore, may result in actual amounts that differ from estimates, are as follows:

Collectibility of Lease Income

Our leases with our tenants are classified as operating leases. When collection of substantially all lease payments during the lease term is considered probable, the lease qualifies for accrual accounting. When collection of substantially all lease payments during the lease term is not considered probable, total lease revenue is limited to the lesser of revenue recognized under accrual accounting or cash received. Determining the probability of collection of substantially all lease payments during a lease term requires significant judgment. This determination is impacted by numerous factors including our assessment of the tenant's credit worthiness, economic conditions, tenant sales productivity in that location, historical experience with the tenant and tenants operating in the same industry, future prospects for the tenant and the industry in which it operates, and the length of the lease term. If leases currently classified as probable are subsequently reclassified as not probable, any outstanding lease receivables (including straight-line rent receivables) would be written-off with a corresponding decrease in rental income. For example, in the event that our collectibility determinations were not accurate and we were required to write off additional receivables equaling 1% of rental income, our rental income and net income would decrease by \$10.7 million. If leases currently classified as not probable are subsequently changed to probable, any lease receivables (including straight-line rent receivables) are re-instated with a corresponding increase to rental income.

Our collection of rents has continued to improve, including collecting rents related to prior periods. As a result, our collectibility related adjustments for the year ended December 31, 2022 resulted in an increase to rental income of \$4.1 million, as compared to a \$24.0 million decrease to rental income during the year ended December 31, 2021, which reflected lower levels of cash collections and elevated levels of rent abatements and disputes directly related to COVID-19. As of December 31, 2022 and 2021, the revenue from approximately 31% and 34% of our tenants (based on total commercial leases), respectively, is being recognized on a cash basis. As of December 31, 2022 and 2021, our straight-line rent receivables balance was \$126.6 million and \$110.7 million, respectively, and is included in "accounts and notes receivable, net" on our consolidated balance sheet.

As of December 31, 2022, we executed rent deferral agreements related to the COVID-19 pandemic representing approximately \$48 million of rent. We have subsequently collected approximately \$35 million of those amounts previously deferred.

Other revenue recognition policies

When we enter into a transaction to sell a property or a portion of a property, we evaluate the recognition of the sale under ASC 610-20, "Other Income - Gains and Losses from the Derecognition of Nonfinancial Assets." In accordance with ASC 610-20, we apply the guidance in ASC 606, "Revenue from Contracts with Customers," to determine whether and when control transfers and how to measure the associated gain or loss. We determine the transaction price based on the consideration we expect to receive. Variable consideration is included in the transaction price to the extent it is probable that a significant reversal of a gain recognized will not occur. We analyze the risk of a significant gain reversal and if necessary limit the amount of variable consideration recognized in order to mitigate this risk. The estimation of variable consideration requires us to make assumptions and apply significant judgment. The existence and amount of variable consideration can vary significantly among transactions. Historically, our property sales have had variable consideration of less than 1% of total expected consideration; however, we had one transaction in 2019 where the variable consideration was approximately \$45.5 million.

Real Estate Acquisitions

Upon acquisition of operating real estate properties, we estimate the fair value of assets and liabilities acquired including land, building, improvements, leasing costs, intangibles such as acquired leases, assumed debt, and current assets and liabilities, if any. Based on these estimates, we allocate the purchase price to the applicable assets and liabilities. We utilize methods similar to those used by independent appraisers in estimating the fair value of acquired assets and liabilities. The value allocated to acquired leases is amortized over the related lease term and reflected as rental income in the statement of operations. We consider qualitative and quantitative factors in evaluating the likelihood of a tenant exercising a below market renewal option and include such renewal options in the calculation of in-place lease value when we consider these to be bargain renewal options. If the value of below market lease intangibles includes renewal option periods, we include such renewal periods in the amortization period utilized. If a tenant vacates its space prior to contractual termination of its lease, the unamortized balance of any acquired lease value is written off to rental income.

During 2022, we acquired properties included in our consolidated financial statements with a total purchase price of \$443.1 million. \$1.9 million, or less than 1% of the total purchase price was allocated to above market lease assets and \$38.7 million, or 9% was allocated to below market lease liabilities. If the amounts allocated in 2022 to below market lease liabilities and building assets were each reduced by 5% of the total purchase price, annual below market lease liability amortization increasing rental income would decrease by approximately \$2.1 million (using the weighted average life of below market liabilities at each respective acquired property) and annual depreciation expense would decrease by approximately \$0.6 million (using a depreciable life of 35 years).

Long-Lived Assets and Impairment

There are estimates and assumptions made by management in preparing the consolidated financial statements for which the actual results will be determined over long periods of time. This includes the recoverability of long-lived assets, including our properties that have been acquired or redeveloped and our investment in certain joint ventures. Management's evaluation of impairment includes review for possible indicators of impairment as well as, in certain circumstances, undiscounted and discounted cash flow analysis. Since most of our investments in real estate are wholly-owned or controlled assets which are held for use, a property with impairment indicators is first tested for impairment by comparing the undiscounted cash flows, taking into account the anticipated hold period, including residual value, to the current net book value of the property. If the undiscounted cash flows are less than the net book value, the property is written down to expected fair value.

The calculation of both discounted and undiscounted cash flows requires management to make estimates of future cash flows including revenues, operating expenses, required maintenance and development expenditures, market conditions, demand for space by tenants and rental rates over long periods. Because our properties typically have a long life, the assumptions used to estimate the future recoverability of book value requires significant management judgment. We are also required to estimate the anticipated hold period. A change in the expected holding period from a long term hold to a short term would cause a significant change in the undiscounted cash flows and could result in an impairment charge. Actual results could be significantly different from the estimates. These estimates have a direct impact on net income, because recording an impairment charge results in a negative adjustment to net income.

Recently Adopted and Recently Issued Accounting Pronouncements

See Note 2 to the consolidated financial statements.

2022 Acquisitions, Dispositions, and Other Transactions

During the year ended December 31, 2022, we acquired the following properties:

<u>Date Acquired</u>	<u>Property</u>	<u>City/State</u>	<u>Gross Leasable Area (GLA)</u> <u>(in square feet)</u>	<u>Gross Value</u> <u>(in millions)</u>
April 20, 2022 & July 27, 2022	Kingstowne Towne Center	Kingstowne, Virginia	410,000	\$ 200.0 (1)
July 18, 2022	Hilton Village (office building)	Scottsdale, Arizona	212,000	\$ 53.6 (2)
July 27, 2022	The Shops at Pembroke Gardens	Pembroke Pines, Florida	391,000	\$ 180.5 (3)
November 18, 2022	Hoboken (301 Washington St.)	Hoboken, New Jersey	N/A	\$ 9.0 (4)

- (1) Approximately \$11.3 million and \$0.3 million of net assets were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$20.2 million of net assets acquired were allocated to other liabilities for "below market leases."
- (2) This building is adjacent to, and will be operated as part of our Hilton Village property. The land is controlled under a long-term ground lease that expires on September 30, 2075, for which we have recorded a \$6.5 million "operating lease right of use asset" (net of a \$0.8 million above market liability) and a \$7.3 million "operating lease liability." Approximately \$8.9 million of net assets acquired were allocated to other assets for "acquired lease costs" and \$0.1 million of net assets acquired were allocated to other liabilities for "below market leases."
- (3) Approximately \$16.3 million and \$1.6 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$18.4 million of net assets acquired were allocated to other liabilities for "below market leases."
- (4) This property, that we own a 90% ownership interest in, was acquired through our Hoboken joint venture, and is in the beginning stages of redevelopment.

On October 6, 2022, we acquired a 47.5% net interest in an unconsolidated joint venture that owns two shopping centers for a combined price of \$58.9 million. On the date of acquisition, the properties had combined mortgage debt of \$76.1 million, of which, our share is approximately \$36.2 million. Approximately \$8.0 million and \$2.0 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$17.1 million of net assets acquired were allocated to other liabilities for "below market leases." Additional information on the properties is listed below:

Property	City/State	Gross Leasable Area (GLA)	Purchase Price (our share)
		(in square feet)	(in millions)
Chandler Festival	Chandler, Arizona	355,000	\$ 40.8
Chandler Gateway	Chandler, Arizona	262,000	\$ 18.1

During the year ended December 31, 2022, we sold two residential properties (one included an adjacent retail pad), one retail property, one parcel of land, and one portion of a property for sales prices totaling \$136.2 million, resulting in net gains totaling approximately \$84.1 million.

Other Transactions

On July 13, 2022, we acquired the 21.8% redeemable noncontrolling interest in the partnership that owns our Plaza El Segundo shopping center for \$23.6 million, bringing our ownership interest to 100%.

On August 25, 2022, we entered into a tenancy in common ("TIC") agreement with our partner in the partnership that owned Escondido Promenade. As a result, the Company owns a 77.7% TIC interest, and our former partner owns the remaining 22.3% interest. While the Company controlled and consolidated Escondido Promenade under the previous partnership arrangement, control is shared under the TIC agreement. The transaction is considered a transfer of our previous controlling partner interest in exchange for a non-controlling TIC interest. Accordingly, we deconsolidated the entity and recorded our TIC interest at fair value as an equity method investment. We recognized a \$70.4 million "gain on deconsolidation of VIE" on our consolidated statements of operations, which is the difference between the net carrying value of the deconsolidated entity and the fair value of our TIC interest. As of August 25, 2022, the fair value of our investment in the entity was \$110.0 million, and is included in "investment in partnerships" on our consolidated balance sheet as of December 31, 2022. As a part of this transaction, we made a \$3.5 million loan to our co-owner, which is included in "accounts and notes receivable, net" on our consolidated balance sheet at December 31, 2022. In addition, we entered into a purchase option agreement to acquire the TIC interest from our co-owner, which was secured through an option payment of \$1.5 million, and allows us to exercise our option at any time between February 1, 2023 and March 15, 2023.

2022 Significant Debt and Equity Transactions

On February 14, 2022, we replaced our existing at-the-market ("ATM") equity program with a new ATM equity program in which we may from time to time offer and sell common shares having an aggregate offering price of up to \$500.0 million. Our ATM equity program also allows shares to be sold through forward sales contracts. We intend to use the net proceeds from ATM equity program issuances to fund potential acquisition opportunities, fund our development and redevelopment pipeline, repay indebtedness and/or for general corporate purposes.

During 2022, we settled the remaining forward sales agreements entered into during 2021 by issuing 2,203,655 common shares for net proceeds of \$259.4 million, and consequently, we have no outstanding open forward sales agreements as of December 31, 2022. For the year ended December 31, 2022, we issued 430,473 common shares at a weighted average price per share of \$111.49 for net cash proceeds of \$47.4 million including paying \$0.5 million in commissions and \$0.1 million in additional offering expenses related to the sales of these common shares. As of December 31, 2022, we had the capacity to issue up to \$452.0 million in common shares under our ATM equity program.

On June 29, 2022, we repaid the \$16.1 million mortgage loan on one of the buildings at our Hoboken property, at par.

On October 5, 2022, we amended our revolving credit facility, increasing the borrowing capacity from \$1.0 billion to \$1.25 billion, extending the maturity date to April 5, 2027, plus two six-month extension options, transitioning the interest rate provisions from LIBOR to the secured overnight financing rate ("SOFR"), and adjusting the spread for SOFR based loans. Our SOFR based loans bear interest at Daily Simple SOFR or Term SOFR as defined in the credit agreement plus 0.10% plus a spread, based on our credit rating. The current spread is 77.5 basis points. In addition, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.75 billion. On October 5, 2022, we also amended our unsecured term loan and borrowed an additional \$300.0 million, bringing the total outstanding to \$600.0 million. The term loan amendment also transitioned the interest rate provisions from LIBOR to SOFR. This SOFR based loan bears interest at Term SOFR as defined in the agreement, plus 0.10%, plus an 85 basis point spread, based on our current credit rating. The net proceeds from the term loan were used to repay the \$267.0 million outstanding balance on the revolving credit facility and for general corporate purposes.

2023 Acquisition

On January 31, 2023, we acquired the 180,000 square foot portion of Huntington Square shopping center that was not previously owned, as well as the fee interest in the land underneath the portion of the shopping center which we control under a long-term ground lease for \$35.5 million.

Capitalized Costs

Certain external and internal costs directly related to the development, redevelopment and leasing of real estate, including pre-construction costs, real estate taxes, insurance, and construction costs and salaries and related costs of personnel directly involved, are capitalized. We capitalized external and internal costs related to both development and redevelopment activities of \$278 million and \$11 million, respectively, for 2022 and \$356 million and \$10 million, respectively, for 2021. We capitalized external and internal costs related to other property improvements of \$111 million and \$4 million, respectively, for 2022 and \$64 million and \$4 million, respectively, for 2021. We capitalized external and internal costs related to leasing activities of \$18 million and \$4 million, respectively, for 2022 and \$19 million and \$3 million, respectively, for 2021. The amount of capitalized internal costs for salaries and related benefits for development and redevelopment activities, other property improvements, and leasing activities were \$10 million, \$3 million, and \$4 million, respectively, for 2022 and \$10 million, \$3 million, and \$3 million, respectively, for 2021. Total capitalized costs were \$425 million for 2022 and \$456 million for 2021, respectively.

Corporate Reorganization

In January 2022, we completed a reorganization into an umbrella partnership real estate investment trust, or "UPREIT." For additional information on our UPREIT reorganization, please see our Current Reports on Form 8-K filed with the SEC on January 3, 2022 and January 5, 2022, as well our 2021 Annual Report on Form 10-K filed on February 10, 2022. Immediately following the reorganization, the Parent Company had the same consolidated assets and liabilities as Federal Realty Investment Trust immediately before the reorganization. The Parent Company exercises exclusive control over the General Partner and does not have assets or liabilities other than its investment in the Operating Partnership. As a result, the UPREIT reorganization represented a merger of entities under common control in accordance with accounting principles generally accepted in the United States ("GAAP"). Accordingly, the accompanying consolidated financial statements including the notes thereto, are presented as if the UPREIT reorganization had occurred at the earliest period presented.

Outlook

Our long-term growth strategy is focused on growth in earnings, funds from operations, and cash flows primarily through a combination of the following:

- growth in our comparable property portfolio,
- growth in our portfolio from property redevelopments and expansions, and
- expansion of our portfolio through property acquisitions.

While the general economic effects of the elevated levels of inflation, rising interest rates, and the COVID-19 pandemic are impacting us in the short-term, our long-term focus has not changed. Our comparable property growth is primarily driven by increases in rental rates on new leases and lease renewals, changes in portfolio occupancy, and the redevelopment of those assets. Over the long-term, the infill nature and strong demographics of our properties provide a strategic advantage allowing us to maintain relatively high occupancy and generally increase rental rates. We believe the locations and nature of our centers and diverse tenant base partially mitigates any potential negative changes in the economic environment. However, any significant reduction in our tenants' abilities to pay base rent, percentage rent or other charges, will adversely affect our financial condition and results of operations. We seek to maintain a mix of strong national, regional, and local retailers. At December 31, 2022, no single tenant accounted for more than 2.8% of annualized base rent.

The effects of the current economic conditions, the COVID-19 pandemic, and inflation continue to negatively impact our business with the largest current impacts being lower occupancy, supply chain disruptions, and higher interest costs. At December 31, 2022, our commercial space is 92.8% occupied, which is below historical levels largely due to tenant failures as a result of the pandemic. This lower occupancy will adversely impact our results until we can release the space and then commences paying rent, as well as limit future vacancies. We are, however, experiencing strong demand for our commercial space as evidenced by the 2.0 million square feet of comparable space leasing we've completed in 2022, and the 1.7% spread between our leased rate of 94.5% and our occupied rate of 92.8%. Our percentage of contractual rent actually collected has continued to increase since the low point in April 2020, including some tenants paying past due amounts. We continue to see impacts of overall supply chain disruptions affecting the broader economy, including significantly longer lead times, limited availability, and increased costs for certain construction and other materials that support our development and redevelopment activities. If disruptions continue to worsen, they could result in extended timeframes and/or increased costs for completion of our projects and tenant build-outs, which could delay the commencement of rent payments under new leases. Similarly, if our

tenants experience significant disruptions in supply chains supporting their own products, or staffing issues due to labor shortages, their ability to pay rent may be adversely affected. We continue to monitor these macroeconomic developments and are working with our tenants and our vendors to limit the overall impact to our business.

The duration and severity of the economic impact from the current economic environment and the COVID-19 pandemic will depend on future developments, which are highly uncertain and cannot be predicted, however, we seek to position the Trust to continue to participate in the resulting economic recovery.

We continue to have several development projects in process being delivered as follows:

- Phase III of Assembly Row includes 277,000 square feet of office space, 56,000 square feet of retail space, and 500 residential units. As of December 31, 2022, Phase III is substantially complete, with expected final costs between \$475 million and \$485 million.
- Phase III at Pike & Rose includes a 212,000 square foot office building (which includes 7,000 square feet of ground floor retail space and approximately 45,000 square feet is our new corporate headquarters). As of December 31, 2022, Phase III is substantially complete, with final estimated costs between \$130 million and \$135 million.
- Phase IV at Pike & Rose is a 276,000 square foot office building (which includes 10,000 square feet of ground floor retail space). Approximately 157,000 square feet of the office space is pre-leased to two tenants. The building is expected to cost between \$185 million and \$200 million, and begin delivering in late 2023.
- The first phase of construction on Santana West includes an eight story 376,000 square foot office building, which is expected to cost between \$300 million and \$315 million.
- Throughout the portfolio, we currently have redevelopment projects underway with a projected total cost of approximately \$228 million that we expect to stabilize over the next several years.

The above includes our best estimates based on information currently known, however, the completion of construction, final costs, and the timing of leasing and openings may be further impacted by the current environment including the duration and severity of the economic impacts of COVID-19, supply chain disruptions, broader economic conditions, and inflation.

The development of future phases of Assembly Row, Pike & Rose and Santana Row will be pursued opportunistically based on, among other things, market conditions, tenant demand, and our evaluation of whether those phases will generate an appropriate financial return.

We continue to review acquisition opportunities that complement our portfolio and provide long-term growth opportunities. Initially, some of our acquisitions do not contribute significantly to earnings growth; however, we believe they provide long-term re-leasing growth, redevelopment opportunities, and other strategic opportunities. Any growth from acquisitions is contingent on our ability to find properties that meet our qualitative standards at prices that meet our financial hurdles. Changes in interest rates may affect our success in achieving earnings growth through acquisitions by affecting both the price that must be paid to acquire a property, as well as our ability to economically finance the property acquisition. Generally, our acquisitions are initially financed by available cash and/or borrowings under our revolving credit facility which may be repaid later with funds raised through the issuance of new equity or new long-term debt. We may also finance our acquisitions through the issuance of common shares, preferred shares, or units in the Operating Partnership, as well as through assumed mortgages and property sales.

At December 31, 2022, the leasable square feet in our properties was 94.5% leased and 92.8% occupied. The leased rate is higher than the occupied rate due to leased spaces that are being redeveloped or improved or that are awaiting permits and, therefore, are not yet ready to be occupied. Our occupancy and leased rates are subject to variability over time due to factors including acquisitions, the timing of the start and stabilization of our redevelopment projects, lease expirations and tenant closings and bankruptcies.

Comparable Properties

Throughout this section, we have provided certain information on a “comparable property” basis. Information provided on a comparable property basis includes the results of properties that we owned and operated for the entirety of both periods being compared except for properties that are currently under development or are being repositioned for significant redevelopment and investment. For the year ended December 31, 2022 and the comparison of 2022 and 2021, all or a portion of 91 properties, were considered comparable properties and seven were considered non-comparable properties. For the year ended December 31, 2022, one property was moved from comparable properties to non-comparable properties, one property was moved from non-comparable properties to comparable properties, three properties were removed from comparable properties, as they were sold, and one property was removed from comparable properties, as it was deconsolidated, compared to the designations as of December 31, 2021. While there is judgment surrounding changes in designations, we typically move non-comparable properties to comparable properties once they have stabilized, which is typically considered 90% physical

occupancy or when the growth expected from the redevelopment has been included in the comparable periods. We typically remove properties from comparable properties when the repositioning of the asset has commenced and has or is expected to have a significant impact to property operating income within the calendar year. Acquisitions are moved to comparable properties once we have owned the property for the entirety of comparable periods and the property is not under development or being repositioned for significant redevelopment and investment. Comparable property information replaces our previous same center designations.

YEAR ENDED DECEMBER 31, 2022 COMPARED TO YEAR ENDED DECEMBER 31, 2021

	2022	2021	Change	
			Dollars	%
			(Dollar amounts in thousands)	
Rental income	\$ 1,073,292	\$ 948,842	\$ 124,450	13.1 %
Mortgage interest income	1,086	2,382	(1,296)	(54.4)%
Total property revenue	<u>1,074,378</u>	<u>951,224</u>	<u>123,154</u>	12.9 %
Rental expenses	228,958	198,121	30,837	15.6 %
Real estate taxes	127,824	118,496	9,328	7.9 %
Total property expenses	<u>356,782</u>	<u>316,617</u>	<u>40,165</u>	12.7 %
Property operating income (1)	717,596	634,607	82,989	13.1 %
General and administrative expense	(52,636)	(49,856)	(2,780)	5.6 %
Depreciation and amortization	(302,409)	(279,976)	(22,433)	8.0 %
Gain on deconsolidation of VIE	70,374	—	70,374	100.0 %
Gain on sale of real estate and change in control of interest	93,483	89,950	3,533	3.9 %
Operating income	<u>526,408</u>	<u>394,725</u>	<u>131,683</u>	33.4 %
Other interest income	1,072	809	263	32.5 %
Interest expense	(136,989)	(127,698)	(9,291)	7.3 %
Income from partnerships	5,170	1,245	3,925	315.3 %
Total other, net	<u>(130,747)</u>	<u>(125,644)</u>	<u>(5,103)</u>	4.1 %
Net income	395,661	269,081	126,580	47.0 %
Net income attributable to noncontrolling interests	(10,170)	(7,583)	(2,587)	34.1 %
Net income attributable to the Trust	<u>\$ 385,491</u>	<u>\$ 261,498</u>	<u>\$ 123,993</u>	47.4 %

(1) Property operating income is a non-GAAP measure that consists of rental income and mortgage interest income, less rental expenses and real estate taxes. This measure is used internally to evaluate the performance of property operations to the previous period and we consider it be a significant measure. We believe that property operating income is useful to investors in measuring the operating performance of our property portfolio because the definition excludes various items included in operating income that do not relate to, or are not indicative of, the operating performance of our properties, such as general and administrative expenses and depreciation and amortization, and allows us to isolate disparities in operating income caused by acquisitions, dispositions, and stabilization of properties. Property operating income may, therefore, provide a more consistent metric for comparing the operating performance of our real estate between periods. Property operating income should not be considered an alternative measure of operating results or cash flow from operations as determined in accordance with GAAP. The reconciliation of operating income to property operating income for 2022 and 2021 is as follows:

	2022	2021
	(in thousands)	
Operating income	\$ 526,408	\$ 394,725
General and administrative	52,636	49,856
Depreciation and amortization	302,409	279,976
Gain on deconsolidation of VIE	(70,374)	—
Gain on sale of real estate and change in control of interest	(93,483)	(89,950)
Property operating income	<u>\$ 717,596</u>	<u>\$ 634,607</u>

Property Revenues

Total property revenue increased \$123.2 million, or 12.9%, to \$1.1 billion in 2022 compared to \$951.2 million in 2021. The percentage occupied at our shopping centers was 92.8% at December 31, 2022 compared to 91.1% at December 31, 2021. The most significant driver of the increase in property revenues is the ongoing recovery from the initial impacts of COVID-19

during 2022, as compared to 2021, when COVID-19 related restrictions were still in effect for a portion of the year. Changes in the components of property revenue are discussed below.

Rental Income

Rental income consists primarily of minimum rent, cost reimbursements from tenants and percentage rent, and is net of collectibility related adjustments. Rental income increased \$124.5 million, or 13.1%, to \$1.1 billion in 2022 compared to \$948.8 million in 2021 due primarily to the following:

- an increase of \$39.8 million from 2021 and 2022 acquisitions,
- an increase of \$36.3 million from comparable properties primarily related to higher percentage rent, parking income, and specialty leasing of \$10.7 million primarily the result of the gradual lifting of COVID-19 closures and restrictions during 2021, higher rental rates of \$9.9 million, higher average occupancy of approximately \$8.3 million, a \$5.7 million increase in CAM recoveries on higher CAM costs, and a \$3.2 million increase in tenant recoveries, partially offset by lower net termination fees and legal fee income of \$2.5 million,
- an increase of \$30.6 million from non-comparable properties primarily driven by the opening of Phase III at Assembly Row in 2021, redevelopment related occupancy increases at CocoWalk, and the 2021 and 2022 openings at the Phase III office building at Pike & Rose, partially offset by redevelopment related occupancy decreases at Huntington Shopping Center,
- a \$28.0 million decrease in collectibility related impacts across all properties primarily due to higher collection rates and lower rent abatements in 2022 as tenants continue to recover from the initial impacts of COVID-19, and
- an increase of \$4.2 million from improving demand at our Pike & Rose hotel,

partially offset by

- a decrease of \$11.4 million from property sales.

Mortgage Interest Income

Mortgage interest income decreased \$1.3 million, or 54.4%, to \$1.1 million in 2022 compared to \$2.4 million in 2021 primarily due to the repayment of \$31.1 million of mortgage notes receivable in May 2021.

Property Expenses

Total property expenses increased \$40.2 million, or 12.7%, to \$356.8 million in 2022 compared to \$316.6 million in 2021. Changes in the components of property expenses are discussed below.

Rental Expenses

Rental expenses increased \$30.8 million, or 15.6%, to \$229.0 million in 2022 compared to \$198.1 million in 2021. This increase is primarily due to the following:

- an increase of \$12.2 million from comparable properties due primarily to higher repairs and maintenance costs, utilities, and management fees, as 2021 had lower costs as a result of COVID-19 impacts, as well as inflationary impacts in 2022 and higher insurance costs,
- an increase of \$7.7 million from 2021 and 2022 acquisitions,
- an increase of \$6.9 million from non-comparable properties due primarily to the 2021 openings of Phase III at Assembly Row, the Phase III office building at Pike & Rose, and CocoWalk, as well as increased costs associated with the redevelopment of Huntington Shopping Center, and
- an increase of \$5.3 million from higher operating costs at our Pike & Rose hotel largely due to lifting of COVID-19 restrictions,

partially offset by

- a decrease of \$1.5 million from our property sales.

As a result of the changes in rental income and rental expenses as discussed above, rental expenses as a percentage of rental income increased to 21.3% for the year ended December 31, 2022 from 20.9% for the year ended December 31, 2021.

Real Estate Taxes

Real estate tax expense increased \$9.3 million, or 7.9% to \$127.8 million in 2022 compared to \$118.5 million in 2021 due primarily to the following:

- an increase of \$5.6 million from 2021 and 2022 acquisitions,
- an increase of \$2.6 million from non-comparable properties due primarily to the opening of Phase III at Assembly Row, and
- an increase of \$2.1 million from comparable properties primarily due to a true-up in 2021 of prior year supplemental taxes at one of our properties and higher assessments,

partially offset by

- a decrease of \$0.8 million from our property sales.

Property Operating Income

Property operating income increased \$83.0 million, or 13.1%, to \$717.6 million in 2022 compared to \$634.6 million in 2021. This increase is primarily driven by the ongoing recovery from the initial impacts of COVID-19, which resulted in lower collectibility related adjustments and higher percentage rent, specialty leasing, and parking income, compared to 2021 during which COVID-19 related restrictions were gradually being lifted. Also contributing to the increase were property acquisitions, higher occupancy and rental rates at comparable properties, and the opening of Phase III at Assembly Row in 2021, partially offset by property sales.

Other Operating

General and Administrative Expense

General and administrative expense increased \$2.8 million, or 5.6%, to \$52.6 million in 2022 from \$49.9 million in 2021. This increase is due primarily to higher personnel related costs.

Depreciation and Amortization

Depreciation and amortization expense increased \$22.4 million, or 8.0%, to \$302.4 million in 2022 from \$280.0 million in 2021. This increase is due primarily to property acquisitions, the openings of Phase III at Assembly Row, the Phase III office building at Pike & Rose, and CocoWalk, partially offset by the net impact of accelerated depreciation related to 2021 and 2022 redevelopment activities and 2021 property sales.

Gain on Deconsolidation of VIE

The \$70.4 million gain on deconsolidation of VIE for the year ended December 31, 2022 is the result of the deconsolidation of Escondido Promenade in connection with the execution of the related August 25, 2022 TIC agreement (see Note 3 for additional information).

Gain on Sale of Real Estate and Change in Control of Interest

The \$93.5 million gain on sale of real estate for the year ended December 31, 2022 is due primarily to a net gain of \$84.1 million from the sale of two residential properties (including an adjacent retail pad), one retail property, and one parcel of land (see Note 3 for additional information), and a \$9.3 million gain related to the reduction of our liability for estimated condemnation and transaction costs associated with the sale under threat of condemnation in December 2019 at San Antonio Center (see Note 7 for additional information).

The \$90.0 million gain on sale of real estate for the year ended December 31, 2021 is due to the sale of two properties and portions of three properties, as well as the \$2.1 million gain relating to the acquisition of the previously unconsolidated Pike & Rose hotel joint venture (see Note 3 to the consolidated financial statements for additional information).

Operating Income

Operating income increased \$131.7 million, or 33.4%, to \$526.4 million in 2022 compared to \$394.7 million in 2021. This increase is primarily due to the gain on the deconsolidation of a VIE, and the ongoing recovery from the impacts of COVID-19 restrictions, which resulted in lower collectibility related adjustments and higher percentage rent, specialty leasing, and parking income, compared to 2021 during which COVID-19 related restrictions were gradually being lifted. Also contributing to the increase were property acquisitions, higher occupancy and rental rates at comparable properties, and the opening of Phase III at Assembly Row in 2021, partially offset by property sales and higher personnel related costs.

Other

Interest Expense

Interest expense increased \$9.3 million, or 7.3%, to \$137.0 million in 2022 compared to \$127.7 million in 2021. This increase is due primarily to the following:

- an increase of \$5.6 million due to a higher overall weighted average borrowing rate, and
- a decrease of \$4.0 million in capitalized interest,

partially offset by

- a decrease of \$0.2 million due to lower weighted average borrowings.

Gross interest costs were \$155.7 million and \$150.3 million in 2022 and 2021, respectively. Capitalized interest was \$18.7 million and \$22.6 million in 2022 and 2021, respectively.

Income from Partnerships

Income from partnerships increased \$3.9 million or 315.3% to \$5.2 million in 2022 compared to \$1.2 million in 2021. This increase is due primarily to improved operating results at our Assembly Row hotel joint venture and our restaurant joint ventures, largely the result of the easing of COVID-19 closures and restrictions and the forgiveness of certain loans for some of our restaurants joint ventures and at our Assembly Row hotel joint venture.

Net income attributable to noncontrolling interests

Net income attributable to noncontrolling interests increased \$2.6 million, or 34.1%, to \$10.2 million in 2022 compared to \$7.6 million in 2021. The increase is primarily due to 2021 acquisitions and higher income at our properties with third party partners.

Discussions of year-to-year comparisons between 2021 and 2020 can be found in “Management’s Discussion and Analysis of Financial Condition and Results of Operations” in Part II, Item 7 of our Annual Report on Form 10-K for the fiscal year ended December 31, 2021 filed with the Securities and Exchange Commission on February 10, 2022.

Liquidity and Capital Resources

Due to the nature of our business and strategy, we typically generate significant amounts of cash from operations which is largely paid to our common and preferred shareholders in the form of dividends because as a REIT, the Trust is generally required to make annual distributions to shareholders of at least 90% of our taxable income (cash dividends paid in 2022 were approximately \$349.0 million). Remaining cash flow from operations after dividend payments is used to fund recurring and non-recurring capital projects (such as tenant improvements and redevelopments), and regular debt service requirements (including debt service relating to additional or replacement debt, as well as scheduled debt maturities). We maintain a \$1.25 billion revolving credit facility to fund short term cash flow needs and also look to the public and private debt and equity markets, joint venture relationships, and property dispositions to fund capital expenditures on a long-term basis.

During 2022, we have continued to see improvements in overall cash collections from tenants with collection rates nearing pre-pandemic levels. We have also taken multiple steps over the past two years to strengthen our financial position, maximize liquidity, and to provide maximum flexibility during these uncertain times. On October 5, 2022, we amended our revolving credit facility increasing the borrowing capacity from \$1.0 billion to \$1.25 billion and extending the maturity date to April 5, 2027, plus two six-month extensions at our option. Additionally, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.75 billion. We also amended our unsecured term loan, borrowing an additional \$300.0 million.

As of December 31, 2022, there is no balance outstanding on our \$1.25 billion unsecured revolving credit facility and we had cash and cash equivalents of \$85.6 million. For the year ended 2022, the weighted average amount of borrowings outstanding on our revolving credit facility was \$80.3 million, and the weighted average interest rate, before amortization of debt fees, was 3.2%. We also have the capacity to issue up to \$452.0 million in common shares under the ATM program. We have \$275.0 million of debt maturing in 2023.

Our overall capital requirements during 2023 will be impacted by the overall economic environment including impacts of inflation, supply chain issues, and a potential recession, as well as acquisition opportunities and the level and general timing of our redevelopment and development activities. We currently have development and redevelopment projects in various stages of construction with remaining costs of \$274 million. We expect to incur the majority of those costs in the next two years. We expect overall capital costs to be at levels consistent with 2022 or slightly reduced as we complete current redevelopment

projects, prepare vacant space for new tenants, and complete the current phase and start on the next phase of our larger mixed use development projects.

We believe cash flow from operations, the cash on our balance sheet, and our \$1.25 billion revolving credit facility will allow us to continue to operate our business in the short-term. Given our ability to access the capital markets, we also expect debt or equity to be available to us, although newly issued debt would likely be at higher interest rates than we currently have outstanding. We also have the ability to delay the timing of certain development and redevelopment projects as well as limit future acquisitions, reduce our operating expenditures, or re-evaluate our dividend policy. We expect these sources of liquidity and opportunities for operating flexibility to allow us to meet our financial obligations over the long term. While we have seen significant improvements from the initial negative impacts of the COVID-19 pandemic, it, along with the overall state of the economy continues to affect our overall business, and we expect it will continue to negatively impact our business in the short term. However, we intend to operate with and to maintain our long term commitment to a conservative capital structure that will allow us to maintain strong debt service coverage and fixed-charge coverage ratios as part of our commitment to investment-grade debt ratings.

Summary of Cash Flows

	Year Ended December 31,	
	2022	2021
	(In thousands)	
Net cash provided by operating activities	\$ 516,769	\$ 471,352
Net cash used in investing activities	(785,998)	(660,118)
Net cash provided by (used in) financing activities	190,414	(452,967)
Decrease in cash and cash equivalents	(78,815)	(641,733)
Cash, cash equivalents, and restricted cash, beginning of year	175,163	816,896
Cash, cash equivalents, and restricted cash, end of year	<u>\$ 96,348</u>	<u>\$ 175,163</u>

Net cash provided by operating activities increased \$45.4 million to \$516.8 million during 2022 from \$471.4 million during 2021. The increase was primarily attributable to higher net income before non-cash items and gains on sale of real estate, partially offset by the timing of collections of real estate tax reconciliation billings during 2021 and the timing of payments.

Net cash used in investing activities increased \$125.9 million to \$786.0 million during 2022 from \$660.1 million during 2021. The increase was primarily attributable to:

- a \$72.0 million increase in acquisition of real estate primarily due to 2022 property acquisitions (see Note 3 to the consolidated financial statements for additional information), as compared to 2021 property acquisitions,
- the \$31.1 million payoff of two mortgage notes receivable in May 2021,
- a \$20.0 million increase in investment in partnerships, resulting from the 2022 acquisition of a 47.5% net interest in an unconsolidated joint venture that owns two shopping centers (see Note 3 to the consolidated financial statements for additional information), and
- \$18.0 million for net costs paid in 2022 relating to the partial sale under threat of condemnation at San Antonio Center in 2019,

partially offset by

- a \$23.8 million decrease in net capital expenditures.

Net cash used in financing activities decreased \$643.4 million to \$190.4 million provided during 2022 from \$453.0 million used during 2021. The decrease was primarily attributable to:

- \$298.6 million in net proceeds from our unsecured term loan in October 2022,
- a \$258.2 million decrease in repayment of mortgages, finance leases, and notes payable primarily due to the \$16.1 million mortgage loan repayment on one of the buildings at our Hoboken property in June 2022, as compared to the \$140.9 million net repayments of four mortgage loans in 2021, the \$100.0 million partial repayment of our \$400.0 term loan which was amended in April 2021, and the \$31.5 million repayment of the mortgage loan related to the Pike & Rose hotel in January 2021, and
- \$134.3 million increase in net proceeds from the issuance of common shares under our ATM equity program for net proceeds of \$306.8 million and \$172.7 million, respectively, during 2022 and 2021,

partially offset by,

- a \$27.6 million increase in distributions to and redemptions of noncontrolling interests primarily related to our acquisition of the redeemable noncontrolling interest in the partnership that owns the Plaza El Segundo shopping center for \$23.6 million, and
- an \$11.6 million increase in dividends paid to shareholders due to an increase in the common share dividend rate and an increase in the number of common shares outstanding.

Cash Requirements

The following table provides a summary of material cash requirements comprising our fixed, noncancelable obligations as of December 31, 2022:

	Cash Requirements by Period		
	Total	Next Twelve Months	Greater than Twelve Months
	(In thousands)		
Fixed and variable rate debt (principal only) (1).....	\$ 4,344,474	\$ 278,893	4,065,581
Fixed and variable rate debt - our share of unconsolidated real estate partnerships (principal only)(2)	64,183	20,248	43,935
Lease obligations (minimum rental payments) (3)(4).....	358,276	65,488	292,788
Redevelopments/capital expenditure contracts	262,081	244,096	17,985
Real estate commitments (5)	11,091	—	11,091
Total estimated cash requirements	<u>\$ 5,040,105</u>	<u>\$ 608,725</u>	<u>\$ 4,431,380</u>

(1) The weighted average interest rate on our fixed and variable rate debt is 3.7% as of December 31, 2022.

(2) The weighted average interest rate on the fixed and variable rate debt related to our unconsolidated real estate partnerships is 4.05% as of December 31, 2022.

(3) This includes minimum rental payments related to both finance and operating leases.

(4) Lease obligations in the next twelve months include the \$55 million fixed purchase price option for Mercer Mall as discussed in Note 7 to the consolidated financial statements.

(5) This includes the liability related to the sale under threat of condemnation at San Antonio Center as further discussed in Note 7 to the consolidated financial statements.

In addition to the amounts set forth in the table above and other liquidity requirements previously discussed, the following potential commitments exist:

(a) Under the terms of the Congressional Plaza partnership agreement, a minority partner has the right to require us and the other minority partner to purchase its 26.63% interest in Congressional Plaza at the interest's then-current fair market value. If the other minority partner defaults in their obligation, we must purchase the full interest. Based on management's current estimate of fair market value as of December 31, 2022, our estimated liability upon exercise of the put option would range from approximately \$62 million to \$65 million.

(b) Under the terms of various other partnership agreements, the partners have the right to exchange their operating partnership units for cash or the same number of our common shares, at our option. As of December 31, 2022, a total of 644,554 downREIT operating partnership units are outstanding.

(c) The other member in The Grove at Shrewsbury and Brook 35 has the right to require us to purchase all of its approximately 4.1% interest in The Grove at Shrewsbury and approximately 6.5% interest in Brook 35 at the interests' then-current fair market value. Based on management's current estimate of fair market value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$6 million to \$7 million.

(d) Effective September 18, 2023, the other member in Hoboken has the right to require us to purchase all of its 10% ownership interest at the interest's then-current fair market value. Based on management's current estimate of fair market value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$8 million to \$9 million.

(e) Effective June 14, 2026, the other member in Camelback Colonnade and Hilton Village has the right to require us to purchase all of its 2.0% ownership interest at the interest's then-current fair market value. Based on management's current

estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$4 million to \$5 million.

(f) Effective October 6, 2027, the other member in the partnership that owns equity method investments in Chandler Festival and Chandler Gateway has the right to require us to purchase its 2.5% net ownership interest. Based on management's current estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$1 million and \$2 million.

(g) Effective June 1, 2029, the other member in Grossmont Center has the right to require us to purchase all of its 40.0% ownership interest at the interest's then-current fair market value. Based on management's current estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$68 million to \$73 million.

(h) At December 31, 2022, we had letters of credit outstanding of approximately \$6.7 million.

Off-Balance Sheet Arrangements

At December 31, 2022, we have four real estate related equity method investments with total debt outstanding of \$154.1 million, of which our share is \$63.8 million. Our investment in these ventures at December 31, 2022 was \$34.0 million.

Other than the items disclosed in the Cash Requirements table, we have no off-balance sheet arrangements as of December 31, 2022 that are reasonably likely to have a current or future material effect on our financial condition, changes in financial condition, revenues or expenses, results of operations, liquidity, cash requirements, or capital resources.

Debt Financing Arrangements

The following is a summary of our total debt outstanding as of December 31, 2022:

Description of Debt	Original Debt Issued	Principal Balance as of December 31, 2022	Stated Interest Rate as of December 31, 2022	Maturity Date
(Dollars in thousands)				
Mortgages payable				
<i>Secured fixed rate</i>				
Azalea	Acquired	\$ 40,000	3.73 %	November 1, 2025
Bell Gardens	Acquired	11,835	4.06 %	August 1, 2026
Plaza El Segundo	125,000	125,000	3.83 %	June 5, 2027
The Grove at Shrewsbury (East)	43,600	43,600	3.77 %	September 1, 2027
Brook 35	11,500	11,500	4.65 %	July 1, 2029
Hoboken (24 Buildings) (1)	56,450	55,060	LIBOR + 1.95%	December 15, 2029
Various Hoboken (14 Buildings)	Acquired	30,876	Various (2)	Various through 2029
Chelsea	Acquired	4,446	5.36 %	January 15, 2031
Subtotal		322,317		
Net unamortized debt issuance costs and premium		(1,702)		
Total mortgages payable, net		320,615		
Notes payable				
Term Loan (3)(5)	600,000	600,000	SOFR + 0.85%	April 16, 2024
Revolving credit facility (3)(4)(5)	1,250,000	—	SOFR + 0.775%	April 5, 2027
Various	7,239	2,957	Various (6)	Various through 2059
Subtotal		602,957		
Net unamortized debt issuance costs		(1,880)		
Total notes payable, net		601,077		
Senior notes and debentures				
<i>Unsecured fixed rate</i>				
2.75% notes	275,000	275,000	2.75 %	June 1, 2023
3.95% notes	600,000	600,000	3.95 %	January 15, 2024
1.25% notes	400,000	400,000	1.25 %	February 15, 2026
7.48% debentures	50,000	29,200	7.48 %	August 15, 2026
3.25% notes	475,000	475,000	3.25 %	July 15, 2027
6.82% medium term notes	40,000	40,000	6.82 %	August 1, 2027
3.20% notes	400,000	400,000	3.20 %	June 15, 2029
3.50% notes	400,000	400,000	3.50 %	June 1, 2030
4.50% notes	550,000	550,000	4.50 %	December 1, 2044
3.625% notes	250,000	250,000	3.625 %	August 1, 2046
Subtotal		3,419,200		
Net unamortized debt issuance costs and premium		(11,499)		
Total senior notes and debentures, net		3,407,701		
Total debt, net		\$ 4,329,393		

- (1) On November 26, 2019, we entered into two interest rate swap agreements that fix the interest rate on the mortgage loan at 3.67%.
- (2) The interest rates on these mortgages range from 3.91% to 5.00%.
- (3) Our revolving credit facility SOFR loans bear interest at Daily Simple SOFR or Term SOFR as defined in the credit agreement and our term loan bears interest at Term SOFR, plus 0.10%, plus a spread, based on our current credit rating.
- (4) The maximum amount drawn under our revolving credit facility during 2022 was \$330.0 million and the weighted average effective interest rate on borrowings under our revolving credit facility, before amortization of debt fees, was 3.2%.
- (5) The Operating Partnership is the obligor under our revolving credit facility, term loan, and senior notes and debentures.
- (6) The interest rates on these notes payable range from 3.00% to 11.31%.

Our revolving credit facility, unsecured term loan, and other debt agreements include financial and other covenants that may limit our operating activities in the future. As of December 31, 2022, we were in compliance with all financial and other covenants related to our revolving credit facility, term loan, and senior notes. Additionally, we were in compliance with all of the financial and other covenants that could trigger a loan default on our mortgage loans. If we were to breach any of these financial and other covenants and did not cure the breach within an applicable cure period, our lenders could require us to repay the debt immediately and, if the debt is secured, could immediately begin proceedings to take possession of the property securing the loan. Many of our debt arrangements, including our public notes and our revolving credit facility, are cross-defaulted, which means that the lenders under those debt arrangements can put us in default and require immediate repayment of their debt if we breach and fail to cure a default under certain of our other debt obligations. As a result, any default under our debt covenants could have an adverse effect on our financial condition, our results of operations, our ability to meet our obligations and the market value of our shares. Our organizational documents do not limit the level or amount of debt that we may incur.

The following is a summary of our scheduled principal repayments as of December 31, 2022:

	<u>Unsecured</u>	<u>Secured</u>	<u>Total</u>
		(In thousands)	
2023	\$ 275,755	\$ 3,138	\$ 278,893
2024	1,200,671 (1)	3,299	1,203,970
2025	418	47,630	48,048
2026	429,276	26,240	455,516
2027	515,037 (2)	178,278	693,315
Thereafter	1,601,000	63,732	1,664,732
	<u>\$ 4,022,157</u>	<u>\$ 322,317</u>	<u>\$ 4,344,474</u> (3)

- (1) Our \$600.0 million term loan matures on April 16, 2024, plus two one-year extensions, at our option.
- (2) Our \$1.25 billion revolving credit facility matures on April 5, 2027, plus two six-month extensions, at our option. As of December 31, 2022, there was no outstanding balance under this credit facility.
- (3) The total debt maturities differ from the total reported on the consolidated balance sheet due to the unamortized net debt issuance costs and premium/discount on mortgage loans, notes payable, and senior notes as of December 31, 2022.

Interest Rate Hedging

We may use derivative instruments to manage exposure to variable interest rate risk. We generally enter into interest rate swaps to manage our exposure to variable interest rate risk and treasury locks to manage the risk of interest rates rising prior to the issuance of debt. We enter into derivative instruments that qualify as cash flow hedges and do not enter into derivative instruments for speculative purposes.

Interest rate swaps associated with cash flow hedges are recorded at fair value on a recurring basis. Effectiveness of cash flow hedges is assessed both at inception and on an ongoing basis. The effective portion of changes in fair value of the interest rate swaps associated with cash flow hedges is recorded in other comprehensive income (loss) which is included in "accumulated other comprehensive loss" on the balance sheet and statement of shareholders' equity. Cash flow hedges become ineffective if critical terms of the hedging instrument and the debt instrument do not perfectly match such as notional amounts, settlement dates, reset dates, calculation period and LIBOR rate. In addition, the default risk of the counterparty is evaluated by monitoring the credit worthiness of the counterparty which includes reviewing debt ratings and financial performance. If a cash flow hedge is deemed ineffective, the ineffective portion of changes in fair value of the interest rate swaps associated with cash flow hedges is recognized in earnings in the period affected.

As of December 31, 2022, we have two interest rate swap agreements that effectively fix the interest rate on a mortgage payable associated with our Hoboken portfolio at 3.67%. Our Assembly Row hotel joint venture is also a party to two interest rate swap agreements that effectively fix their debt at 5.206%. All swaps were designated and qualify as cash flow hedges. Hedge ineffectiveness has not impacted our earnings in 2022, 2021 and 2020.

REIT Qualification

We intend to maintain our qualification as a REIT under Section 856(c) of the Code. As a REIT, we generally will not be subject to corporate federal income taxes on income we distribute to our shareholders as long as we satisfy certain technical requirements of the Code, including the requirement to distribute at least 90% of our taxable income to our shareholders.

Funds From Operations

Funds from operations (“FFO”) is a supplemental non-GAAP financial measure of real estate companies’ operating performance. The National Association of Real Estate Investment Trusts (“NAREIT”) defines FFO as follows: net income, computed in accordance with U.S. GAAP, plus real estate related depreciation and amortization, and excluding gains and losses on the sale of real estate or changes in control, net of tax, and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. We compute FFO in accordance with the NAREIT definition, and we have historically reported our FFO available for common shareholders in addition to our net income and net cash provided by operating activities. It should be noted that 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 fund cash needs, including the payment of dividends.

We consider FFO available for common shareholders a meaningful, additional measure of operating performance primarily because it excludes the assumption that the value of the real estate assets diminishes predictably over time, as implied by the historical cost convention of GAAP and the recording of depreciation. We use FFO primarily as one of several means of assessing our operating performance in comparison with other REITs. 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.

An increase or decrease in FFO available for common shareholders does not necessarily result in an increase or decrease in aggregate distributions because our Board of Trustees is not required to increase distributions on a quarterly basis. However, we must distribute at least 90% of our annual taxable income to remain qualified as a REIT. Therefore, a significant increase in FFO will generally require an increase in distributions to shareholders although not necessarily on a proportionate basis.

The reconciliation of net income to FFO available for common shareholders is as follows:

	Year Ended December 31,		
	2022	2021	2020
	(In thousands, except per share data)		
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Net income attributable to noncontrolling interests	(10,170)	(7,583)	(4,182)
Gain on deconsolidation of a VIE	(70,374)	—	—
Gain on sale of real estate and change in control of interests, net	(93,483)	(89,892)	(91,922)
Impairment charge, net	—	—	50,728
Depreciation and amortization of real estate assets	266,741	243,711	228,850
Amortization of initial direct costs of leases	27,268	26,051	20,415
Funds from operations	515,643	441,368	339,777
Dividends on preferred shares (1)	(7,500)	(8,042)	(8,042)
Income attributable to operating partnership units	2,810	2,998	3,151
Income attributable to unvested shares	(1,797)	(1,581)	(1,037)
Funds from operations available for common shareholders (2)	<u>\$ 509,156</u>	<u>\$ 434,743</u>	<u>\$ 333,849</u>
Weighted average number of common shares, diluted (1)(2)(3)	<u>80,603</u>	<u>78,072</u>	<u>76,261</u>
Funds from operations available for common shareholders, per diluted share (2)	<u>\$ 6.32</u>	<u>\$ 5.57</u>	<u>\$ 4.38</u>

- (1) For the year ended December 31, 2022, dividends on our Series 1 preferred stock were not deducted in the calculation of FFO available to common shareholders, as the related shares were dilutive and included in "weighted average common shares, diluted."
- (2) For the year ended December 31, 2020, FFO available for common shareholders includes an \$11.2 million charge related to early extinguishment of debt. If this charge was excluded, our FFO available for common shareholders for 2020 would have been \$345.0 million, and FFO available for common shareholders, per diluted share would have been \$4.52.
- (3) The weighted average common shares used to compute FFO per diluted common share includes downREIT operating partnership units that were excluded from the computation of diluted EPS. Conversion of these operating partnership units is dilutive in the computation of FFO per diluted common share but is anti-dilutive for the computation of diluted EPS for 2021 and 2020.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Our use of financial instruments, such as debt instruments, subjects us to market risk which may affect our future earnings and cash flows, as well as the fair value of our assets. Market risk generally refers to the risk of loss from changes in interest rates and market prices. We manage our market risk by attempting to match anticipated inflow of cash from our operating, investing and financing activities with anticipated outflow of cash to fund debt payments, dividends to common and preferred shareholders, investments, capital expenditures and other cash requirements.

We may enter into certain types of derivative financial instruments to further reduce interest rate risk. We use interest rate protection and swap agreements, for example, to convert some of our variable rate debt to a fixed-rate basis or to hedge anticipated financing transactions. We use derivatives for hedging purposes rather than speculation and do not enter into financial instruments for trading purposes.

Interest Rate Risk

The following discusses the effect of hypothetical changes in market rates of interest on interest expense for our variable rate debt and on the fair value of our total outstanding debt, including our fixed-rate debt. Interest rate risk amounts were determined by considering the impact of hypothetical interest rates on our debt. Quoted market prices were used to estimate the fair value of our marketable senior notes and debentures and discounted cash flow analysis is generally used to estimate the fair value of our mortgages and notes payable. Considerable judgment is necessary to estimate the fair value of financial instruments. This analysis does not purport to take into account all of the factors that may affect our debt, such as the effect that a changing interest rate environment could have on the overall level of economic activity or the action that our management might take to reduce our exposure to the change. This analysis assumes no change in our financial structure.

Fixed Interest Rate Debt

The majority of our outstanding debt obligations (maturing at various times through 2059) have fixed interest rates which limit the risk of fluctuating interest rates. However, interest rate fluctuations may affect the fair value of our fixed rate debt instruments. At December 31, 2022, we had \$3.7 billion of fixed-rate debt outstanding, including \$55.1 million in mortgage payables that are effectively fixed by two interest rate swap agreements. If market interest rates used to calculate the fair value on our fixed-rate debt instruments at December 31, 2022 had been 1.0% higher, the fair value of those debt instruments on that date would have decreased by approximately \$164.6 million. If market interest rates used to calculate the fair value on our fixed-rate debt instruments at December 31, 2022 had been 1.0% lower, the fair value of those debt instruments on that date would have increased by approximately \$184.6 million.

Variable Interest Rate Debt

Generally, we believe that our primary interest rate risk is due to fluctuations in interest rates on our outstanding variable rate debt. At December 31, 2022, we had \$600.0 million of variable rate debt outstanding (the principal balance on our unsecured term loan). Based upon this amount of variable rate debt and the specific terms, if market interest rates increased 1.0%, our annual interest expense would increase approximately \$6.0 million with a corresponding decrease in our net income and cash flows for the year. Conversely, if market interest rates decreased 1.0%, our annual interest expense would decrease by approximately \$6.0 million with a corresponding increase in our net income and cash flows for the year.

While no amounts were outstanding at December 31, 2022, we have a \$1.25 billion revolving credit facility that bears interest at a variable rate. If we increase our outstanding balance on the revolving credit facility in the future, additional decreases to future earnings and cash flows could occur.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

Our consolidated financial statements and supplementary data are included as a separate section of this Annual Report on Form 10-K commencing on page F-1 and are incorporated herein by reference.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

None.

ITEM 9A. CONTROLS AND PROCEDURES

Management's Evaluations of Disclosure Controls and Procedures

The Trust and the Operating Partnership maintain disclosure controls and procedures (as defined in Rule 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the "Exchange Act")) that are designed to provide reasonable assurance that information required to be disclosed in the reports that we file or submit under the Exchange Act is recorded, processed, summarized and reported within the time periods specified in the SEC's rules and forms, and that such information is accumulated and communicated to the Trust and the Operating Partnership's management, including its Chief Executive Officer and Chief Financial Officer, as appropriate to allow timely decisions regarding required disclosures. Because of inherent limitations, disclosure controls and procedures, no matter how well designed and operated, can provide only reasonable, and not absolute, assurance that the objectives of disclosure controls and procedures are met.

Our management, with the participation of the Trust and the Operating Partnership's Chief Executive Officer and Chief Financial Officer, evaluated the effectiveness of the design and operation of the Trust and the Operating Partnership's disclosure controls and procedures as of December 31, 2022. Based on that evaluation, the Trust and the Operating Partnership's Chief Executive Officer and Chief Financial Officer concluded that, as of December 31, 2022, the Trust and the Operating Partnership's disclosure controls and procedures were effective at a reasonable assurance level.

Management's Evaluations of Internal Control over Financial Reporting

The Trust and the Operating Partnership's management is responsible for establishing and maintaining adequate internal control over financial reporting. Internal control over financial reporting is defined in Rule 13a-15(f) and 15d-15(f) under the Exchange Act as a process designed by, or under the supervision of, the Trust and the Operating Partnership's principal executive and principal financial officers and effected by our Board of Trustees, management and other personnel, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles in the United States of America (GAAP) and includes those policies and procedures that:

- pertain to the maintenance of records that in reasonable detail accurately and fairly reflect our transactions and disposition of our assets;
- provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that our receipts and expenditures are being made only in accordance with authorization of management and our Trustees; and
- provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of any of our assets in circumstances that could have a material adverse effect on our financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

We assessed the effectiveness of the Trust and the Operating Partnership's internal control over financial reporting as of December 31, 2022. In making this assessment, we used the criteria set forth by the Committee of Sponsoring Organizations of the Treadway Commission (COSO) in *Internal Control-Integrated Framework (2013)*. Based on that assessment and criteria, management concluded that the Trust and the Operating Partnership's internal control over financial reporting was effective as of December 31, 2022.

Grant Thornton LLP, the independent registered public accounting firm that audited the Trust and the Operating Partnership's consolidated financial statements included in this Annual Report on Form 10-K, has issued an attestation report on the Trust and the Operating Partnership's internal control over financial reporting, which appears on page F-2 of this Annual Report on Form 10-K.

Changes in Internal Control Over Financial Reporting

There was no change in our internal control over financial reporting during our fourth fiscal quarter of 2022 that materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

ITEM 9B. OTHER INFORMATION

None.

PART III

Certain information required in Part III is omitted from this Report but is incorporated herein by reference from our Proxy Statement for the 2023 Annual Meeting of Shareholders (as amended or supplemented, the “Proxy Statement”).

ITEM 10. TRUSTEES, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE

The tables and narrative in the Proxy Statement identifying our Trustees and Board committees under the caption “Election of Trustees” and “Corporate Governance”, the sections of the Proxy Statement entitled “Executive Officers” and “Section 16(a) Beneficial Ownership Reporting Compliance” and other information included in the Proxy Statement required by this Item 10 are incorporated herein by reference.

We have adopted a Code of Ethics, which is applicable to our Chief Executive Officer and senior financial officers. The Code of Ethics is available in the Corporate Governance section of the Investors section of our website at www.federalrealty.com.

ITEM 11. EXECUTIVE COMPENSATION

The sections of the Proxy Statement entitled “Summary Compensation Table,” “Compensation Committee Interlocks and Insider Participation,” “Compensation Committee Report,” “Trustee Compensation” and “Compensation Discussion and Analysis” and other information included in the Proxy Statement required by this Item 11 are incorporated herein by reference.

ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED SHAREHOLDER MATTERS

The sections of the Proxy Statement entitled “Share Ownership” and “Equity Compensation Plan Information” and other information included in the Proxy Statement required by this Item 12 are incorporated herein by reference.

ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS, AND TRUSTEE INDEPENDENCE

The sections of the Proxy Statement entitled “Certain Relationship and Related Transactions” and “Independence of Trustees” and other information included in the Proxy Statement required by this Item 13 are incorporated herein by reference.

ITEM 14. PRINCIPAL ACCOUNTANT FEES AND SERVICES

The sections of the Proxy Statement entitled “Ratification of Independent Registered Public Accounting Firm” and “Relationship with Independent Registered Public Accounting Firm” and other information included in the Proxy Statement required by this Item 14 are incorporated herein by reference.

PART IV

ITEM 15. EXHIBITS AND FINANCIAL STATEMENT SCHEDULES

(a)(1) Financial Statements

Our consolidated financial statements and notes thereto, together with Reports of Independent Registered Public Accounting Firm are included as a separate section of this Annual Report on Form 10-K commencing on page F-1.

(2) Financial Statement Schedules

Our financial statement schedules are included in a separate section of this Annual Report on Form 10-K commencing on page F-40.

(3) Exhibits

(b) The following documents are filed as exhibits are filed as part of, or incorporated by reference into, this report:

EXHIBIT INDEX

Exhibit No.	Description
2.1	Merger Agreement and Plan of Reorganization, dated December 2, 2021, by and among the Predecessor, the Parent Company, and Merger Sub (previously filed as Exhibit 2.1 to the Predecessor's Current Report on Form 8-K filed on December 2, 2021 and incorporated herein by reference) ‡
3.1	Amended and Restated Declaration of Trust of the Parent Company dated January 1, 2022, as amended by the Articles of Amendment of Amended and Restated Declaration of Trust dated January 1, 2022 (previously filed as Exhibit 3.1 to the Trust's Annual Report on Form 10-K for the year ended December 31, 2021 and incorporated herein by reference)
3.2	Amended and Restated Bylaws of the Parent Company dated January 1, 2022 (previously filed as Exhibit 3.3 to our Current Report on Form 8-K filed on January 3, 2022 and incorporated herein by reference)
3.3	Articles of Merger, dated December 8, 2021, by and among Merger Sub and the Predecessor (previously filed as Exhibit 3.4 to the Parent Company's Current Report on Form 8-K filed on January 3, 2022 and incorporated herein by reference)
3.4	Certificate of Limited Partnership of Federal Realty OP LP (previously filed as Exhibit 3.1 to our Current Report on Form 8-K filed on January 5, 2022 and incorporated herein by reference)
3.5	Agreement of Limited Partnership of Federal Realty OP LP, dated as of January 5, 2022, by and between Federal Realty GP LLC and the Parent Company (Previously filed as Exhibit 3.2 to our Current Report on Form 8-K filed on January 5, 2022 and incorporated herein by reference)
4.1	Specimen Common Share certificate (previously filed as Exhibit 4(i) to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 1999 and incorporated herein by reference)
4.2	† Indenture dated December 1, 1993 related to the Partnership's 7.48% Debentures due August 15, 2026; and 6.82% Medium Term Notes due August 1, 2027; (previously filed as Exhibit 4(a) to the Predecessor's Registration Statement on Form S-3, and amended on Form S-3, filed on December 13, 1993 and incorporated herein by reference) ‡
4.3	† Indenture dated September 1, 1998 related to the Partnership's 2.75% Notes due 2023; 3.95% Notes due 2024; 4.50% Notes due 2044; 2.55% Notes due 2021; 3.625% Notes due 2046; 3.25% Notes due 2027; 3.20% Notes due 2029; 3.50% Notes due 2030; 1.25% Notes due 2026 (previously filed as Exhibit 4(a) to the Predecessor's Registration Statement on Form S-3 filed on September 17, 1998 and incorporated herein by reference) ‡
4.4	† First Supplemental Indenture, dated as of January 5, 2022, by and between Federal Realty OP LP and U.S. Bank National Association, with respect to the Partnership's Indenture dated December 1, 1993 related to the Partnership's 7.48% Debentures due August 15, 2026 and 6.82% Medium Term Notes due August 1, 2027 (previously filed as Exhibit 4.1 to our Current Report on Form 8-K filed on January 5, 2022 and incorporated herein by reference)
4.5	† First Supplemental Indenture, dated as of January 5, 2022, by and between Federal Realty OP LP and U.S. Bank National Association, with respect to the Partnership's Indenture dated September 1, 1998 related to the Partnership's 2.75% Notes due 2023; 3.95% Notes due 2024; 4.50% Notes due 2044; 2.55% Notes due 2021; 3.625% Notes due 2046; 3.25% Notes due 2027; 3.20% Notes due 2029; 3.50% Notes due 2030; 1.25% Notes due 2026 (previously filed as Exhibit 4.2 to our Current Report on Form 8-K filed on January 5, 2022 and incorporated herein by reference)
4.6	Deposit Agreement, dated as of September 29, 2017, by and among Federal Realty Investment Trust, American Stock Transfer and Trust Company, LLC, as Depository, and all holders from time to time of Receipt (previously filed as Exhibit 4.1 to the Predecessor's Registration Statement on Form 8-A, filed on September 29, 2017 and incorporated herein by reference)
4.7	Specimen certificate relating to the 5.000% Series C Cumulative Redeemable Preferred Shares of Beneficial Interest (previously filed as Exhibit 4.3 to the Predecessor's Registration Statement on Form 8-A, filed on September 29, 2017 and incorporated herein by reference)
4.8	Description of Securities (previously filed as Exhibit 4.8 to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 2019 and incorporated here by reference)
10.1	* Severance Agreement between Federal Realty Investment Trust and Donald C. Wood dated February 22, 1999 (previously filed as a portion of Exhibit 10 to the Predecessor's Quarterly Report on Form 10-Q for the quarter ended March 31, 1999 (the "1999 1Q Form 10-Q") and incorporated herein by reference)
10.2	* Executive Agreement between Federal Realty Investment Trust and Donald C. Wood dated February 22, 1999 (previously filed as a portion of Exhibit 10 to the Predecessor's 1999 1Q Form 10-Q and incorporated herein by reference)

Exhibit No.	Description
10.3	* Amendment to Executive Agreement between Federal Realty Investment Trust and Donald C. Wood dated February 16, 2005 (previously filed as Exhibit 10.12 to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 2004 (the "2004 Form 10-K") and incorporated herein by reference)
10.4	* Health Coverage Continuation Agreement between Federal Realty Investment Trust and Donald C. Wood dated February 16, 2005 (previously filed as Exhibit 10.26 to the Predecessor's 2004 Form 10-K and incorporated herein by reference)
10.5	* Severance Agreement between Federal Realty Investment Trust and Dawn M. Becker dated April 19, 2000 (previously filed as Exhibit 10.26 to the Predecessor's 2005 2Q Form 10-Q and incorporated herein by reference)
10.6	* Amendment to Severance Agreement between Federal Realty Investment Trust and Dawn M. Becker dated February 16, 2005 (previously filed as Exhibit 10.27 to the Predecessor's 2004 Form 10-K and incorporated herein by reference)
10.7	Form of Restricted Share Award Agreement for long term vesting and retention awards for shares issued out of the 2010 Plan (previously filed as Exhibit 10.35 to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 2010 (the "2010 Form 10-K") and incorporated herein by reference)
10.8	* Amendment to Severance Agreement between Federal Realty Investment Trust and Donald C. Wood dated January 1, 2009 (previously filed as Exhibit 10.26 to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 2008 ("the 2008 Form 10-K") and incorporated herein by reference)
10.9	* Second Amendment to Executive Agreement between Federal Realty Investment Trust and Donald C. Wood dated January 1, 2009 (previously filed as Exhibit 10.27 to the Predecessor's 2008 Form 10-K and incorporated herein by reference)
10.10	* Amendment to Health Coverage Continuation Agreement between Federal Realty Investment Trust and Donald C. Wood dated January 1, 2009 (previously filed as Exhibit 10.28 to the Predecessor's 2008 Form 10-K and incorporated herein by reference)
10.11	* Second Amendment to Severance Agreement between Federal Realty Investment Trust and Dawn M. Becker dated January 1, 2009 (previously filed as Exhibit 10.30 to the Predecessor's 2008 Form 10-K and incorporated herein by reference)
10.12	2010 Performance Incentive Plan (previously filed as Appendix A to the Predecessor's Definitive Proxy Statement for the 2010 Annual Meeting of Shareholders and incorporated herein by reference)
10.13	Amendment to 2010 Performance Incentive Plan ("the 2010 Plan") (previously filed as Appendix A to the Predecessor's Proxy Statement for the 2010 Annual Meeting of Shareholders and incorporated herein by reference)
10.14	Form of Restricted Share Award Agreement for awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program and the Trust's Annual Incentive Bonus Program and basic awards with annual vesting for shares issued out of the 2010 Plan (previously filed as Exhibit 10.34 to the Predecessor's 2010 Form 10-K and incorporated herein by reference)
10.15	Form of Option Award Agreement for awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2010 Plan (previously filed as Exhibit 10.38 to the Predecessor's 2010 Form 10-K and incorporated herein by reference)
10.16	Form of Option Award Agreement for front loaded awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2010 Plan (previously filed as Exhibit 10.39 to the Predecessor's 2010 Form 10-K and incorporated herein by reference)
10.17	Form of Option Award Agreement for basic options awarded out of the 2010 Plan (previously filed as Exhibit 10.40 to the Predecessor's 2010 Form 10-K and incorporated herein by reference)
10.18	Revised Form of Restricted Share Award Agreement for front loaded awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2010 Plan (previously filed as Exhibit 10.35 to the Predecessor's Annual Report on Form 10-K for the year ended December 31, 2012 (the "2012 Form 10-K") and incorporated herein by reference)
10.19	Revised Form of Restricted Share Award Agreement for long-term vesting and retention awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2010 Plan (previously filed as Exhibit 10.36 to the Predecessor's 2012 Form 10-K and incorporated herein by reference)
10.20	Revised Form of Performance Share Award Agreement for shares awarded out of the 2010 Plan (previously filed as Exhibit 10.37 to the Predecessor's 2012 Form 10-K and incorporated herein by reference)
10.21	Revised Form of Restricted Share Award Agreement for awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program and the Trust's Annual Incentive Bonus Program and basic awards with annual vesting for shares issued out of the 2010 Plan (previously filed as Exhibit 10.38 to the Predecessor's 2012 Form 10-K and incorporated herein by reference)

Exhibit No.	Description
10.22	Severance Agreement between Federal Realty Investment Trust and Daniel Guglielmone dated August 15, 2016 (previously filed as Exhibit 10.36 to the Predecessor's Quarterly Report on Form 10-Q for the quarter ended September 30, 2016 and incorporated herein by reference)
10.23	Amended and Restated Credit Agreement, dated as of July 25, 2019, by and among the Predecessor, each of the Lenders party thereto, and PNC Bank, National Association, as Administrative Agent (previously filed as Exhibit 10.1 to the Predecessor's Current Report on Form 8-K, filed on July 29, 2019 and incorporated herein by reference) ‡
10.24	2020 Performance Incentive Plan (previously filed as Appendix B to the Predecessor's Definitive Proxy Statement for the 2020 Annual Meeting of Shareholders and incorporated herein by reference)
10.25	Term Loan Agreement dated as of May 6, 2020, by and among the Predecessor, as Borrower, the financial institutions party thereto and their permitted assignees under Section 12.6., as Lenders, PNC Bank, National Association, as Administrative Agent, Regions Bank, Truist Bank, and U.S. Bank National Bank Association as Co-Syndication Agents, PNC Capital Markets, LLC, Regions Capital Markets, Suntrust Robinson Humphrey, Inc., and U.S. Bank National Association, as Joint Lead Arrangers and Book Managers (previously filed as Exhibit 10.1 to the Predecessor's Current Report on Form 8-K, filed on May 6, 2020 and incorporated herein by reference) ‡
10.26	First Amendment to the Amended and Restated Credit Agreement, dated as of May 6, 2020, by and among the Predecessor, each of the Lenders party thereto, and Wells Fargo Bank, National Association, as Administrative Agent (previously filed as Exhibit 10.2 to the Predecessor's Current Report on Form 8-K, filed on May 6, 2020, and incorporated herein by reference) ‡
10.27	Form of Restricted Share Award Agreement for awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program and the Trust's Annual Incentive Bonus Program and basic awards with annual vesting for shares issued out of the 2020 Plan (previously filed as Exhibit 10.32 to the Predecessor's Annual Report on Form 10-K, filed on February 11, 2021, and incorporated herein by reference)
10.28	Form of Option Award Agreement for awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2020 Plan (previously filed as Exhibit 10.33 to the Predecessor's Annual Report on Form 10-K, filed on February 11, 2021, and incorporated herein by reference)
10.29	Form of Restricted Share Award Agreement for long-term vesting and retention awards made under Federal Realty Investment Trust's Long-Term Incentive Award Program for shares issued out of the 2020 Plan (previously filed as Exhibit 10.34 to the Predecessor's Annual Report on Form 10-K, filed on February 11, 2021, and incorporated herein by reference)
10.30	Form of Performance Share Award Agreement for shares awarded out of the 2020 Plan (previously filed as Exhibit 10.35 to the Predecessor's Annual Report on Form 10-K, filed on February 11, 2021, and incorporated herein by reference)
10.31	Form of Option Award Agreement for basic options awarded out of the 2020 Plan (previously filed as Exhibit 10.36 to the Predecessor's Annual Report on Form 10-K, filed on February 11, 2021, and incorporated herein by reference)
10.32	Form of Performance Award Agreement for Jeffrey S. Berkes, dated February 10, 2021 (previously filed as Exhibit 10.1 to the Predecessor's Current Report on Form 8-K, filed on February 12, 2021, and incorporated herein by reference)
10.33	Amended and Restated Severance Agreement between Federal Realty Investment Trust and Jeffery S. Berkes, dated February 10, 2021 (previously filed as Exhibit 10.2 to the Predecessor's Current Report on Form 8-K, filed on February 12, 2021 and incorporated herein by reference)
10.34	First Amendment to Term Loan Agreement, dated as of April 16, 2021, by and among the Predecessor, as borrower, the Lenders, New Lenders, Departing Lenders (as each such term is defined therein) and PNC Bank, National Association, as Administrative Agent (previously filed as Exhibit 10.1 to the Predecessor's Current Report on Form 8-K, filed on April 19, 2021, and incorporated herein by reference) ‡
10.35	Omnibus Assignment, Assumption and Amendment entered into between the Predecessor and the Parent Company (previously filed as Exhibit 10.1 to our Current Report on Form 8-K, filed on January 3, 2022 and incorporated herein by reference)
10.36	Second Amendment to Amended and Restated Credit Agreement and Consent, dated as of January 1, 2022, by and among the Predecessor, as borrower, each of the lenders party thereto and Wells Fargo Bank, National Association, as administrative agent (previously filed as Exhibit 10.2 to the Trust's Current Report on Form 8-K filed on January 3, 2022 and incorporated herein by reference) ‡
10.37	Second Amendment to Term Loan Agreement and Consent, dated as of January 1, 2022, by and among the Predecessor, as borrower, each of the lenders party thereto and PNC Bank, National Association, as administrative agent (previously filed as Exhibit 10.3 to the Trust's Current Report on Form 8-K filed on January 3, 2022 and incorporated herein by reference) ‡

Exhibit No.	Description
10.38	Second Amended and Restated Credit Agreement, dated as of October 5, 2022, by and among the Partnership, as borrower, each of the lenders party thereto and Wells Fargo Bank, National Association, as administrative agent (previously filed as Exhibit 10.1 to the Trust's Current Report on Form 8-K filed on October 11, 2022 and incorporated herein by reference)
10.39	Third Amendment to Term Loan Agreement, dated as of October 5, 2022, by and among the Partnership, as borrower, each of the lenders party thereto and PNC Bank, National Association, as administrative agent (previously filed as Exhibit 10.2 to the Trust's Current Report on Form 8-K filed on October 11, 2022 and incorporated herein by reference)
21.1	Subsidiaries of Federal Realty Investment Trust and Federal Realty OP LP (filed herewith)
23.1	Consent of Grant Thornton LLP (filed herewith)
31.1	Rule 13a-14(a) Certification of Chief Executive Officer - Federal Realty Investment Trust (filed herewith)
31.2	Rule 13a-14(a) Certification of Chief Financial Officer - Federal Realty Investment Trust (filed herewith)
31.3	Rule 13a-14(a) Certification of Chief Executive Officer - Federal Realty OP LP (filed herewith)
31.4	Rule 13a-14(a) Certification of Chief Financial Officer - Federal Realty OP LP (filed herewith)
32.1	Section 1350 Certification of Chief Executive Officer - Federal Realty Investment Trust (filed herewith)
32.2	Section 1350 Certification of Chief Financial Officer - Federal Realty Investment Trust (filed herewith)
32.3	Section 1350 Certification of Chief Executive Officer - Federal Realty OP LP (filed herewith)
32.4	Section 1350 Certification of Chief Financial Officer - Federal Realty OP LP (filed herewith)
101	The following materials from this Annual Report on Form 10-K for the year ended December 31, 2022, formatted in XBRL (Extensible Business Reporting Language): (1) the Consolidated Balance Sheets, (2) the Consolidated Statements of Comprehensive Income, (3) the Consolidated Statement of Shareholders' Equity, (4) the Consolidated Statements of Cash Flows, and (5) Notes to Consolidated Financial Statements that have been detail tagged.
104	Cover Page Interactive Data File (formatted in Inline XBRL and contained in Exhibit 101)

* Management contract or compensatory plan required to be filed as an exhibit pursuant to Item 15(b) of Form 10-K.

† Pursuant to Regulation S-K Item 601(b)(4)(iii), the Trust and the Partnership by this filing agree, upon request, to furnish to the Securities and Exchange Commission a copy of other instruments defining the rights of holders of long-term debt of the Trust and the Partnership.

‡ In this Exhibit Index, the term "Predecessor" refers to Federal Realty Investment Trust before the effectiveness of our UPREIT conversion as described in our Current Reports on Form 8-K filed on January 3 and 5, 2022. Upon completion of the UPREIT conversion, the Partnership became the successor to the Predecessor's right and obligations under this instrument.

ITEM 16. FORM 10-K SUMMARY

None.

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Item 8 and Item 15(a)(1) and (2)
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All other schedules have been omitted either because the information is not applicable, not material, or is disclosed in our consolidated financial statements and related notes.

Report of Independent Registered Public Accounting Firm

Trustees and Shareholders
Federal Realty Investment Trust

Opinion on internal control over financial reporting

We have audited the internal control over financial reporting of Federal Realty Investment Trust (a Maryland real estate investment trust) and subsidiaries (collectively, the "Trust") as of December 31, 2022, based on criteria established in the 2013 *Internal Control—Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO"). In our opinion, the Trust maintained, in all material respects, effective internal control over financial reporting as of December 31, 2022, based on criteria established in the 2013 *Internal Control-Integrated Framework* issued by COSO.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) ("PCAOB"), the consolidated financial statements of the Trust as of and for the year ended December 31, 2022, and our report dated February 8, 2023 expressed an unqualified opinion on those financial statements.

Basis for opinion

The Trust's management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management's Evaluation of Internal Control over Financial Reporting. Our responsibility is to express an opinion on the Trust's internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Trust in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and limitations of internal control over financial reporting

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ GRANT THORNTON LLP

New York, New York
February 8, 2023

Report of Independent Registered Public Accounting Firm

Trustees and Shareholders
Federal Realty Investment Trust

Opinion on the financial statements

We have audited the accompanying consolidated balance sheets of Federal Realty Investment Trust (a Maryland real estate investment trust) and subsidiaries (collectively, the "Trust") as of December 31, 2022 and 2021, the related consolidated statements of comprehensive income, changes in shareholders' equity, and cash flows for each of the three years in the period ended December 31, 2022, and the related notes and financial statement schedules included under Item 15(a)(2) (collectively referred to as the "financial statements"). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Trust as of December 31, 2022 and 2021, and the results of its operations and its cash flows for each of the three years in the period ended December 31, 2022, in conformity with accounting principles generally accepted in the United States of America.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) ("PCAOB"), the Trust's internal control over financial reporting as of December 31, 2022, based on criteria established in the 2013 *Internal Control-Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO"), and our report dated February 8, 2023 expressed an unqualified opinion.

Basis for opinion

These financial statements are the responsibility of the Trust's management. Our responsibility is to express an opinion on the Trust's financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Trust in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical audit matter

The critical audit matter communicated below is a matter arising from the current period audit of the financial statements that was communicated or required to be communicated to the audit committee and that: (1) relate to accounts or disclosures that are material to the financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of critical audit matters does not alter in any way our opinion on the financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing separate opinions on the critical audit matter or on the accounts or disclosures to which it relates.

Lease Collectibility Assessment

In order to recognize rental revenue on an accrual basis, the Trust must determine whether substantially all the rents due under a lease arrangement are collectible. If the Trust reaches the conclusion that substantially all of the rents are not collectible for a specific lease, then rental revenue under that arrangement can only be recognized when cash payment from the tenant is received.

Significant judgment is exercised by the Trust when making a collectibility assessment and includes the following considerations which require challenging and subjective auditor judgment in the execution of our audit procedures:

- Creditworthiness of the tenant
- Current economic conditions
- Historical experience with the tenant and other tenants operating in the same industry

Our audit procedures related to the collectibility assessment included the following:

- We assessed the design and tested the operating effectiveness of internal controls relating to the collectibility assessment process.

- We evaluated management’s accounting policies related to this assessment.
- We verified the completeness of the population of tenants that management evaluated.
- We researched recent publicly available information such as bankruptcy filings, industry journals, and periodicals, and for any of the Trust’s tenants identified in our research, we evaluated whether such information was considered in management’s collectibility assessment.
- For a selection of tenant receivables where collectibility was deemed as probable, we inspected and evaluated management’s documentation supporting the collectibility assessment.
- We recalculated the aging for a selection of tenant receivable balances using supporting documentation.
- For a selection of leases, we evaluated the collectibility assessment conclusion reached by management and performed the following procedures for each selection:
 - Verified that management’s accounting policies related to the collectibility assessment were followed.
 - Obtained from management documentation such as tenant collection history and any direct correspondence and evaluated management’s considerations supporting the collectibility assessment conclusion reached.
 - Researched publicly available information to independently verify the completeness and accuracy of management’s information used to make the collectibility assessment.

/s/ GRANT THORNTON LLP

We have served as the Trust’s auditor since 2002.

New York, New York
February 8, 2023

Report of Independent Registered Public Accounting Firm

Trustees and Unitholders
Federal Realty OP LP

Opinion on internal control over financial reporting

We have audited the internal control over financial reporting of Federal Realty OP LP (a Delaware limited partnership) and subsidiaries (collectively, the “Operating Partnership”) as of December 31, 2022, based on criteria established in the 2013 *Internal Control-Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission (“COSO”). In our opinion, the Operating Partnership maintained, in all material respects, effective internal control over financial reporting as of December 31, 2022, based on criteria established in the 2013 *Internal Control-Integrated Framework* issued by COSO.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (“PCAOB”), the consolidated financial statements of the Operating Partnership as of and for the year ended December 31, 2022, and our report dated February 8, 2023 expressed an unqualified opinion on those financial statements.

Basis for opinion

The Operating Partnership’s management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management’s Evaluation of Internal Control over Financial Reporting. Our responsibility is to express an opinion on the Operating Partnership’s internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Operating Partnership in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and limitations of internal control over financial reporting

A company’s internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company’s assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ GRANT THORNTON LLP

New York, New York
February 8, 2023

Report of Independent Registered Public Accounting Firm

Trustees and Unitholders
Federal Realty OP LP

Opinion on the financial statements

We have audited the accompanying consolidated balance sheets of Federal Realty OP LP (a Delaware limited partnership) and subsidiaries (collectively, the "Operating Partnership") as of December 31, 2022 and 2021, the related consolidated statements of comprehensive income, capital, and cash flows for each of the three years in the period ended December 31, 2022, and the related notes and financial statement schedules included under Item 15(a)(2) (collectively referred to as the "financial statements"). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Operating Partnership as of December 31, 2022 and 2021, and the results of its operations and its cash flows for each of the three years in the period ended December 31, 2022, in conformity with accounting principles generally accepted in the United States of America.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) ("PCAOB"), the Operating Partnership's internal control over financial reporting as of December 31, 2022, based on criteria established in the 2013 *Internal Control-Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO"), and our report dated February 8, 2023 expressed an unqualified opinion.

Basis for opinion

These financial statements are the responsibility of the Operating Partnership's management. Our responsibility is to express an opinion on the Operating Partnership's financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Operating Partnership in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical audit matter

The critical audit matter communicated below is a matter arising from the current period audit of the financial statements that was communicated or required to be communicated to the audit committee and that: (1) relate to accounts or disclosures that are material to the financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of critical audit matters does not alter in any way our opinion on the financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing separate opinions on the critical audit matter or on the accounts or disclosures to which it relates.

Lease Collectibility Assessment

In order to recognize rental revenue on an accrual basis, the Operating Partnership must determine whether substantially all the rents due under a lease arrangement are collectible. If the Operating Partnership reaches the conclusion that substantially all of the rents are not collectible for a specific lease, then rental revenue under that arrangement can only be recognized when cash payment from the tenant is received.

Significant judgment is exercised by the Operating Partnership when making a collectibility assessment and includes the following considerations which require challenging and subjective auditor judgment in the execution of our audit procedures:

- Creditworthiness of the tenant
- Current economic conditions
- Historical experience with the tenant and other tenants operating in the same industry

Our audit procedures related to the collectibility assessment included the following:

- We assessed the design and tested the operating effectiveness of internal controls relating to the collectibility assessment process.
- We evaluated management's accounting policies related to this assessment.
- We verified the completeness of the population of tenants that management evaluated.
- We researched recent publicly available information such as bankruptcy filings, industry journals, and periodicals, and for any of the Operating Partnership's tenants identified in our research, we evaluated whether such information was considered in management's collectibility assessment.
- For a selection of tenant receivables where collectibility was deemed as probable, we inspected and evaluated management's documentation supporting the collectibility assessment.
- We recalculated the aging for a selection of tenant receivable balances using supporting documentation.
- For a selection of leases, we evaluated the collectibility assessment conclusion reached by management and performed the following procedures for each selection:
 - Verified that management's accounting policies related to the collectibility assessment were followed.
 - Obtained from management documentation such as tenant collection history and any direct correspondence and evaluated management's considerations supporting the collectibility assessment conclusion reached.
 - Researched publicly available information to independently verify the completeness and accuracy of management's information used to make the collectibility assessment.

/s/ GRANT THORNTON LLP

We have served as the Operating Partnership's auditor since 2022.

New York, New York
February 8, 2023

Federal Realty Investment Trust
Consolidated Balance Sheets

	December 31,	
	2022	2021
	(In thousands, except share and per share data)	
ASSETS		
Real estate, at cost		
Operating (including \$1,997,583 and \$2,207,648 of consolidated variable interest entities, respectively)	\$ 9,441,945	\$ 8,814,791
Construction-in-progress (including \$8,477 and \$18,752 of consolidated variable interest entities, respectively)	662,554	607,271
	10,104,499	9,422,062
Less accumulated depreciation and amortization (including \$362,921 and \$389,950 of consolidated variable interest entities, respectively)	(2,715,817)	(2,531,095)
Net real estate	7,388,682	6,890,967
Cash and cash equivalents	85,558	162,132
Accounts and notes receivable, net	197,648	169,007
Mortgage notes receivable, net	9,456	9,543
Investment in partnerships	145,205	13,027
Operating lease right of use assets, net	94,569	90,743
Finance lease right of use assets, net	45,467	49,832
Prepaid expenses and other assets	267,406	237,069
TOTAL ASSETS	\$ 8,233,991	\$ 7,622,320
LIABILITIES AND SHAREHOLDERS' EQUITY		
Liabilities		
Mortgages payable, net (including \$191,827 and \$335,301 of consolidated variable interest entities, respectively)	\$ 320,615	\$ 339,993
Notes payable, net	601,077	301,466
Senior notes and debentures, net	3,407,701	3,406,088
Accounts payable and accrued expenses	190,340	235,168
Dividends payable	90,263	86,538
Security deposits payable	28,508	25,331
Operating lease liabilities	77,743	72,661
Finance lease liabilities	67,660	72,032
Other liabilities and deferred credits	237,699	206,187
Total liabilities	5,021,606	4,745,464
Commitments and contingencies (Note 7)		
Redeemable noncontrolling interests	178,370	213,708
Shareholders' equity		
Preferred shares, authorized 15,000,000 shares, \$0.01 par:		
5.0% Series C Cumulative Redeemable Preferred Shares, (stated at liquidation preference \$25,000 per share), 6,000 shares issued and outstanding	150,000	150,000
5.417% Series 1 Cumulative Convertible Preferred Shares, (stated at liquidation preference \$25 per share), 392,878 and 399,896 shares issued and outstanding, respectively	9,822	9,997
Common shares of beneficial interest, \$0.01 par, 100,000,000 shares authorized, 81,342,959 and 78,603,305 shares issued and outstanding, respectively	818	790
Additional paid-in capital	3,821,801	3,488,794
Accumulated dividends in excess of net income	(1,034,186)	(1,066,932)
Accumulated other comprehensive income (loss)	5,757	(2,047)
Total shareholders' equity of the Trust	2,954,012	2,580,602
Noncontrolling interests	80,003	82,546
Total shareholders' equity	3,034,015	2,663,148
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	\$ 8,233,991	\$ 7,622,320

The accompanying notes are an integral part of these consolidated statements.

Federal Realty Investment Trust
Consolidated Statements of Comprehensive Income

	Year Ended December 31,		
	2022	2021	2020
	(In thousands, except per share data)		
REVENUE			
Rental income	\$ 1,073,292	\$ 948,842	\$ 832,171
Mortgage interest income	1,086	2,382	3,323
Total revenue	<u>1,074,378</u>	<u>951,224</u>	<u>835,494</u>
EXPENSES			
Rental expenses	228,958	198,121	170,920
Real estate taxes	127,824	118,496	119,242
General and administrative	52,636	49,856	41,680
Depreciation and amortization	302,409	279,976	255,027
Total operating expenses	<u>711,827</u>	<u>646,449</u>	<u>586,869</u>
Impairment charge	—	—	(57,218)
Gain on deconsolidation of VIE	70,374	—	—
Gain on sale of real estate and change in control of interest, net of tax	93,483	89,950	98,117
OPERATING INCOME	526,408	394,725	289,524
OTHER INCOME/(EXPENSE)			
Other interest income	1,072	809	1,894
Interest expense	(136,989)	(127,698)	(136,289)
Early extinguishment of debt	—	—	(11,179)
Income (loss) from partnerships	5,170	1,245	(8,062)
NET INCOME	<u>395,661</u>	<u>269,081</u>	<u>135,888</u>
Net income attributable to noncontrolling interests	(10,170)	(7,583)	(4,182)
NET INCOME ATTRIBUTABLE TO THE TRUST	<u>385,491</u>	<u>261,498</u>	<u>131,706</u>
Dividends on preferred shares	(8,034)	(8,042)	(8,042)
NET INCOME AVAILABLE FOR COMMON SHAREHOLDERS	<u>\$ 377,457</u>	<u>\$ 253,456</u>	<u>\$ 123,664</u>
EARNINGS PER COMMON SHARE, BASIC			
Net income available for common shareholders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
Weighted average number of common shares	<u>79,854</u>	<u>77,336</u>	<u>75,515</u>
EARNINGS PER COMMON SHARE, DILUTED			
Net income available for common shareholders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
Weighted average number of common shares	<u>80,508</u>	<u>77,368</u>	<u>75,515</u>
NET INCOME	\$ 395,661	\$ 269,081	\$ 135,888
Other comprehensive income (loss) - change in value of interest rate swaps	8,569	3,917	(5,302)
COMPREHENSIVE INCOME	<u>404,230</u>	<u>272,998</u>	<u>130,586</u>
Comprehensive income attributable to noncontrolling interests	(10,935)	(7,903)	(3,711)
COMPREHENSIVE INCOME ATTRIBUTABLE TO THE TRUST	<u>\$ 393,295</u>	<u>\$ 265,095</u>	<u>\$ 126,875</u>

The accompanying notes are an integral part of these consolidated statements.

Federal Realty Investment Trust
Consolidated Statement of Shareholders' Equity

	Shareholders' Equity of the Trust								
	Preferred Shares		Common Shares		Additional Paid-in Capital (In thousands, except share data)	Accumulated Dividends in Excess of Net Income	Accumulated Other Comprehensive Income (Loss)	Noncontrolling Interests	Total Shareholders' Equity
	Shares	Amount	Shares	Amount					
BALANCE AT DECEMBER 31, 2019	405,896	\$ 159,997	75,540,804	\$ 759	\$ 3,166,522	\$ (791,124)	\$ (813)	\$ 100,791	\$ 2,636,132
January 1, 2020 adoption of new accounting standard	—	—	—	—	—	(510)	—	—	(510)
Net income, excluding \$2,228 attributable to redeemable noncontrolling interests	—	—	—	—	—	131,706	—	1,954	133,660
Other comprehensive loss - change in value of interest rate swaps, excluding \$471 attributable to redeemable noncontrolling interests	—	—	—	—	—	—	(4,831)	—	(4,831)
Dividends declared to common shareholders (\$4.22 per share)	—	—	—	—	—	(320,302)	—	—	(320,302)
Dividends declared to preferred shareholders	—	—	—	—	—	(8,042)	—	—	(8,042)
Distributions declared to noncontrolling interests, excluding \$1,197 attributable to redeemable noncontrolling interests	—	—	—	—	—	—	—	(8,874)	(8,874)
Common shares issued, net	—	—	1,080,882	11	98,828	—	—	—	98,839
Shares issued under dividend reinvestment plan	—	—	24,491	—	2,072	—	—	—	2,072
Share-based compensation expense, net of forfeitures	—	—	114,251	1	13,242	—	—	—	13,243
Shares withheld for employee taxes	—	—	(33,034)	—	(4,052)	—	—	—	(4,052)
Conversion and redemption of downREIT OP units	—	—	—	—	(30)	—	—	(3,290)	(3,320)
Contributions from noncontrolling interests, excluding \$19,335 attributable to redeemable noncontrolling interests	—	—	—	—	(1,210)	—	—	120	120
Purchase of noncontrolling interests	—	—	—	—	21,933	—	—	(6,111)	(7,321)
Adjustment to redeemable noncontrolling interests	—	—	—	—	—	—	—	—	21,933
BALANCE AT DECEMBER 31, 2020	405,896	\$ 159,997	76,727,394	\$ 771	\$ 3,297,305	\$ (988,272)	\$ (5,644)	\$ 84,590	\$ 2,548,747
Net income, excluding \$4,296 attributable to redeemable noncontrolling interests	—	—	—	—	—	261,498	—	3,287	264,785
Other comprehensive income - change in value of interest rate swaps, excluding \$320 attributable to redeemable noncontrolling interest	—	—	—	—	—	—	3,597	—	3,597
Dividends declared to common shareholders (\$4.26 per share)	—	—	—	—	—	(332,116)	—	—	(332,116)
Dividends declared to preferred shareholders	—	—	—	—	—	(8,042)	—	—	(8,042)
Distributions declared to noncontrolling interests, excluding \$5,268 attributable to redeemable noncontrolling interests	—	—	—	—	—	—	—	(4,341)	(4,341)
Common shares issued, net	—	—	1,643,845	17	172,736	—	—	—	172,753
Shares issued under dividend reinvestment plan	—	—	19,758	—	1,955	—	—	—	1,955
Share-based compensation expense, net of forfeitures	—	—	164,553	2	14,432	—	—	—	14,434
Shares withheld for employee taxes	—	—	(29,031)	—	(2,998)	—	—	—	(2,998)
Conversion and redemption of downREIT OP units	—	—	76,786	—	7,474	—	—	(7,573)	(99)
Contributions from noncontrolling interests, excluding \$74,530 attributable to redeemable noncontrolling interests	—	—	—	—	(2,110)	—	—	6,583	6,583
Adjustment to redeemable noncontrolling interests	—	—	—	—	—	—	—	—	(2,110)
BALANCE AT DECEMBER 31, 2021	405,896	\$ 159,997	78,603,305	\$ 790	\$ 3,488,794	\$ (1,066,932)	\$ (2,047)	\$ 82,546	\$ 2,663,148
Net income, excluding \$6,613 attributable to redeemable noncontrolling interests	—	—	—	—	—	385,491	—	3,557	389,048
Other comprehensive income - change in value of interest rate swaps, excluding \$765 attributable to redeemable noncontrolling interest	—	—	—	—	—	—	7,804	—	7,804
Dividends declared to common shareholders (\$4.30 per share)	—	—	—	—	—	(344,711)	—	—	(344,711)
Dividends declared to preferred shareholders	—	—	—	—	—	(8,034)	—	—	(8,034)
Distributions declared to noncontrolling interests, excluding \$8,090 attributable to redeemable noncontrolling interests	—	—	—	—	—	—	—	(5,007)	(5,007)
Common shares issued, net	—	—	2,634,223	26	306,828	—	—	—	306,854
Exercise of stock options	—	—	366	—	35	—	—	—	35
Shares issued under dividend reinvestment plan	—	—	19,502	—	2,104	—	—	—	2,104
Share-based compensation expense, net of forfeitures	—	—	110,395	2	15,016	—	—	—	15,018
Shares withheld for employee taxes	—	—	(41,105)	—	(4,900)	—	—	—	(4,900)
Conversion of preferred shares	(7,018)	(175)	1,675	—	175	—	—	—	—
Conversion and redemption of downREIT OP units	—	—	14,598	—	1,367	—	—	(2,065)	(698)
Deconsolidation of VIE	—	—	—	—	—	—	—	972	972
Adjustment to redeemable noncontrolling interests	—	—	—	—	12,382	—	—	—	12,382
BALANCE AT DECEMBER 31, 2022	398,878	\$ 159,822	81,342,959	\$ 818	\$ 3,821,801	\$ (1,034,186)	\$ 5,757	\$ 80,003	\$ 3,034,015

The accompanying notes are an integral part of these consolidated statements.

Federal Realty Investment Trust
Consolidated Statements of Cash Flows

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
OPERATING ACTIVITIES			
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	302,409	279,976	255,027
Impairment charge	—	—	57,218
Gain on deconsolidation of VIE	(70,374)	—	—
Gain on sale of real estate and change in control of interest, net of tax	(93,483)	(89,950)	(98,117)
Early extinguishment of debt	—	—	11,179
(Income) loss from partnerships	(5,170)	(1,245)	8,062
Straight-line rent	(18,326)	(9,397)	(4,492)
Share-based compensation expense	13,704	13,009	11,924
Other, net	(4,812)	(3,223)	(1,290)
Changes in assets and liabilities, net of effects of acquisitions and dispositions:			
(Increase) decrease in accounts receivable, net	(12,071)	1,214	(6,032)
Increase in prepaid expenses and other assets	(1,219)	(5,607)	(3,260)
Increase in accounts payable and accrued expenses	77	6,782	5,621
Increase (decrease) in security deposits and other liabilities	10,373	10,712	(1,799)
Net cash provided by operating activities	<u>516,769</u>	<u>471,352</u>	<u>369,929</u>
INVESTING ACTIVITIES			
Acquisition of real estate	(438,494)	(366,466)	(9,589)
Capital expenditures - development and redevelopment	(309,046)	(368,786)	(433,872)
Capital expenditures - other	(107,655)	(71,728)	(68,064)
Costs associated with property sold under threat of condemnation, net	(18,031)	—	(12,924)
Proceeds from sale of real estate	133,717	137,868	183,461
Change in cash from deconsolidation of VIE	(4,192)	—	—
Investment in partnerships	(23,155)	(3,115)	(3,348)
Distribution from partnerships in excess of earnings	6,864	2,970	1,301
Leasing costs	(22,541)	(21,990)	(15,080)
(Issuance) repayment of mortgage and other notes receivable, net	(3,465)	31,129	(10,268)
Net cash used in investing activities	<u>(785,998)</u>	<u>(660,118)</u>	<u>(368,383)</u>
FINANCING ACTIVITIES			
Costs to amend revolving credit facility	(6,375)	—	(638)
Issuance of senior notes, net of costs	—	—	1,094,283
Redemption and retirement of senior notes	—	—	(510,360)
Issuance of notes payable, net of costs	298,568	—	398,722
Repayment of mortgages, finance leases, and notes payable	(19,443)	(277,643)	(70,237)
Issuance of common shares, net of costs	307,275	172,981	99,177
Dividends paid to common and preferred shareholders	(347,284)	(335,656)	(324,596)
Shares withheld for employee taxes	(4,900)	(2,998)	(4,052)
Contributions from noncontrolling interests	—	133	—
Distributions to and redemptions of noncontrolling interests	(37,427)	(9,784)	(20,563)
Net cash provided by (used in) financing activities	<u>190,414</u>	<u>(452,967)</u>	<u>661,736</u>
(Decrease) increase in cash, cash equivalents, and restricted cash	<u>(78,815)</u>	<u>(641,733)</u>	<u>663,282</u>
Cash, cash equivalents, and restricted cash at beginning of year	175,163	816,896	153,614
Cash, cash equivalents, and restricted cash at end of year	<u>\$ 96,348</u>	<u>\$ 175,163</u>	<u>\$ 816,896</u>

The accompanying notes are an integral part of these consolidated statements.

**Federal Realty OP LP
Consolidated Balance Sheets**

	December 31,	
	2022	2021
	(In thousands, except unit data)	
ASSETS		
Real estate, at cost		
Operating (including \$1,997,583 and \$2,207,648 of consolidated variable interest entities, respectively)	\$ 9,441,945	\$ 8,814,791
Construction-in-progress (including \$8,477 and \$18,752 of consolidated variable interest entities, respectively)	662,554	607,271
	10,104,499	9,422,062
Less accumulated depreciation and amortization (including \$362,921 and \$389,950 of consolidated variable interest entities, respectively)	(2,715,817)	(2,531,095)
Net real estate	7,388,682	6,890,967
Cash and cash equivalents	85,558	162,132
Accounts and notes receivable, net	197,648	169,007
Mortgage notes receivable, net	9,456	9,543
Investment in partnerships	145,205	13,027
Operating lease right of use assets, net	94,569	90,743
Finance lease right of use assets, net	45,467	49,832
Prepaid expenses and other assets	267,406	237,069
TOTAL ASSETS	\$ 8,233,991	\$ 7,622,320
LIABILITIES AND CAPITAL		
Liabilities		
Mortgages payable, net (including \$191,827 and \$335,301 of consolidated variable interest entities, respectively)	\$ 320,615	\$ 339,993
Notes payable, net	601,077	301,466
Senior notes and debentures, net	3,407,701	3,406,088
Accounts payable and accrued expenses	190,340	235,168
Dividends payable	90,263	86,538
Security deposits payable	28,508	25,331
Operating lease liabilities	77,743	72,661
Finance lease liabilities	67,660	72,032
Other liabilities and deferred credits	237,699	206,187
Total liabilities	5,021,606	4,745,464
Commitments and contingencies (Note 7)		
Redeemable noncontrolling interests	178,370	213,708
Partner capital		
Preferred units, 398,878 and 405,896 units issued and outstanding, respectively	154,788	154,963
Common units, 81,342,959 and 78,603,305 units issued and outstanding, respectively	2,793,467	2,427,686
Accumulated other comprehensive income (loss)	5,757	(2,047)
Total partner capital	2,954,012	2,580,602
Noncontrolling interests in consolidated partnerships	80,003	82,546
Total capital	3,034,015	2,663,148
TOTAL LIABILITIES AND CAPITAL	\$ 8,233,991	\$ 7,622,320

The accompanying notes are an integral part of these consolidated statements.

Federal Realty OP LP
Consolidated Statements of Comprehensive Income

	Year Ended December 31,		
	2022	2021	2020
	(In thousands, except per unit data)		
REVENUE			
Rental income	\$ 1,073,292	\$ 948,842	\$ 832,171
Mortgage interest income	1,086	2,382	3,323
Total revenue	<u>1,074,378</u>	<u>951,224</u>	<u>835,494</u>
EXPENSES			
Rental expenses	228,958	198,121	170,920
Real estate taxes	127,824	118,496	119,242
General and administrative	52,636	49,856	41,680
Depreciation and amortization	302,409	279,976	255,027
Total operating expenses	<u>711,827</u>	<u>646,449</u>	<u>586,869</u>
Impairment charge	—	—	(57,218)
Gain on deconsolidation of VIE	70,374	—	—
Gain on sale of real estate and change in control of interest, net of tax	93,483	89,950	98,117
OPERATING INCOME	526,408	394,725	289,524
OTHER INCOME/(EXPENSE)			
Other interest income	1,072	809	1,894
Interest expense	(136,989)	(127,698)	(136,289)
Early extinguishment of debt	—	—	(11,179)
Income (loss) from partnerships	5,170	1,245	(8,062)
NET INCOME	<u>395,661</u>	<u>269,081</u>	<u>135,888</u>
Net income attributable to noncontrolling interests	(10,170)	(7,583)	(4,182)
NET INCOME ATTRIBUTABLE TO THE PARTNERSHIP	<u>385,491</u>	<u>261,498</u>	<u>131,706</u>
Dividends on preferred units	(8,034)	(8,042)	(8,042)
NET INCOME AVAILABLE FOR COMMON UNIT HOLDERS	<u>\$ 377,457</u>	<u>\$ 253,456</u>	<u>\$ 123,664</u>
EARNINGS PER COMMON UNIT, BASIC			
Net income available for common unit holders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
Weighted average number of common units	<u>79,854</u>	<u>77,336</u>	<u>75,515</u>
EARNINGS PER COMMON UNIT, DILUTED			
Net income available for common unit holders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
Weighted average number of common units	<u>80,508</u>	<u>77,368</u>	<u>75,515</u>
NET INCOME	\$ 395,661	\$ 269,081	\$ 135,888
Other comprehensive income (loss) - change in value of interest rate swaps	8,569	3,917	(5,302)
COMPREHENSIVE INCOME	<u>404,230</u>	<u>272,998</u>	<u>130,586</u>
Comprehensive income attributable to noncontrolling interests	(10,935)	(7,903)	(3,711)
COMPREHENSIVE INCOME ATTRIBUTABLE TO THE PARTNERSHIP	<u>\$ 393,295</u>	<u>\$ 265,095</u>	<u>\$ 126,875</u>

The accompanying notes are an integral part of these consolidated statements.

**Federal Realty OP LP
Consolidated Statements of Capital**

	Preferred Units	Common Units	Accumulated Other Comprehensive Income (Loss)	Total Partner Capital	Noncontrolling Interests in Consolidated Partnerships	Total Capital
BALANCE AT DECEMBER 31, 2019	\$ 154,963	\$ 2,381,191	\$ (813)	\$ 2,535,341	\$ 100,791	\$ 2,636,132
January 1, 2020 adoption of new accounting standard	—	(510)	—	(510)	—	(510)
Net income, excluding \$2,228 attributable to redeemable noncontrolling interests	8,042	123,664	—	131,706	1,954	133,660
Other comprehensive loss - change in fair value of interest rate swaps, excluding \$471 attributable to redeemable noncontrolling interests	—	—	(4,831)	(4,831)	—	(4,831)
Distributions declared to common unit holders	(8,042)	(320,302)	—	(320,302)	—	(320,302)
Distributions declared to preferred unit holders	—	—	—	(8,042)	—	(8,042)
Distributions declared to noncontrolling interests in consolidated partnerships, excluding \$1,197 attributable to redeemable noncontrolling interests	—	—	—	—	(8,874)	(8,874)
Common units issued as a result of common stock issued by Parent Company, net of issuance costs	—	98,839	—	98,839	—	98,839
Common units issued under dividend reinvestment plan	—	2,072	—	2,072	—	2,072
Share-based compensation expense, net of forfeitures	—	13,243	—	13,243	—	13,243
Common units withheld for employee taxes	—	(4,052)	—	(4,052)	—	(4,052)
Conversion and redemption of downREIT OP units	—	(30)	—	(30)	(3,290)	(3,320)
Contributions from noncontrolling interests, excluding \$19,335 attributable to redeemable noncontrolling interests	—	—	—	—	120	120
Purchase of noncontrolling interest	—	(1,210)	—	(1,210)	(6,111)	(7,321)
Adjustment to redeemable noncontrolling interests	—	21,933	—	21,933	—	21,933
BALANCE AT DECEMBER 31, 2020	154,963	2,314,838	(5,644)	2,464,157	84,590	2,548,747
Net income, excluding \$4,296 attributable to redeemable noncontrolling interests	8,042	253,456	—	261,498	3,287	264,785
Other comprehensive income - change in fair value of interest rate swaps, excluding \$320 attributable to redeemable noncontrolling interest	—	—	3,597	3,597	—	3,597
Distributions declared to common unit holders	(8,042)	(332,116)	—	(332,116)	—	(332,116)
Distributions declared to preferred unit holders	—	—	—	(8,042)	—	(8,042)
Distributions declared to noncontrolling interests in consolidated partnerships, excluding \$5,268 attributable to redeemable noncontrolling interests	—	—	—	—	(4,341)	(4,341)
Common units issued as a result of common stock issued by Parent Company, net of issuance costs	—	172,753	—	172,753	—	172,753
Common units issued under dividend reinvestment plan	—	1,955	—	1,955	—	1,955
Share-based compensation expense, net of forfeitures	—	14,434	—	14,434	—	14,434
Common units withheld for employee taxes	—	(2,998)	—	(2,998)	—	(2,998)
Conversion of downREIT OP units	—	7,474	—	7,474	(7,573)	(99)
Contributions from noncontrolling interests, excluding \$74,530 attributable to redeemable noncontrolling interests	—	—	—	—	6,583	6,583
Adjustment to redeemable noncontrolling interests	—	(2,110)	—	(2,110)	—	(2,110)
BALANCE AT DECEMBER 31, 2021	154,963	2,427,686	(2,047)	2,580,602	82,546	2,663,148
Net income, excluding \$6,613 attributable to redeemable noncontrolling interests	8,034	377,457	—	385,491	3,557	389,048
Other comprehensive income - change in fair value of interest rate swaps, excluding \$765 attributable to redeemable noncontrolling interest	—	—	7,804	7,804	—	7,804
Distributions declared to common unit holders	(8,034)	(344,711)	—	(344,711)	—	(344,711)
Distributions declared to preferred unit holders	—	—	—	(8,034)	—	(8,034)
Distributions declared to noncontrolling interests in consolidated partnerships, excluding \$8,090 attributable to redeemable noncontrolling interests	—	—	—	—	(5,007)	(5,007)
Common units issued as a result of common stock issued by Parent Company, net of issuance costs	—	306,854	—	306,854	—	306,854
Exercise of stock options	—	35	—	35	—	35
Common units issued under dividend reinvestment plan	—	2,104	—	2,104	—	2,104
Share-based compensation expense, net of forfeitures	—	15,018	—	15,018	—	15,018
Common units withheld for employee taxes	(175)	(4,900)	—	(4,900)	—	(4,900)
Conversion of preferred units	—	175	—	175	—	—
Conversion and redemption of downREIT OP units	—	1,367	—	1,367	(2,065)	(698)
Deconsolidation of VIE	—	—	—	—	972	972
Adjustment to redeemable noncontrolling interests	—	12,382	—	12,382	—	12,382
BALANCE AT DECEMBER 31, 2022	\$ 154,788	\$ 2,793,467	\$ 5,757	\$ 2,954,012	\$ 80,003	\$ 3,034,015

The accompanying notes are an integral part of these consolidated statements.

Federal Realty OP LP
Consolidated Statements of Cash Flows

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
OPERATING ACTIVITIES			
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	302,409	279,976	255,027
Impairment charge	—	—	57,218
Gain on deconsolidation of VIE	(70,374)	—	—
Gain on sale of real estate and change in control of interest, net of tax	(93,483)	(89,950)	(98,117)
Early extinguishment of debt	—	—	11,179
(Income) loss from partnerships	(5,170)	(1,245)	8,062
Straight-line rent	(18,326)	(9,397)	(4,492)
Share-based compensation expense	13,704	13,009	11,924
Other, net	(4,812)	(3,223)	(1,290)
Changes in assets and liabilities, net of effects of acquisitions and dispositions:			
(Increase) decrease in accounts receivable, net	(12,071)	1,214	(6,032)
Increase in prepaid expenses and other assets	(1,219)	(5,607)	(3,260)
Increase in accounts payable and accrued expenses	77	6,782	5,621
Increase (decrease) in security deposits and other liabilities	10,373	10,712	(1,799)
Net cash provided by operating activities	<u>516,769</u>	<u>471,352</u>	<u>369,929</u>
INVESTING ACTIVITIES			
Acquisition of real estate	(438,494)	(366,466)	(9,589)
Capital expenditures - development and redevelopment	(309,046)	(368,786)	(433,872)
Capital expenditures - other	(107,655)	(71,728)	(68,064)
Costs associated with property sold under threat of condemnation, net	(18,031)	—	(12,924)
Proceeds from sale of real estate	133,717	137,868	183,461
Change in cash from deconsolidation of VIE	(4,192)	—	—
Investment in partnerships	(23,155)	(3,115)	(3,348)
Distribution from partnerships in excess of earnings	6,864	2,970	1,301
Leasing costs	(22,541)	(21,990)	(15,080)
(Issuance) repayment of mortgage and other notes receivable, net	(3,465)	31,129	(10,268)
Net cash used in investing activities	<u>(785,998)</u>	<u>(660,118)</u>	<u>(368,383)</u>
FINANCING ACTIVITIES			
Costs to amend revolving credit facility	(6,375)	—	(638)
Issuance of senior notes, net of costs	—	—	1,094,283
Redemption and retirement of senior notes	—	—	(510,360)
Issuance of notes payable, net of costs	298,568	—	398,722
Repayment of mortgages, finance leases, and notes payable	(19,443)	(277,643)	(70,237)
Issuance of common units, net of costs	307,275	172,981	99,177
Dividends paid to common and preferred unit holders	(347,284)	(335,656)	(324,596)
Shares withheld for employee taxes	(4,900)	(2,998)	(4,052)
Contributions from noncontrolling interests	—	133	—
Distributions to and redemptions of noncontrolling interests	(37,427)	(9,784)	(20,563)
Net cash provided by (used in) financing activities	<u>190,414</u>	<u>(452,967)</u>	<u>661,736</u>
(Decrease) increase in cash, cash equivalents, and restricted cash	<u>(78,815)</u>	<u>(641,733)</u>	<u>663,282</u>
Cash, cash equivalents, and restricted cash at beginning of year	<u>175,163</u>	<u>816,896</u>	<u>153,614</u>
Cash, cash equivalents, and restricted cash at end of year	<u>\$ 96,348</u>	<u>\$ 175,163</u>	<u>\$ 816,896</u>

The accompanying notes are an integral part of these consolidated statements.

Federal Realty Investment Trust
Federal Realty OP LP
Notes to Consolidated Financial Statements
December 31, 2022, 2021 and 2020

NOTE 1—BUSINESS AND ORGANIZATION

Federal Realty Investment Trust (the “Parent Company” and “Trust”) is an equity real estate investment trust (“REIT”). Federal Realty OP LP (the “Operating Partnership”) is the entity through which the Parent Company conducts substantially all of its operating and owns all of its assets. The Parent Company owns 100% of the limited liability company interests of, is sole member of, and exercises control over Federal Realty GP LLC (the “General Partner”), which in turn, is the sole general partner of the Operating Partnership. The Parent Company specializes in the ownership, management, and redevelopment of retail and mixed-use properties through the Operating Partnership. Our properties are located primarily in communities where we believe retail demand exceeds supply, in strategically selected metropolitan markets in the Mid-Atlantic and Northeast regions of the United States, California, and South Florida. As of December 31, 2022, we owned or had a majority interest in community and neighborhood shopping centers and mixed-use properties which are operated as 103 predominantly retail real estate projects.

We operate in a manner intended to enable the Trust to qualify as a REIT for federal income tax purposes. A REIT that distributes at least 90% of its taxable income to its shareholders each year and meets certain other conditions is not taxed on that portion of its taxable income which is distributed to its shareholders.

Impacts of COVID-19 Pandemic and General Economic Conditions

Given the ongoing workforce shortages, global supply chain bottlenecks and shortages, higher levels of inflation, and rising interest rates, we continue to monitor and address risks related to the global COVID-19 pandemic and the state of the economy. The extent of the future effects of COVID-19 and potentially worsening economic conditions on our business, results of operations, cash flows, and growth prospects is highly uncertain and will ultimately depend on future developments, none of which can be predicted with any certainty.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

In January 2022, we completed a reorganization into an umbrella partnership real estate investment trust, or “UPREIT.” For additional information on our UPREIT reorganization, please see our Current Reports on Form 8-K filed with the SEC on January 3, 2022 and January 5, 2022, as well our 2021 Annual Report on Form 10-K filed on February 10, 2022. Immediately following the reorganization, the Parent Company had the same consolidated assets and liabilities as Federal Realty Investment Trust immediately before the reorganization. The Parent Company exercises exclusive control over the General Partner and does not have assets or liabilities other than its investment in the Operating Partnership. As a result, the UPREIT reorganization represented a merger of entities under common control in accordance with accounting principles generally accepted in the United States (“GAAP”). Accordingly, the accompanying consolidated financial statements including the notes thereto, are presented as if the UPREIT reorganization had occurred at the earliest period presented. Certain 2021, 2020, and 2019 amounts have been reclassified to conform to current period presentation.

Principles of Consolidation

As discussed in the Explanatory Note, we have combined the Annual Reports on Form 10-K of the Parent Company and the Operating Partnership into this single report. As a result, we present two sets of consolidated financial statements. Both sets of consolidated financial statements include the accounts of the entity, its corporate subsidiaries, and all entities in which it has a controlling interest or has been determined to be the primary beneficiary of a variable interest entity (“VIE”). The Parent Company's consolidated financial statements include the accounts of the Operating Partnership and its subsidiaries as the Parent, and through its ownership and control over the General Partner, exercises exclusive control over the Operating Partnership. The equity interests of other investors are reflected as noncontrolling interests or redeemable noncontrolling interests. All significant intercompany transactions and balances are eliminated in consolidation. We account for our interests in joint ventures, which we do not control, using the equity method of accounting.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, referred to as “GAAP,” requires management to make estimates and assumptions that in certain circumstances affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, and revenues and expenses. These

estimates are prepared using management's best judgment, after considering past, current and expected events and economic conditions. Actual results could differ from these estimates.

Revenue Recognition and Accounts Receivable

Our leases with our tenants are classified as operating leases. When collection of substantially all lease payments during the lease term is considered probable, the lease qualifies for accrual accounting. Lease payments are recognized on a straight-line basis from the point in time when the tenant controls the space through the term of the related lease. Variable lease payments relating to percentage rent are recognized at the end of the lease year or earlier if we have determined the required sales level is achieved. Real estate tax and other cost reimbursements are recognized on an accrual basis over the periods in which the related expenditures are incurred. Many of our leases contain tenant options that enable the tenant to extend the term of the lease at expiration at pre-established rental rates that often include fixed rent increases, consumer price index adjustments or other market rate adjustments from the prior base rent. For a tenant to terminate its lease agreement prior to the end of the agreed term, we may require that they pay a fee to cancel the lease agreement. Lease termination fees are generally recognized on the termination date if the tenant has relinquished control of the space. When a lease is terminated early but the tenant continues to control the space under a modified lease agreement, the lease termination fee is generally recognized evenly over the remaining term of the modified lease agreement. Lease concessions (unrelated to the COVID-19 pandemic) are evaluated to determine whether the concession represents a modification of the original lease contract. Modifications generally result in a reassessment of the lease term and lease classification, and remeasurement of lease payments received. Remeasured lease payments are recognized on a straight-line basis over the remaining term of the modified lease contract.

In April 2020, the Financial Accounting Standards Board ("FASB") issued interpretive guidance relating to the accounting for lease concessions provided as a result of the COVID-19 pandemic that allows entities to treat the concession as if it was a part of the existing contract instead of applying lease modification accounting. This guidance is only applicable to the COVID-19 pandemic related lease concessions that do not result in a substantial increase in the rights of the lessor or the obligations of the lessee. We have elected this option relating to qualifying rent deferral and rent abatement agreements. For qualifying lease modifications with rent deferrals, this results in no change to our revenue recognition but an increase in the lease receivable balance until the deferred rent has been repaid. For qualifying lease modifications that include rent abatement concessions, this results in a direct reduction of rental income in the current period. As of December 31, 2022, we executed rent deferral agreements related to the COVID-19 pandemic representing approximately \$48 million of rent. We have subsequently collected approximately \$35 million of those amounts previously deferred. As of December 31, 2022, we have entered into rent abatement agreements related to the COVID-19 pandemic totaling \$4 million, \$26 million, and \$48 million of rents due in 2022, 2021, and 2020 respectively.

When collection of substantially all lease payments during the lease term is not considered probable, total lease revenue is limited to the lesser of revenue recognized under accrual accounting or cash received. Determining the probability of collection of substantially all lease payments during a lease term requires significant judgment. This determination is impacted by numerous factors including our assessment of the tenant's credit worthiness, economic conditions, tenant sales productivity in that location, historical experience with the tenant and tenants operating in the same industry, future prospects for the tenant and the industry in which it operates, and the length of the lease term. If leases currently classified as probable are subsequently reclassified as not probable, any outstanding lease receivables (including straight-line rent receivables) would be written-off with a corresponding decrease in rental income. If leases currently classified as not probable are subsequently changed to probable, any lease receivables (including straight-line rent receivables) are re-instated with a corresponding increase to rental income.

Our collection of rents has continued to improve from the initial impacts of COVID-19, including collecting rents related to prior periods. As a result, our collectibility related adjustments for the year ended December 31, 2022 resulted in an increase to rental income of \$4.1 million, as compared to a \$24.0 million and \$106.6 million decrease to rental income during the years ended December 31, 2021 and 2020, respectively, which reflected lower levels of cash collections and elevated levels of rent abatements and disputes directly related to COVID-19. This includes changes in our collectibility assessments from probable to not probable, disputed rents, and any rent abatements directly related to COVID-19. As of December 31, 2022 and 2021, the revenue from approximately 31% and 34% of our tenants (based on total commercial leases), respectively, is being recognized on a cash basis. As of December 31, 2022 and 2021, our straight-line rent receivables balance was \$126.6 million and \$110.7 million, respectively, and is included in "accounts and notes receivable, net" on our consolidated balance sheet.

Other revenue recognition policies

Sales of real estate are recognized upon the transfer of control, which usually occurs when the real estate is legally sold. When we enter into a transaction to sell a property or a portion of a property, we evaluate the recognition of the sale under ASC 610-20, "Other Income - Gains and Losses from the Derecognition of Nonfinancial Assets." In accordance with ASC 610-20, we apply the guidance in ASC 606, "Revenue from Contracts with Customers," to determine whether and when control

transfers and how to measure the associated gain or loss. We determine the transaction price based on the consideration we expect to receive. Variable consideration is included in the transaction price to the extent it is probable that a significant reversal of a gain recognized will not occur. We analyze the risk of a significant gain reversal and if necessary limit the amount of variable consideration recognized in order to mitigate this risk. The estimation of variable consideration requires us to make assumptions and apply significant judgment.

Real Estate

Land, buildings and improvements are recorded at cost. Depreciation is computed using the straight-line method. Estimated useful lives range generally from 35 years to a maximum of 50 years on buildings and major improvements. Minor improvements, furniture and equipment are capitalized and depreciated over useful lives ranging from 2 to 20 years. Maintenance and repairs that do not improve or extend the useful lives of the related assets are charged to operations as incurred. Tenant improvements are capitalized and depreciated over the life of the related lease or their estimated useful life, whichever is shorter. If a tenant vacates its space prior to contractual termination of its lease, the undepreciated balance of any tenant improvements are written off if they are replaced or have no future value. In 2022, 2021 and 2020, real estate depreciation expense was \$265.7 million, \$245.1 million and \$227.9 million, respectively, including amounts from real estate sold.

Our methodology of allocating the cost of acquisitions to assets acquired and liabilities assumed is based on estimated fair values, replacement cost and/or appraised values. When we acquire operating real estate properties, the purchase price is allocated to land, building, improvements, leasing costs, intangibles such as acquired leases, assumed debt, if any, and to current assets acquired and current liabilities assumed, if any. The value allocated to acquired leases is amortized over the related lease term and reflected as rental income in the consolidated statements of comprehensive income. We consider qualitative and quantitative factors in evaluating the likelihood of a tenant exercising a below market renewal option and include such renewal options in the calculation of acquired lease value when we consider these to be bargain renewal options. If the value of below market lease intangibles includes renewal option periods, we include such renewal periods in the amortization period utilized. If a tenant vacates its space prior to contractual termination of its lease, the unamortized balance of any acquired lease value is written off to rental income.

Transaction costs related to asset acquisitions, such as broker fees, transfer taxes, legal, accounting, valuation, and other professional and consulting fees, are capitalized as part of the acquisition cost. The acquisition of an operating shopping center typically qualifies as an asset acquisition.

We capitalize certain costs related to the development and redevelopment of real estate including pre-construction costs, real estate taxes, insurance, construction costs and salaries and related costs of personnel directly involved, are capitalized. Additionally, we capitalize interest costs related to development and redevelopment activities. Capitalization of these costs begin when the activities and related expenditures commence and cease when the project is substantially complete and ready for its intended use at which time the project is placed in service and depreciation commences. Additionally, we make estimates as to the probability of certain development and redevelopment projects being completed. If we determine the development or redevelopment is no longer probable of completion, we expense all capitalized costs which are not recoverable.

Long-Lived Assets and Impairment

There are estimates and assumptions made by management in preparing the consolidated financial statements for which the actual results will be determined over long periods of time. This includes the recoverability of long-lived assets, including our properties that have been acquired or redeveloped and our investment in certain joint ventures. Management's evaluation of impairment includes review for possible indicators of impairment as well as, in certain circumstances, undiscounted and discounted cash flow analysis. Since most of our investments in real estate are wholly-owned or controlled assets which are held for use, a property with impairment indicators is first tested for impairment by comparing the undiscounted cash flows, including residual value, to the current net book value of the property. If the undiscounted cash flows are less than the net book value, the property is written down to expected fair value.

The calculation of both discounted and undiscounted cash flows requires management to make estimates of future cash flows including revenues, operating expenses, required maintenance and development expenditures, market conditions, demand for space by tenants and rental rates over long periods. Because our properties typically have a long life, the assumptions used to estimate the future recoverability of book value requires significant management judgment. Actual results could be significantly different from the estimates. These estimates have a direct impact on net income, because recording an impairment charge results in a negative adjustment to net income.

Cash and Cash Equivalents

We define cash and cash equivalents as cash on hand, demand deposits with financial institutions and short term liquid investments with an initial maturity, when purchased, under three months. Cash balances in individual banks may exceed the federally insured limit by the Federal Deposit Insurance Corporation (the "FDIC"). At December 31, 2022, we had \$113.2 million in excess of the FDIC insured limit.

Prepaid Expenses and Other Assets

Prepaid expenses and other assets consist primarily of lease costs, prepaid property taxes and acquired above market leases. Capitalized lease costs are incremental direct costs incurred which were essential to originate a successful leasing arrangement and would not have been incurred had the leasing transaction not taken place. These costs include third party commissions related to obtaining a lease. Capitalized lease costs are amortized over the initial life of the related lease which generally ranges from three to ten years. We view these lease costs as part of the up-front initial investment we made in order to generate a long-term cash inflow and therefore, we classify cash outflows related to leasing costs as an investing activity in our consolidated statements of cash flows. If a tenant vacates its space prior to the contractual termination of its lease, the unamortized balance of any previously capitalized lease costs are written off. See the "Leases" section in this note for further discussion regarding the change in accounting for lease costs.

Debt Issuance Costs

Costs related to the issuance of debt instruments are deferred and are amortized as interest expense over the estimated life of the related issue using the straight-line method which approximates the effective interest method. If a debt instrument is paid off prior to its original maturity date, the unamortized balance of debt issuance costs are written off to interest expense or, if significant, included in "early extinguishment of debt." Debt issuance costs related to our revolving credit facility are classified as an asset and are included in "prepaid expenses and other assets" in our consolidated balance sheets. All other debt issuance costs are presented as a direct deduction from the carrying amount of the debt liability.

Derivative Instruments

We may use derivative instruments to manage exposure to variable interest rate risk. We generally enter into interest rate swaps to manage our exposure to variable interest rate risk and treasury locks to manage the risk of interest rates rising prior to the issuance of debt. We enter into derivative instruments that qualify as cash flow hedges and do not enter into derivative instruments for speculative purposes.

Interest rate swaps associated with cash flow hedges are recorded at fair value on a recurring basis. Effectiveness of cash flow hedges is assessed both at inception and on an ongoing basis. The effective portion of changes in fair value of the interest rate swaps associated with cash flow hedges is recorded in other comprehensive income (loss) which is included in accumulated other comprehensive income (loss) on the balance sheet and statement of shareholders' equity. Cash flow hedges become ineffective if critical terms of the hedging instrument and the debt instrument do not perfectly match such as notional amounts, settlement dates, reset dates, calculation period and LIBOR rate. In addition, the default risk of the counterparty is evaluated by monitoring the credit worthiness of the counterparty which includes reviewing debt ratings and financial performance. If a cash flow hedge is deemed ineffective, the ineffective portion of changes in fair value of the interest rate swaps associated with cash flow hedges is recognized in earnings in the period affected.

At December 31, 2022, we have two interest rate swap agreements that effectively fix the interest rate on a mortgage payable associated with our Hoboken property at 3.67%. Both swaps were designated and qualify for cash flow hedge accounting. As of December 31, 2022, our Assembly Row hotel joint venture is a party to two interest rate swap agreements that effectively fix the interest rate on the joint venture's mortgage debt at 5.206%. Both swaps were designated and qualify as cash flow hedges. Hedge ineffectiveness has not impacted earnings in 2022, 2021 and 2020.

Mortgage Notes Receivable

We have invested in certain mortgage loans that, because of their nature, qualify as loan receivables. At the time of investment, we did not intend for the arrangement to be anything other than a financing and did not contemplate a real estate investment. We evaluate each investment to determine whether the loan arrangement qualifies as a loan, joint venture or real estate investment and the appropriate accounting thereon. Such determination affects our balance sheet classification of these investments and the recognition of interest income derived therefrom.

Mortgage notes receivable are recorded at cost, net of any valuation adjustments. Effective January 1, 2020, (upon the adoption of ASU 2016-13, "Financial Instruments - Credit Losses," as amended and interpreted), we account for mortgage notes receivable using the "expected credit loss" model, and accordingly impairment losses are estimated and recorded for the entire

life of the loan. Prior to the implementation of ASC 326, we recognized impairment losses as incurred. Interest income is accrued as earned. Mortgage notes receivable are considered past due based on the contractual terms of the note agreement. On a quarterly basis, we evaluate the collectability of each mortgage note receivable and update our expected credit loss model based on various factors which may include payment history, expected fair value of the collateral securing the loan, internal and external credit information and/or economic trends. A loan is considered impaired when it is probable that we will be unable to collect all amounts due under the existing contractual terms. When a loan is considered impaired, the amount of the loss accrual is calculated by comparing the carrying amount of the mortgage note receivable to the present value of expected future cash flows. As our loans are collateralized by mortgages, these loans have risk characteristics similar to the risks in owning commercial real estate.

At December 31, 2022, we had three mortgage notes receivable with an aggregate carrying amount, net of valuation adjustments of \$9.5 million, and a weighted average interest rate of 10.9%.

Share Based Compensation

We grant share based compensation awards to employees and trustees typically in the form of restricted common shares, common shares, and options. We measure share based compensation expense based on the grant date fair value of the award and recognize the expense ratably over the requisite service period, which is typically the vesting period. See Note 12 for further discussion regarding our share based compensation plans and policies.

Variable Interest Entities

Certain entities that do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support from other parties or in which equity investors do not have the characteristics of a controlling financial interest qualify as VIEs. VIEs are required to be consolidated by their primary beneficiary. The primary beneficiary of a VIE has both the power to direct the activities that most significantly impact economic performance of the VIE and the obligation to absorb losses or the right to receive benefits that could potentially be significant to the VIE.

Our equity method investments in the Assembly Row hotel joint venture, the La Alameda shopping center, the Chandler Festival and Chandler Gateway shopping centers, and our mortgage notes receivable are considered variable interests in a VIE (see Note 3 to the consolidated financial statements for additional information on the Chandler Festival and Chandler Gateway shopping centers). As we do not control the activities that most significantly impact the economic performance of our equity method joint ventures or the borrower entities related to our mortgage notes receivable, we are not the primary beneficiary and do not consolidate. As of December 31, 2022 and 2021, our investment in the equity method joint ventures and maximum exposure to loss was \$34.0 million and \$8.9 million, respectively. As of December 31, 2022 and 2021, our investment in mortgage notes receivable and maximum exposure to loss was \$9.5 million for both periods. We also own a 77.7% tenancy in common ("TIC") interest in Escondido Promenade which is recorded as an equity method investment and included in investments in partnerships" on our December 31, 2022 consolidated balance sheets. Our TIC interest in Escondido Promenade is not considered a variable interest in a variable interest entity. See Note 3 to the consolidated financial statements for additional information.

In addition, we have 19 entities that meet the criteria of a VIE in which we hold a variable interest. For each of these entities, we control the significant operating decisions and consequently have the power to direct the activities that most significantly impact the economic performance of the entities. As we also have the obligation to absorb the majority of the losses and/or the right to receive a majority of the benefits for each of these entities, all are consolidated in our financial statements. Net real estate assets related to VIEs included in our consolidated balance sheets were approximately \$1.6 billion and \$1.8 billion as of December 31, 2022 and 2021, respectively, and mortgages related to VIEs included in our consolidated balance sheets were approximately \$191.8 million and \$335.3 million, as of December 31, 2022 and 2021, respectively.

Redeemable Noncontrolling Interests

We have certain noncontrolling interests that are redeemable for cash upon the occurrence of an event that is not solely in our control and therefore are classified outside of permanent equity. We adjust the carrying amounts of these noncontrolling interests that are currently redeemable to redemption value at the balance sheet date. Adjustments to the carrying amount to reflect changes in redemption value are recorded as adjustments to additional paid-in capital in shareholders' equity. These amounts are classified within the mezzanine section of the consolidated balance sheets.

The following table provides a rollforward of the redeemable noncontrolling interests:

	Year Ended	
	December 31,	
	2022	2021
	(In thousands)	
Beginning balance	\$ 213,708	\$ 137,720
Net income	6,613	4,296
Contributions	2,111	74,530
Other comprehensive income - change in value of interest rate swaps	765	320
Distributions & redemptions	(32,445)	(5,268)
Change in redemption value	(12,382)	2,110
Ending balance	<u>\$ 178,370</u>	<u>\$ 213,708</u>

On July 13, 2022, we acquired the 21.8% redeemable noncontrolling interest in the partnership that owns our Plaza El Segundo shopping center for \$23.6 million, bringing our ownership interest to 100%.

Leases

We have ground leases at 11 properties which are accounted for as operating leases. The operating lease right of use ("ROU") assets and related liabilities are shown separately on the face of our consolidated balance sheet and reflect the present value of the minimum lease payments. A key input in the calculation is the discount rate. As the rate implied in the lease agreements is not readily determinable, we utilize our incremental borrowing rate that corresponds to the remaining term of the lease, our credit spread, and an adjustment to reflect the collateralized payment terms present in the lease. Our operating lease agreements may include options to extend the lease term or terminate it early. We include options to extend or terminate leases in the ROU operating lease asset and liability when it is reasonably certain we will exercise these options. Operating lease expense is recognized on a straight-line basis over the non-cancellable lease term and is included in rental expenses in our consolidated statements of operations. We do not record an ROU asset or lease liability for leases with terms of less than 12 months.

Income Taxes

We operate in a manner intended to enable us to qualify as a REIT for federal income tax purposes. A REIT that distributes at least 90% of its taxable income to its shareholders each year and meets certain other conditions is not taxed on that portion of its taxable income which is distributed to its shareholders. Therefore, federal income taxes on our taxable income have been and are generally expected to be immaterial. We are obligated to pay state taxes, generally consisting of franchise or gross receipts taxes in certain states. Such state taxes also have not been material.

We have elected to treat certain of our subsidiaries as taxable REIT subsidiaries, which we refer to as a TRS. In general, a TRS may engage in any real estate business and certain non-real estate businesses, subject to certain limitations under the Internal Revenue Code of 1986, as amended (the "Code"). A TRS is subject to federal and state income taxes. Our TRS activities have not been material.

With few exceptions, we are no longer subject to U.S. federal, state, and local tax examinations by tax authorities for years before 2018. As of December 31, 2022 and 2021, we had no material unrecognized tax benefits. While we currently have no material unrecognized tax benefits, as a policy, we recognize penalties and interest accrued related to unrecognized tax benefits as income tax expense.

Segment Information

Our primary business is the ownership, management, and redevelopment of retail and mixed-use properties. We review operating and financial information for each property on an individual basis and therefore, each property represents an individual operating segment. We evaluate financial performance using property operating income, which consists of rental income, and mortgage interest income, less rental expenses and real estate taxes. No individual commercial or residential property constitutes more than 10% of our revenues or property operating income and we have no operations outside of the United States of America. Therefore, we have aggregated our properties into one reportable segment as the properties share similar long-term economic characteristics and have other similarities including the fact that they are operated using consistent business strategies, are typically located in major metropolitan areas, and have similar tenant mixes.

Forward Equity Sales

Our at-the-market (“ATM”) equity program allows shares to be sold through forward sales contracts. Our forward sales contracts currently meet all the conditions for equity classification; and therefore, we record common stock on the settlement date at the purchase price contemplated by the contract. Furthermore, we consider the potential dilution resulting from forward sales contracts in our earnings per share calculations. We use the treasury method to determine the dilution, if any, from the forward sales contracts during the period of time prior to settlement. See Note 8 to the consolidated financial statements for details of our forward sales transactions.

Recent Accounting Pronouncements

Standard	Description	Effect on the financial statements or significant matters
<u>Adopted on January 1, 2022:</u>		
ASU 2020-06, August 2020, <i>Debt - Debt with Conversion and Other Options (Subtopic 470-20) and Derivatives and Hedging - Contracts in Entity's Own Equity (Subtopic 815-40): Accounting for Convertible Instruments and Contracts in an Entity's Own Equity</i>	This ASU simplifies the accounting for convertible instruments by removing the requirements to separately present certain conversion features in equity, simplifying the settlement assessment that entities are required to perform to determine whether a contract qualifies for equity classification, and generally requiring the use of the if-converted method for all convertible instruments in the diluted EPS calculation and include the effect of potential share settlement (if the effect is more dilutive). The guidance is effective for annual period beginning after December 15, 2021, and interim periods therein.	The adoption of this standard did not have an impact to our consolidated financial statements.
ASU 2021-05, July 2021, <i>Lessors - Certain Leases with Variable Lease Payments (Topic 842)</i>	This ASU amends the lessor lease classification in ASC 842 for leases that include variable lease payments that are not based on an index or rate. Under the amended guidance, lessors will classify a lease with variable payments that do not depend on an index or rate as an operating lease if the lease would have been classified as a sales-type lease or a direct financing lease under the previous ASU 842 classification criteria, and sales-type or direct financing lease classification would result in a Day 1 loss.	The adoption of this standard did not have an impact to our consolidated financial statements.
This guidance is effective for annual periods beginning after December 15, 2021, and interim periods therein.		
<u>Issued in 2022:</u>		
ASU 2022-03, June 2022, <i>Fair Value Measurement of Equity Securities Subject to Contractual Sale Restrictions (Topic 820)</i>	This ASU clarifies that contractual sale restrictions are not considered in measuring the fair value of equity securities, and requires specific disclosures for all entities with equity securities subject to a contractual sale restriction including (1) the fair value of such equity securities reflected in the balance sheet, (2) the nature and remaining duration of the corresponding restrictions, and (3) any circumstances that could cause a lapse in the restrictions. In addition, the ASU prohibits an entity from recognizing a contractual sale as a separate unit of account.	We are assessing the impact of this ASU on OP units issued as consideration in future acquisitions.
This guidance is effective in fiscal years beginning after December 15, 2023, and interim periods within those fiscal years, with early adoption permitted.		
<u>Issued in 2020:</u>		
Reference Rate Reform (Topic 848) and related update:	This ASU provides companies with optional practical expedients to ease the accounting burden for contract modifications associated with transitioning away from LIBOR and other interbank offered rates that are expected to be discontinued as part of reference rate reform. For hedges, the guidance generally allows changes to the reference rate and other critical terms without having to de-designate the hedging relationship, as well as allows the shortcut method to continue to be applied. For contract modifications, changes in the reference rate or other critical terms will be treated as a continuation of the prior contract.	We expect to apply some of the practical expedients, as we are in the process of transitioning the \$55.1 million mortgage loan on Hoboken and the \$38.2 million mortgage loan related to the unconsolidated Assembly Row hotel (of which our share is \$19.1 million) from LIBOR to alternative interest rates. We do not expect a significant impact to our financial results, financial position, or cash flows from this transition.
ASU 2020-04, March 2020, <i>Reference Rate Reform (Topic 848)</i>	ASU 2022-06 extended the period for which this guidance can be immediately applied through December 31, 2024.	
ASU 2022-06, December 2022, <i>Deferral of the Sunset Date</i>		

Consolidated Statements of Cash Flows—Supplemental Disclosures

The following table provides supplemental disclosures related to the Consolidated Statements of Cash Flows:

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
SUPPLEMENTAL DISCLOSURES:			
Total interest costs incurred	\$ 155,659	\$ 150,324	\$ 159,718
Interest capitalized	(18,670)	(22,626)	(23,429)
Interest expense	<u>\$ 136,989</u>	<u>\$ 127,698</u>	<u>\$ 136,289</u>
Cash paid for interest, net of amounts capitalized	<u>\$ 130,912</u>	<u>\$ 123,585</u>	<u>\$ 130,248</u>
Cash paid for income taxes	<u>\$ 624</u>	<u>\$ 386</u>	<u>\$ 580</u>
NON-CASH INVESTING AND FINANCING TRANSACTIONS:			
DownREIT operating partnership units issued with acquisition	\$ —	\$ —	\$ 18,920
Mortgage loans assumed with acquisition (1)	\$ —	\$ —	\$ 8,903
DownREIT operating partnership units redeemed for common shares	\$ 1,385	\$ 7,545	\$ —
Shares issued under dividend reinvestment plan	\$ 1,718	\$ 1,727	\$ 1,734
5.417% Series 1 Cumulative Convertible Preferred Shares redeemed for common shares	\$ 175	\$ —	\$ —

(1) See our Annual Report on Form 10-K for the year ended December 31, 2020 for additional disclosures relating to the mortgages entered into and assumed as a result of the Hoboken acquisition.

	December 31,	
	2022	2021
	(In thousands)	
RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH:		
Cash and cash equivalents	\$ 85,558	\$ 162,132
Restricted cash (1)	10,790	13,031
Total cash, cash equivalents, and restricted cash	<u>\$ 96,348</u>	<u>\$ 175,163</u>

(1) Restricted cash balances are included in "prepaid expenses and other assets" on our consolidated balance sheets.

NOTE 3—REAL ESTATE

2022 Property Acquisitions

During the year ended December 31, 2022, we acquired the following properties:

Date Acquired	Property	City/State	Gross Leasable Area (GLA)	Purchase Price
			(in square feet)	(in millions)
April 20, 2022 & July 27, 2022	Kingstowne Towne Center	Kingstowne, Virginia	410,000	\$ 200.0 (1)
July 18, 2022	Hilton Village (office building)	Scottsdale, Arizona	212,000	\$ 53.6 (2)
July 27, 2022	The Shops at Pembroke Gardens	Pembroke Pines, Florida	391,000	\$ 180.5 (3)
November 18, 2022	Hoboken (301 Washington St.)	Hoboken, New Jersey	N/A	\$ 9.0 (4)

- (1) Approximately \$11.3 million and \$0.3 million of net assets were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$20.2 million of net assets acquired were allocated to other liabilities for "below market leases."
- (2) This building is adjacent to, and will be operated as part of our Hilton Village property. The land is controlled under a long-term ground lease that expires on September 30, 2075, for which we have recorded a \$6.5 million "operating lease right of use asset" (net of a \$0.8 million above market liability) and a \$7.3 million "operating lease liability." Approximately \$8.9 million of net assets acquired were allocated to other assets for "acquired lease costs" and \$0.1 million of net assets acquired were allocated to other liabilities for "below market leases."

- (3) Approximately \$16.3 million and \$1.6 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$18.4 million of net assets acquired were allocated to other liabilities for "below market leases."
- (4) This property, that we own a 90% ownership interest in, was acquired through our Hoboken joint venture, and is in the beginning stages of redevelopment.

On October 6, 2022, we acquired a 47.5% net interest in an unconsolidated joint venture that owns two shopping centers for a combined price of \$58.9 million. On the date of acquisition, the properties had combined mortgage debt of \$76.1 million, of which, our share is approximately \$36.2 million. Approximately \$8.0 million and \$2.0 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$17.1 million of net assets acquired were allocated to other liabilities for "below market leases." Additional information on the properties is listed below:

Property	City/State	Gross Leasable Area (GLA)	Purchase Price (our share)
		(in square feet)	(in millions)
Chandler Festival	Chandler, Arizona	355,000	\$ 40.8
Chandler Gateway	Chandler, Arizona	262,000	\$ 18.1

2022 Property Dispositions

During the year ended December 31, 2022, we sold two residential properties (one included an adjacent retail pad), one retail property, one parcel of land, and one portion of a property for sales prices totaling \$136.2 million, resulting in net gains totaling approximately \$84.1 million.

Other Transaction

On August 25, 2022, we entered into a tenancy in common ("TIC") agreement with our partner in the partnership that owned Escondido Promenade. As a result, the Company owns a 77.7% TIC interest, and our former partner owns the remaining 22.3% interest. While the Company controlled and consolidated Escondido Promenade under the previous partnership arrangement, control is shared under the TIC agreement. The transaction is considered a transfer of our previous controlling partner interest in exchange for a non-controlling TIC interest. Accordingly, we deconsolidated the entity and recorded our TIC interest at fair value as an equity method investment. We recognized a \$70.4 million "gain on deconsolidation of VIE" on our consolidated statements of operations, which is the difference between the net carrying value of the deconsolidated entity and the fair value of our TIC interest. As of August 25, 2022, the fair value of our investment in the entity was \$110.0 million, and is included in "investment in partnerships" on our consolidated balance sheet as of December 31, 2022. As a part of this transaction, we made a \$3.5 million loan to our co-owner, which is included in "accounts and notes receivable, net" on our consolidated balance sheet at December 31, 2022. In addition, we entered into a purchase option agreement to acquire the TIC interest from our co-owner, which was secured through an option payment of \$1.5 million, and allows us to exercise our option at any time between February 1, 2023 and March 15, 2023.

2021 Property Acquisitions

On January 4, 2021, we acquired our partner's 20% interest in our joint venture arrangement related to the Pike & Rose hotel for \$2.3 million, and repaid the \$31.5 million mortgage loan encumbering the hotel. As a result of the transaction, we gained control of the hotel, and effective January 4, 2021, we have consolidated this asset. We also recognized a gain on acquisition of the controlling interest of \$2.1 million related to the difference between the carrying value and fair value of the previously held equity interest.

On February 22, 2021, we acquired the fee interest at our Mount Vernon Plaza property in Alexandria, Virginia for \$5.6 million. As a result of this transaction, the "operating lease right of use assets" and "operating lease liabilities" on our consolidated balance sheet decreased by \$9.8 million. We now own the entire fee interest on this property.

During the year ended December 31, 2021, we acquired the following properties:

Date Acquired	Property	City/State	Gross	Ownership	Gross Value
			Leasable Area (GLA) (in square feet)		
April 30, 2021	Chesterbrook (1)	McLean, Virginia	90,000	80 %	\$ 32.1 (2)
June 1, 2021	Grossmont Center (1)	La Mesa, California	933,000	60 %	\$ 175.0 (3)
June 14, 2021	Camelback Colonnade (1)	Phoenix, Arizona	642,000	98 %	\$ 162.5 (4)
June 14, 2021	Hilton Village (1)	Scottsdale, Arizona	93,000	98 %	\$ 37.5 (5)
September 2, 2021	Twinbrooke Shopping Centre	Fairfax, Virginia	106,000	100 %	\$ 33.8 (6)

- (1) These acquisitions were completed through newly formed joint ventures, for which we own the controlling interest listed above, and therefore, these properties are consolidated in our financial statements.
- (2) Approximately \$1.9 million and \$0.6 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$8.0 million of net assets acquired were allocated to other liabilities for "below market leases."
- (3) Approximately \$12.3 million and \$2.6 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$14.7 million of net assets acquired were allocated to other liabilities for "below market leases."
- (4) Approximately \$11.6 million of net assets acquired were allocated to other assets for "acquired lease costs" and \$28.3 million were allocated to other liabilities for "below market leases."
- (5) The land is controlled under a long-term ground lease that expires on December 31, 2076, for which we have recorded a \$10.4 million "operating lease right of use asset" (net of a \$1.3 million above market liability) and an \$11.6 million "operating lease liability." Approximately \$2.7 million and \$1.1 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$3.6 million were allocated to other liabilities for "below market leases."
- (6) Approximately \$1.2 million and \$0.3 million of net assets acquired were allocated to other assets for "acquired lease costs" and "above market leases," respectively, and \$2.7 million of net assets acquired were allocated to other liabilities for "below market leases."

2021 Property Dispositions

During the year ended December 31, 2021, we sold two properties and a portion of three properties for a total sales price of \$141.6 million, which resulted in a net gain of \$88.3 million.

NOTE 4—ACQUIRED LEASES

Acquired lease assets comprise of above market leases where we are the lessor and below market leases where we are the lessee. Acquired lease liabilities comprise of below market leases where we are the lessor and above market leases where we are the lessee. As a lessor, acquired above market leases are included in prepaid expenses and other assets, and acquired below market leases are included in other liabilities and deferred credits. In accordance with our adoption of ASC Topic 842, acquired below market leases and acquired above market leases where we are the lessee are included in right of use assets. The following is a summary of our acquired lease assets and liabilities:

	December 31, 2022		December 31, 2021	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
	(in thousands)			
Above market leases, lessor	\$ 45,737	\$ (33,892)	\$ 46,951	\$ (33,617)
Below market leases, lessee	34,604	(5,847)	34,604	(5,019)
Total	<u>\$ 80,341</u>	<u>\$ (39,739)</u>	<u>\$ 81,555</u>	<u>\$ (38,636)</u>
Below market leases, lessor	\$ (267,910)	\$ 91,989	\$ (230,059)	\$ 78,327
Above market leases, lessee	(11,127)	3,208	(10,347)	2,654
Total	<u>\$ (279,037)</u>	<u>\$ 95,197</u>	<u>\$ (240,406)</u>	<u>\$ 80,981</u>

The value allocated to acquired leases where we are the lessor is amortized over the related lease term and reflected as additional rental income for below market leases or a reduction of rental income for above market leases in the consolidated statements of comprehensive income. The related amortization of acquired leases where we are the lessee is reflected as additional rental expense for below market leases or a reduction of rental expenses for above market leases in the consolidated statements of comprehensive income. The following is a summary of acquired lease amortization:

	Year Ended December 31,		
	2022	2021	2020
	(in thousands)		
Amortization of above market leases, lessor	\$ (3,437)	\$ (3,150)	\$ (4,060)
Amortization of below market leases, lessor	14,543	11,897	8,406
Net increase in rental income	<u>\$ 11,106</u>	<u>\$ 8,747</u>	<u>\$ 4,346</u>
Amortization of below market leases, lessee	\$ 828	\$ 828	\$ 828
Amortization of above market leases, lessee	(554)	(538)	(525)
Net increase in rental expense	<u>\$ 274</u>	<u>\$ 290</u>	<u>\$ 303</u>

The following is a summary of the remaining weighted average amortization period for our acquired lease assets and acquired lease liabilities:

	December 31, 2022
Above market leases, lessor	3.0 years
Below market leases, lessee	36.6 years
Below market leases, lessor	17.6 years
Above market leases, lessee	19.1 years

The amortization for acquired leases during the next five years and thereafter, assuming no early lease terminations, is as follows:

Year ending December 31,	Acquired Lease Assets	Acquired Lease Liabilities
	(In thousands)	
2023	\$ 3,869	\$ 15,555
2024	3,347	15,005
2025	2,277	11,507
2026	2,005	11,074
2027	1,717	10,601
Thereafter	<u>27,387</u>	<u>120,098</u>
	<u>\$ 40,602</u>	<u>\$ 183,840</u>

NOTE 5—DEBT

The following is a summary of our total debt outstanding as of December 31, 2022 and 2021:

Description of Debt	Principal Balance as of December 31,		Stated Interest Rate as of December 31, 2022	Stated Maturity Date as of December 31, 2022
	2022	2021		
Mortgages payable				
(Dollars in thousands)				
Azalea	\$ 40,000	\$ 40,000	3.73 %	November 1, 2025
Bell Gardens	11,835	12,127	4.06 %	August 1, 2026
Plaza El Segundo	125,000	125,000	3.83 %	June 5, 2027
The Grove at Shrewsbury (East)	43,600	43,600	3.77 %	September 1, 2027
Brook 35	11,500	11,500	4.65 %	July 1, 2029
Hoboken (24 Buildings) (1)	55,060	56,450	LIBOR + 1.95%	December 15, 2029
Various Hoboken (14 Buildings)	30,876	31,817	Various (2)	Various through 2029
Chelsea	4,446	4,851	5.36 %	January 15, 2031
Hoboken (1 Building)	—	16,234	3.75 %	July 1, 2042
Subtotal	322,317	341,579		
Net unamortized debt issuance costs and premium	(1,702)	(1,586)		
Total mortgages payable, net	320,615	339,993		
Notes payable				
Term Loan (3)(5)	600,000	300,000	SOFR + 0.85%	April 16, 2024
Revolving credit facility (3)(4)(5)	—	—	SOFR + 0.775%	April 5, 2027
Various	2,957	2,635	Various (6)	Various through 2059
Subtotal	602,957	302,635		
Net unamortized debt issuance costs	(1,880)	(1,169)		
Total notes payable, net	601,077	301,466		
Senior notes and debentures				
2.75% notes	275,000	275,000	2.75 %	June 1, 2023
3.95% notes	600,000	600,000	3.95 %	January 15, 2024
1.25% notes	400,000	400,000	1.25 %	February 15, 2026
7.48% debentures	29,200	29,200	7.48 %	August 15, 2026
3.25% notes	475,000	475,000	3.25 %	July 15, 2027
6.82% medium term notes	40,000	40,000	6.82 %	August 1, 2027
3.20% notes	400,000	400,000	3.20 %	June 15, 2029
3.50% notes	400,000	400,000	3.50 %	June 1, 2030
4.50% notes	550,000	550,000	4.50 %	December 1, 2044
3.625% notes	250,000	250,000	3.625 %	August 1, 2046
Subtotal	3,419,200	3,419,200		
Net unamortized debt issuance costs and premium	(11,499)	(13,112)		
Total senior notes and debentures	3,407,701	3,406,088		
Total debt	\$ 4,329,393	\$ 4,047,547		

- (1) On November 26, 2019, we entered into two interest rate swap agreements that fix the interest rate on the mortgage loan at 3.67%.
- (2) The interest rates on these mortgages range from 3.91% to 5.00%.
- (3) Our revolving credit facility SOFR loans bear interest at Daily Simple SOFR or Term SOFR as defined in the credit agreement and our term loan bears interest at Term SOFR, plus 0.10%, plus a spread, based on our current credit rating.
- (4) The maximum amount drawn under our revolving credit facility during the year ended December 31, 2022 was \$330.0 million and the weighted average interest rate on borrowings under our revolving credit facility, before amortization of debt fees, was 3.2%.
- (5) The Operating Partnership is the obligor under our revolving credit facility, term loan, and senior notes and debentures.
- (6) The interest rates on these notes payable range from 3.00% to 11.31%.

On June 29, 2022, we repaid the \$16.1 million mortgage loan on one of the buildings at our Hoboken property, at par.

On October 5, 2022, we amended our revolving credit facility, increasing the borrowing capacity from \$1.0 billion to \$1.25 billion, extending the maturity date to April 5, 2027, plus two six-month extension options, transitioning the interest rate provisions from LIBOR to the secured overnight financing rate ("SOFR"), and adjusting the spread for SOFR based loans. Our SOFR based loans bear interest at Daily Simple SOFR or Term SOFR as defined in the credit agreement plus 0.10% plus a spread, based on our credit rating. The current spread is 77.5 basis points. In addition, we have an option (subject to bank approval) to increase the credit facility through an accordion feature to \$1.75 billion.

During 2022, 2021 and 2020, the maximum amount of borrowings outstanding under our revolving credit facility was \$330.0 million, \$150.0 million and \$990.0 million, respectively. The weighted average amount of borrowings outstanding was \$80.3 million, \$19.6 million and \$138.5 million, respectively, and the weighted average interest rate, before amortization of debt fees, was 3.2%, 0.9% and 1.5%, respectively. The revolving credit facility requires an annual facility fee which is \$1.9 million under the amended credit agreement. At December 31, 2022 and December 31, 2021, our revolving credit facility had no balance outstanding.

On October 5, 2022, we also amended our unsecured term loan and borrowed an additional \$300.0 million, bringing the total outstanding to \$600.0 million. The term loan amendment also transitioned the interest rate provisions from LIBOR to SOFR. This SOFR based loan bears interest at Term SOFR as defined in the agreement, plus 0.10%, plus a 85 basis point spread, based on our current credit rating. The net proceeds from the term loan after underwriting fees and other costs were \$298.5 million, and were used to repay the \$267.0 million outstanding balance on the revolving credit facility and for general corporate purposes.

Our revolving credit facility, term loan, and certain notes require us to comply with various financial covenants, including the maintenance of minimum shareholders' equity and debt coverage ratios and a maximum ratio of debt to net worth. As of December 31, 2022, we were in compliance with all default related debt covenants.

Scheduled principal payments on mortgages payable, notes payable, senior notes and debentures as of December 31, 2022 are as follows:

	<u>Mortgages Payable</u>	<u>Notes Payable</u>	<u>Senior Notes and Debentures</u>	<u>Total Principal</u>	
	(In thousands)				
Year ending December 31,					
2023	\$ 3,138	\$ 755	\$ 275,000	\$ 278,893	
2024	3,299	600,671 (1)	600,000	1,203,970	
2025	47,630	418	—	48,048	
2026	26,240	76	429,200	455,516	
2027	178,278	37 (2)	515,000	693,315	
Thereafter	63,732	1,000	1,600,000	1,664,732	
	<u>\$ 322,317</u>	<u>\$ 602,957</u>	<u>\$ 3,419,200</u>	<u>\$ 4,344,474</u>	(3)

(1) Our \$600.0 million term loan matures on April 16, 2024 plus two one-year extensions, at our option.

(2) Our \$1.25 billion revolving credit facility matures on April 5, 2027 plus two six-month extensions, at our option. As of December 31, 2022, there was no balance outstanding under this credit facility.

(3) The total debt maturities differ from the total reported on the consolidated balance sheet due to the unamortized net debt issuance costs and premium/discount on mortgage loans, notes payable, and senior notes as of December 31, 2022.

NOTE 6—FAIR VALUE OF FINANCIAL INSTRUMENTS

A fair value measurement is based on the assumptions that market participants would use in pricing an asset or liability in an orderly transaction. The hierarchy for inputs used in measuring fair value are as follows:

- Level 1 Inputs—quoted prices in active markets for identical assets or liabilities
- Level 2 Inputs—observable inputs other than quoted prices in active markets for identical assets and liabilities

3. Level 3 Inputs—prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the level within which the fair value measurement is categorized is based on the lowest level input that is significant to the fair value measurement.

Except as disclosed below, the carrying amount of our financial instruments approximates their fair value. The fair value of our mortgages payable, notes payable and senior notes and debentures is sensitive to fluctuations in interest rates. Quoted market prices (Level 1) were used to estimate the fair value of our marketable senior notes and debentures and discounted cash flow analysis (Level 2) is generally used to estimate the fair value of our mortgages and notes payable. Considerable judgment is necessary to estimate the fair value of financial instruments. The estimates of fair value presented herein are not necessarily indicative of the amounts that could be realized upon disposition of the financial instruments. A summary of the carrying amount and fair value of our mortgages payable, notes payable and senior notes and debentures is as follows:

	December 31, 2022		December 31, 2021	
	Carrying Value	Fair Value	Carrying Value	Fair Value
	(In thousands)			
Mortgages and notes payable.....	\$ 921,692	\$ 895,654	\$ 641,459	\$ 655,864
Senior notes and debentures.....	\$ 3,407,701	\$ 3,048,456	\$ 3,406,088	\$ 3,649,776

As of December 31, 2022, we have two interest rate swap agreements with notional amounts of \$55.1 million that are measured at fair value on a recurring basis. The interest rate swap agreements fix the interest rate on \$55.1 million of mortgage payables at 3.67% through December 15, 2029. The fair values of the interest rate swap agreements are based on the estimated amounts we would receive or pay to terminate the contracts at the reporting date and are determined using interest rate pricing models and interest rate related observable inputs. The fair value of our swaps at December 31, 2022 was an asset of \$6.1 million and is included in "prepaid expenses and other assets" on our consolidated balance sheet. During 2022, the value of our interest rate swaps increased \$7.7 million (including less than \$0.1 million reclassified from other comprehensive income as an increase to interest expense). A summary of our financial assets (liabilities) that are measured at fair value on a recurring basis, by level within the fair value hierarchy is as follows:

	December 31, 2022				December 31, 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
	(In thousands)							
Interest rate swaps	\$ —	\$ 6,144	\$ —	\$ 6,144	\$ —	\$ (1,511)	\$ —	\$ (1,511)

One of our equity method investees has two interest rate swaps which qualify as cash flow hedges. At December 31, 2022 and December 31, 2021, our share of the change in fair value of the related swaps included in "accumulated other comprehensive income (loss)" was an increase of \$0.9 million and \$0.7 million, respectively.

NOTE 7—COMMITMENTS AND CONTINGENCIES

We are sometimes involved in lawsuits, warranty claims, and environmental matters arising in the ordinary course of business. Management makes assumptions and estimates concerning the likelihood and amount of any potential loss relating to these matters.

We are currently a party to various legal proceedings. We accrue a liability for litigation if an unfavorable outcome is probable and the amount of loss can be reasonably estimated. If an unfavorable outcome is probable and a reasonable estimate of the loss is a range, we accrue the best estimate within the range; however, if no amount within the range is a better estimate than any other amount, the minimum within the range is accrued. Legal fees related to litigation are expensed as incurred. We do not believe that the ultimate outcome of these matters, either individually or in the aggregate, could have a material adverse effect on our financial position or overall trends in results of operations; however, litigation is subject to inherent uncertainties. Also under our leases, tenants are typically obligated to indemnify us from and against all liabilities, costs and expenses imposed upon or asserted against us (1) as owner of the properties due to certain matters relating to the operation of the properties by the tenant, and (2) where appropriate, due to certain matters relating to the ownership of the properties prior to their acquisition by us.

We are self-insured for general liability costs up to predetermined retained amounts per claim, and we believe that we maintain adequate accruals to cover our retained liability. We currently do not maintain third party stop-loss insurance policies to cover

liability costs in excess of predetermined retained amounts. Our accrual for self-insurance liability is determined by management and is based on claims filed and an estimate of claims incurred but not yet reported. Management considers a number of factors, including third-party actuarial analysis, previous experience in our portfolio, and future increases in costs of claims, when making these determinations. If our liability costs exceed these accruals, it will reduce our net income.

We reserve for estimated losses, if any, associated with warranties given to a buyer at the time real estate is sold or other potential liabilities relating to that sale, taking any insurance policies into account. These warranties may extend up to ten years and require significant judgment. If changes in facts and circumstances indicate that warranty reserves are understated, we will accrue additional reserves at such time a liability has been incurred and the costs can be reasonably estimated. Warranty reserves are released once the legal liability period has expired or all related work has been substantially completed.

At December 31, 2022 and 2021, our reserves for general liability costs were \$3.3 million and \$5.2 million, respectively, and are included in “accounts payable and accrued expenses” in our consolidated balance sheets. Any potential losses which exceed our estimates would result in a decrease in our net income. During 2022 and 2021, we made payments from these reserves of \$2.3 million and \$1.5 million, respectively. Although we consider the reserve to be adequate, there can be no assurance that the reserve will prove to be adequate over-time to cover losses due to the difference between the assumptions used to estimate the reserve and actual losses.

On July 13, 2022, we acquired the 21.8% redeemable noncontrolling interest in the partnership that owns our Plaza El Segundo shopping center for \$23.6 million, bringing our ownership interest to 100%.

On December 11, 2019, we received proceeds related to the sale under the threat of condemnation at San Antonio Center as discussed in our Annual Report on Form 10-K for the year ended December 31, 2019. We indemnified the condemning authority for all costs incurred related to the condemnation proceedings including any payments required to tenants at the property and recorded a corresponding liability for our estimate of these costs. During 2022, we recorded a net reduction to our liability for condemnation and transaction costs to reflect the impact of a recent tenant settlement agreement and our current estimate of remaining costs. As a result, for the year ended December 31, 2022, we have recognized a gain of \$9.3 million, which is included in our consolidated statements of operations. Additionally, during 2022, we incurred \$18.0 million of payments to tenants, and consequently, at December 31, 2022, we have a liability of \$5.0 million to reflect our estimate of the remaining consideration.

At December 31, 2022, we had letters of credit outstanding of approximately \$6.7 million.

As of December 31, 2022 in connection with capital improvement, development, and redevelopment projects, we have contractual obligations of approximately \$262.1 million.

We are obligated under operating lease agreements on several shopping centers and one office lease requiring minimum annual payments as follows, as of December 31, 2022:

	(In thousands)
Year ending December 31,	
2023	\$ 5,775
2024	5,949
2025	5,815
2026	5,451
2027	5,037
Thereafter	198,973
Total future minimum operating lease payments	<u>227,000</u>
Less amount representing interest	<u>(149,257)</u>
Operating lease liabilities	<u>\$ 77,743</u>

Future minimum lease payments and their present value for properties under finance leases as of December 31, 2022, are as follows:

	(In thousands)
Year ending December 31,	
2023	\$ 59,713
2024	713
2025	713
2026	713
2027	748
Thereafter	<u>68,676</u>
Total future minimum finance lease payments	131,276
Less amount representing interest	<u>(63,616)</u>
Finance lease liabilities	<u>\$ 67,660</u>

A master lease for Mercer Mall includes a fixed purchase price option for \$55 million in 2023. During 2022, we exercised our option to purchase the fee interest, which is expected to close in the second half of 2023.

Under the terms of the Congressional Plaza partnership agreement, a minority partner has the right to require us and the other minority partner to purchase its 26.63% interest in Congressional Plaza at the interest's then-current fair market value. If the other minority partner defaults in their obligation, we must purchase the full interest. Based on management's current estimate of fair market value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from approximately \$62 million to \$65 million.

A master lease for Melville Mall, as amended on October 14, 2021, includes a fixed price put option at any time prior to June 30, 2025, requiring us to purchase Melville Mall for approximately \$3.6 million. Additionally, we have the right to purchase Melville Mall in 2026 for approximately \$3.6 million. The consideration is net of a contract amendment fee to be paid by the landlord.

The other member in The Grove at Shrewsbury and Brook 35 has the right to require us to purchase all of its approximately 4.1% interest in The Grove at Shrewsbury and approximately 6.5% interest in Brook 35 at the interests' then-current fair market value. Based on management's current estimate of fair market value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$6 million to \$7 million.

Effective September 18, 2023, the other member in Hoboken has the right to require us to purchase all of its 10.0% ownership interest at the interest's then-current fair market value. Based on management's current estimate of fair market value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$8 million to \$9 million.

Effective June 14, 2026, the other member in Camelback Colonnade and Hilton Village has the right to require us to purchase all of its 2.0% ownership interest at the interest's then-current fair market value. Based on management's current estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$4 million to \$5 million.

Effective October 6, 2027, the other member in the partnership that owns equity method investments in Chandler Festival and Chandler Gateway has the right to require us to purchase its 2.5% net ownership interest. Based on management's current estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$1 million and \$2 million.

Effective June 1, 2029, the other member in Grossmont Center has the right to require us to purchase all of its 40.0% ownership interest at the interest's then-current fair market value. Based on management's current estimate of fair value as of December 31, 2022, our estimated maximum liability upon exercise of the put option would range from \$68 million to \$73 million.

Under the terms of certain partnership agreements, the partners have the right to exchange their operating partnership units for cash or the same number of our common shares, at our option. A total of 644,554 downREIT operating partnership units are outstanding which have a total fair value of \$65.1 million, based on our closing stock price on December 31, 2022.

NOTE 8—SHAREHOLDERS' EQUITY

We have a Dividend Reinvestment Plan (the "Plan"), whereby shareholders may use their dividends and optional cash payments to purchase shares. In 2022, 2021 and 2020, 19,502 shares, 19,758 shares, and 24,491 shares, respectively, were issued under the Plan.

As of December 31, 2022, 2021, and 2020, we had 6,000,000 Depositary Shares outstanding, each representing 1/1000th interest of 5.0% Series C Cumulative Redeemable Preferred Share, par value \$0.01 per share ("Series C Preferred Shares"), at

the liquidation preference of \$25.00 per depositary share (or \$25,000 per Series C Preferred share). The Series C Preferred Shares accrue dividends at a rate of 5.0% of the \$25,000 liquidation preference per year and are redeemable at our option. Additionally, they are not convertible and holders of these shares generally have no voting rights, unless we fail to pay dividends for six or more quarters.

As of December 31, 2022, we had 392,878 shares of 5.417% Series 1 Cumulative Convertible Preferred Shares (“Series 1 Preferred Shares”) outstanding that have a liquidation preference of \$25 per share and par value \$0.01 per share, and 399,896 shares at December 31, 2021 and 2020. The Series 1 Preferred Shares accrue dividends at a rate of 5.417% per year and are convertible at any time by the holders to our common shares at a conversion rate of \$104.69 per share. On June 15, 2022, one of our Series 1 Preferred shareholders converted 7,018 preferred shares to 1,675 common shares. The Series 1 Preferred Shares are also convertible under certain circumstances at our election. The holders of the Series 1 Preferred Shares have no voting rights.

On February 14, 2022, we replaced our existing at-the-market (“ATM”) equity program with a new ATM equity program in which we may from time to time offer and sell common shares having an aggregate offering price of up to \$500.0 million. Our ATM equity program also allows shares to be sold through forward sales contracts. We intend to use the net proceeds from ATM equity program issuances to fund potential acquisition opportunities, fund our development and redevelopment pipeline, repay indebtedness and/or for general corporate purposes.

For the year ended December 31, 2022, we issued 430,473 common shares at a weighted average price per share of \$111.49 for net cash proceeds of \$47.4 million including paying \$0.5 million in commissions and \$0.1 million in additional offering expenses related to the sales of these common shares. For the year ended December 31, 2021, we issued 847,471 common shares at a weighted average price per share of \$104.19 for net cash proceeds of \$87.0 million and paid \$0.9 million in commissions and \$0.4 million in additional offering expenses related to the sales of these common shares. As of December 31, 2022, we have the remaining capacity to issue up to \$452.0 million in common shares under our ATM equity program.

During 2021, we entered into forward sales contracts for 2,999,955 common shares under our ATM equity program at a weighted average offering price of \$120.22. During 2021, we settled a portion of these forward sales agreements by issuing 796,300 common shares for net proceeds of \$85.7 million and during 2022, we settled the remaining forward sales contracts by issuing 2,203,655 common shares for net proceeds of \$259.4 million. We have no outstanding forward sales agreements as of December 31, 2022.

NOTE 9—DIVIDENDS

The following table provides a summary of dividends declared and paid per share:

	Year Ended December 31,					
	2022		2021		2020	
	Declared	Paid	Declared	Paid	Declared	Paid
Common shares	\$ 4.300	\$ 4.290	\$ 4.260	\$ 4.250	\$ 4.220	\$ 4.210
5.417% Series 1 Cumulative Convertible Preferred shares ...	\$ 1.354	\$ 1.354	\$ 1.354	\$ 1.354	\$ 1.354	\$ 1.354
5.0% Series C Cumulative Redeemable Preferred shares (1)	\$ 1.250	\$ 1.250	\$ 1.250	\$ 1.250	\$ 1.250	\$ 1.250

(1) Amount represents dividends per depositary share, each representing 1/1000th of a share.

A summary of the income tax status of dividends per share paid is as follows:

	Year Ended December 31,		
	2022	2021	2020
Common shares			
Ordinary dividend	\$ 3.518	\$ 3.358	\$ 3.452
Capital gain	0.772	0.680	—
Return of capital	—	0.212	0.758
	<u>\$ 4.290</u>	<u>\$ 4.250</u>	<u>\$ 4.210</u>
5.417% Series 1 Cumulative Convertible Preferred shares			
Ordinary dividend	\$ 1.110	\$ 1.124	\$ 1.354
Capital gain	0.244	0.230	—
	<u>\$ 1.354</u>	<u>\$ 1.354</u>	<u>\$ 1.354</u>
5.0% Series C Cumulative Redeemable Preferred shares			
Ordinary dividend	\$ 1.025	\$ 1.038	1.250
Capital gain	0.225	0.212	—
	<u>\$ 1.250</u>	<u>\$ 1.250</u>	<u>\$ 1.250</u>

On November 3, 2022, the Trustees declared a quarterly cash dividend of \$1.08 per common share, payable January 17, 2023 to common shareholders of record on January 3, 2023.

NOTE 10— LEASES

At December 31, 2022, our 103 predominantly retail shopping center and mixed-use properties are located in 12 states and the District of Columbia. There are approximately 3,300 commercial leases and 3,000 residential leases. Our commercial tenants range from sole proprietorships to national retailers and corporations. At December 31, 2022, no one tenant or corporate group of tenants accounted for more than 2.8% of annualized base rent.

Our leases with commercial property and residential tenants are classified as operating leases. Commercial property leases generally range from three to ten years (certain leases with anchor tenants may be longer), and in addition to minimum rents, may provide for percentage rents based on the tenant's level of sales achieved and cost recoveries for the tenant's share of certain operating costs. Leases on apartments are generally for a period of 1 year or less.

As of December 31, 2022, future minimum rentals from noncancelable commercial operating leases (excluding both tenant reimbursements of operating expenses and percentage rent based on tenants' sales) are as follows:

	(In thousands)
Year ending December 31,	
2023	\$ 701,133
2024	649,472
2025	564,446
2026	490,884
2027	416,736
Thereafter	1,644,716
	<u>\$ 4,467,387</u>

The following table provides additional information on our operating and finance leases where we are the lessee:

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
LEASE COST:			
Finance lease cost:			
Amortization of right-of-use assets	\$ 1,251	\$ 1,284	\$ 1,284
Interest on lease liabilities	5,743	5,828	5,826
Operating lease cost	6,138	5,687	5,946
Variable lease cost	309	246	353
Total lease cost	<u>\$ 13,441</u>	<u>\$ 13,045</u>	<u>\$ 13,409</u>
OTHER INFORMATION:			
Cash paid for amounts included in the measurement of lease liabilities			
Operating cash flows for finance leases	\$ 5,642	\$ 5,723	\$ 5,736
Operating cash flows for operating leases	\$ 5,644	\$ 5,288	\$ 5,498
Financing cash flows for finance leases	\$ 50	\$ 51	\$ 46
	December 31,		
	2022	2021	
Weighted-average remaining term - finance leases	13.9 years	16.3 years	
Weighted-average remaining term - operating leases	53.3 years	52.8 years	
Weighted-average discount rate - finance leases	8.1 %	8.0 %	
Weighted-average discount rate - operating leases	4.8 %	4.5 %	
ROU assets obtained in exchange for operating lease liabilities	\$ 6,476	\$ 10,341	

NOTE 11—COMPONENTS OF RENTAL EXPENSES

The principal components of rental expenses are as follows:

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
Repairs and maintenance	\$ 90,343	\$ 78,028	\$ 66,845
Utilities	34,226	27,808	25,065
Management fees and costs	27,416	24,919	23,752
Payroll	19,693	18,341	16,691
Insurance	16,380	14,406	12,439
Marketing	7,814	7,481	6,432
Ground rent	5,092	4,571	4,595
Other operating	27,994	22,567	15,101
Total rental expenses	<u>\$ 228,958</u>	<u>\$ 198,121</u>	<u>\$ 170,920</u>

NOTE 12—SHARE-BASED COMPENSATION PLANS

A summary of share-based compensation expense included in net income is as follows:

	Year Ended December 31,		
	2022	2021	2020
	(In thousands)		
Grants of common shares, restricted stock units, and options	\$ 15,018	\$ 14,434	\$ 13,243
Capitalized share-based compensation	(1,314)	(1,425)	(1,319)
Share-based compensation expense	<u>\$ 13,704</u>	<u>\$ 13,009</u>	<u>\$ 11,924</u>

As of December 31, 2022, we have grants outstanding under two share-based compensation plans. In May 2020, our shareholders approved the 2020 Performance Incentive Plan ("the 2020 Plan"), which authorized the grant of share options, common shares, and other share-based awards for up to 1,750,000 common shares of beneficial interest. Our 2010 Long Term Incentive Plan, as amended (the "2010 Plan"), which expired in May 2020, authorized the grant of share options, common shares and other share-based awards for up to 2,450,000 common shares of beneficial interest.

Option awards under the plans are required to have an exercise price at least equal to the closing trading price of our common shares on the date of grant. Options and restricted share awards under the plan generally vest over three to seven years and option awards typically have a ten-year contractual term. We pay dividends on unvested shares. Certain options and share awards provide for accelerated vesting if there is a change in control. Additionally, the vesting on certain option and share awards can accelerate in part or in full upon termination without cause.

The fair value of each option award is estimated on the date of grant using the Black-Scholes model. Expected volatilities, term, dividend yields, employee exercises and estimated forfeitures are primarily based on historical data. The risk-free interest rate is based on the U.S. Treasury yield curve in effect at the time of grant. The fair value of each share award is determined based on the closing trading price of our common shares on the grant date. No options were granted in 2022 and 2020.

The following table provides a summary of the assumptions used to value options granted in 2021:

	Year Ended December 31, 2021
Volatility	29.3 %
Expected dividend yield	4.1 %
Expected term (in years)	7.5
Risk free interest rate	0.9 %

The weighted-average grant-date fair value of options granted in 2021 was \$16.40 per share. The following table provides a summary of option activity for 2022:

	Shares Under Option	Weighted- Average Exercise Price	Weighted- Average Remaining Contractual Term (In years)	Aggregate Intrinsic Value (In thousands)
Outstanding at December 31, 2021	3,658	\$ 95.77		
Granted	—	—		
Exercised	(366)	95.77		
Forfeited or expired	(1,463)	95.77		
Outstanding at December 31, 2022	<u>1,829</u>	<u>\$ 95.77</u>	<u>8.1</u>	<u>\$ 10</u>
Exercisable at December 31, 2022	<u>366</u>	<u>\$ 95.77</u>	<u>8.1</u>	<u>\$ 2</u>

The following table provides a summary of restricted share activity for 2022:

	Shares	Weighted-Average Grant-Date Fair Value
Unvested at December 31, 2021	288,996	\$ 112.29
Granted	116,266	125.34
Vested	(119,646)	118.81
Forfeited	(5,871)	120.62
Unvested at December 31, 2022	<u>279,745</u>	<u>\$ 114.75</u>

The weighted-average grant-date fair value of stock awarded in 2022, 2021 and 2020 was \$125.34, \$97.46 and \$124.55, respectively. The total vesting-date fair value of shares vested during the year ended December 31, 2022, 2021 and 2020, was \$14.3 million, \$11.0 million and \$12.4 million, respectively.

On February 10, 2021, 10,441 restricted stock units were awarded to an officer that vest at the end of four years. The final awards earned are based on meeting certain market based performance criteria, and may vary from 0% to 200% of the original

award. The weighted-average grant-date fair value of the restricted stock units awarded in 2021 was \$97.01. The following table provides a summary of restricted stock unit activity for 2022:

	<u>Shares</u>	<u>Weighted-Average Grant-Date Fair Value</u>
Unvested at December 31, 2021	10,441	\$ 97.01
Granted	—	—
Vested	—	—
Forfeited	—	—
Unvested at December 31, 2022	<u>10,441</u>	<u>\$ 97.01</u>

As of December 31, 2022, there was \$19.2 million of total unrecognized compensation cost related to unvested share-based compensation arrangements (i.e. options and unvested shares) granted under our plans. This cost is expected to be recognized over the next 4.5 years with a weighted-average period of 2.1 years.

Subsequent to December 31, 2022, common shares were awarded under various compensation plans as follows:

<u>Date</u>	<u>Award</u>	<u>Vesting Term</u>	<u>Beneficiary</u>
January 3, 2023	5,942 Shares	Immediate	Trustees
February 7, 2023	135,314 Restricted Shares	3-5 years	Officers and key employees

NOTE 13—SAVINGS AND RETIREMENT PLANS

We have a savings and retirement plan in accordance with the provisions of Section 401(k) of the Code. Generally, employees can elect, at their discretion, to contribute a portion of their compensation up to a maximum of \$20,500 for 2022, and 19,500 for 2021 and 2020. Under the plan, we contribute 50% of each employee's elective deferrals up to 5% of eligible earnings. In addition, we may make discretionary contributions within the limits of deductibility set forth by the Code. Our full-time employees are immediately eligible to become plan participants. Employees are eligible to receive matching contributions immediately on their participation; however, these matching payments will not vest until their third anniversary of employment. Our expense for the years ended December 31, 2022, 2021 and 2020 was approximately \$869,000, \$816,000 and \$813,000, respectively.

A non-qualified deferred compensation plan for our officers and certain other employees was established in 1994 that allows the participants to defer a portion of their income. As of December 31, 2022 and 2021, we are liable to participants for approximately \$18.0 million and \$21.0 million, respectively, under this plan. Although this is an unfunded plan, we have purchased certain investments to match this obligation. Our obligation under this plan and the related investments are both included in the accompanying consolidated financial statements.

NOTE 14—EARNINGS PER SHARE AND UNIT

We have calculated earnings per share (“EPS”) and earnings per unit (“EPU”) under the two-class method. The two-class method is an earnings allocation methodology whereby EPS and EPU for each class of common stock and partnership units, respectively, and participating securities is calculated according to dividends or distributions declared and participation rights in undistributed earnings. For 2022 and 2021 we had 0.3 million weighted average unvested shares and units outstanding, and for 2020 we had 0.2 million which are considered participating securities. Therefore, we have allocated our earnings for basic and diluted EPS and EPU between common shares and units and unvested shares and units; the portion of earnings allocated to the unvested shares and units is reflected as “earnings allocated to unvested shares” or “earnings allocated to unvested units” in the reconciliation below.

The following potentially issuable shares were excluded from the diluted EPS and EPU calculations because their impact is anti-dilutive:

- exercise of 682 stock options in 2020,
- conversions of downREIT operating partnership units for 2021 and 2020,
- and 5.417% Series 1 Cumulative Convertible Preferred Shares and units for 2022, 2021, and 2020, and
- the issuance of \$1.8 million shares and units issuable under forward sales agreements in 2021.

Additionally, 10,441 unvested restricted stock units are excluded from the diluted EPS and EPU calculations as the market based performance criteria in the award has not yet been achieved.

Federal Realty Investment Trust Earnings per Share

	Year Ended December 31,		
	2022	2021	2020
	(In thousands, except per share data)		
NUMERATOR			
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Less: Preferred share dividends	(8,034)	(8,042)	(8,042)
Less: Income from operations attributable to noncontrolling interests	(10,170)	(7,583)	(4,182)
Less: Earnings allocated to unvested shares	(1,328)	(1,211)	(992)
Net income available for common shareholders, basic	376,129	252,245	122,672
Add: Income attributable to downREIT operating partnership units	2,810	—	—
Net income available for common shareholders, diluted	<u>\$ 378,939</u>	<u>\$ 252,245</u>	<u>\$ 122,672</u>
DENOMINATOR			
Weighted average common shares outstanding—basic	79,854	77,336	75,515
Effect of dilutive securities:			
Open forward contracts for share issuances	—	32	—
DownREIT operating partnership units	654	—	—
Weighted average common shares outstanding—diluted	<u>80,508</u>	<u>77,368</u>	<u>75,515</u>
EARNINGS PER COMMON SHARE, BASIC			
Net income available for common shareholders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
EARNINGS PER COMMON SHARE, DILUTED			
Net income available for common shareholders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>

Federal Realty OP LP Trust Earnings per Unit

	<u>Year Ended December 31,</u>		
	<u>2022</u>	<u>2021</u>	<u>2020</u>
	(In thousands, except per unit data)		
NUMERATOR			
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Less: Preferred unit distributions	(8,034)	(8,042)	(8,042)
Less: Income from operations attributable to noncontrolling interests	(10,170)	(7,583)	(4,182)
Less: Earnings allocated to unvested units	(1,328)	(1,211)	(992)
Net income available for common unit holders, basic	<u>376,129</u>	<u>252,245</u>	<u>122,672</u>
Add: Income attributable to downREIT operating partnership units	2,810	—	—
Net income available for common unit holders, diluted	<u>\$ 378,939</u>	<u>\$ 252,245</u>	<u>\$ 122,672</u>
DENOMINATOR			
Weighted average common units outstanding—basic	79,854	77,336	75,515
Effect of dilutive securities:			
Common unit issuances relating to open common forward contracts	—	32	—
DownREIT operating partnership units	654	—	—
Weighted average common units outstanding—diluted	<u>80,508</u>	<u>77,368</u>	<u>75,515</u>
EARNINGS PER COMMON UNIT, BASIC			
Net income available for common unit holders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>
EARNINGS PER COMMON UNIT, DILUTED			
Net income available for common unit holders	<u>\$ 4.71</u>	<u>\$ 3.26</u>	<u>\$ 1.62</u>

NOTE 15—SUBSEQUENT EVENT

On January 31, 2023, we acquired the 180,000 square foot portion of Huntington Square shopping center that was not previously owned, as well as the fee interest in the land underneath the portion of the shopping center which we control under a long-term ground lease for \$35.5 million.

FEDERAL REALTY INVESTMENT TRUST AND FEDERAL REALTY OP LP
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(Dollars in thousands)

COLUMN A	COLUMN B	COLUMN C		COLUMN D	COLUMN E		COLUMN F	COLUMN G	COLUMN H	COLUMN I	
		Land	Building and Improvements		Land	Building and Improvements					Total
Descriptions	Encumbrance	Initial cost to company		Cost Capitalized Subsequent to Acquisition	Gross amount at which carried at close of period		Accumulated Depreciation and Amortization	Date of Construction	Date Acquired	Life on which depreciation in latest income statements is computed	
		Land	Building and Improvements	Acquisition	Land	Building and Improvements	Total				
29TH PLACE (Virginia)		\$ 10,211	\$ 18,863	\$ 11,627	\$ 10,195	\$ 30,506	\$ 40,701	\$ 16,582	1975 - 2001	5/30/2007	(1)
ANDORRA (Pennsylvania)		2,432	12,346	18,628	2,432	30,974	33,406	22,902	1953	1/12/1988	(1)
ASSEMBLY ROW/ASSEMBLY SQUARE MARKETPLACE (Massachusetts)		93,252	34,196	991,368	69,421	1,049,395	1,118,816	137,485	2005, 2012-2022	2005-2013	(1)
AZALEA (California)	39,850	40,219	67,117	1,918	40,219	69,035	109,254	13,549	2014	8/2/2017	(1)
BALA CYNWYD (Pennsylvania)		3,565	14,466	54,758	2,683	70,106	72,789	31,192	1955/2020	9/22/1993	(1)
BARCROFT PLAZA (Virginia)		12,617	29,603	8,338	12,617	37,941	50,558	8,656	1963, 1972, 1990, & 2000	1/13/16 & 11/7/16	(1)
BARRACKS ROAD (Virginia)		4,363	16,459	52,498	4,363	68,957	73,320	51,953	1958	12/31/1985	(1)
BELL GARDENS (California)	11,629	24,406	85,947	8,090	24,406	94,037	118,443	22,722	1990, 2003, & 2006	8/2/17 & 11/29/18	(1)
BETHESDA ROW (Maryland)		46,579	35,406	174,823	44,437	212,371	256,808	104,068	1945-2008	12/31/93, 6/2/97, 1/20/06, 9/25/08, 9/30/08, & 12/27/10	(1)
BIRCH & BROAD (Virginia)		1,798	1,270	22,674	1,819	23,923	25,742	10,663	1960/1962	9/30/67 & 10/05/72	(1)
BRICK PLAZA (New Jersey)		—	24,715	82,169	4,385	102,499	106,884	64,220	1958	12/28/1989	(1)
BRISTOL PLAZA (Connecticut)		3,856	15,959	16,487	3,856	32,446	36,302	21,938	1959	9/22/1995	(1)
BROOK 35 (New Jersey)	11,366	7,128	38,355	5,614	7,128	43,969	51,097	12,751	1986/2004	1/1/2014	(1)
CAMELBACK COLONNADE (Arizona)		52,658	126,646	734	52,658	127,380	180,038	7,204	1977/2019	6/14/2021	(1)
CAMPUS PLAZA (Massachusetts)		16,710	13,412	737	16,710	14,149	30,859	3,810	1970	1/13/2016	(1)
CHELSEA COMMONS (Massachusetts)	4,304	8,689	19,466	3,125	8,669	22,611	31,280	10,254	1962/1969/ & 2008	8/25/06, 1/30/07, & 7/16/08	(1)
CHESTERBROOK (Virginia)		13,042	24,725	3,172	13,042	27,897	40,939	1,486	1967/1991	4/30/21	(1)

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COLUMN A Descriptions	COLUMN B Encumbrance	COLUMN C Initial cost to company		COLUMN D Cost Capitalized Subsequent to Acquisition	COLUMN E Gross amount at which carried at close of period			COLUMN F Accumulated Depreciation and Amortization	COLUMN G Date of Construction	COLUMN H Date Acquired	COLUMN I Life on which depreciation in latest income statements is computed
		Land	Building and Improvements		Land	Building and Improvements	Total				
COCOWALK (Florida)		32,513	71,536	96,837	48,944	151,942	200,886	1990/1994, 1922-1973, 2018-2021	5/4/15, 7/1/15, 12/16/15, 7/26/16, 6/30/17, & 8/10/17	(1)	
COLORADO BLVD (California)		2,415	3,964	7,535	2,415	11,499	13,914	1905-1988	8/14/98	(1)	
CONGRESSIONAL PLAZA (Maryland)		2,793	7,424	99,671	2,793	107,095	109,888	1965/2003/2016	4/1/1965	(1)	
COURTHOUSE CENTER (Maryland)		1,750	1,869	3,585	1,750	5,454	7,204	1975	12/17/1997	(1)	
CROSSROADS (Illinois)		4,635	11,611	19,957	4,635	31,568	36,203	1959	7/19/1993	(1)	
CROW CANYON COMMONS (California)		27,245	54,575	9,263	27,245	63,838	91,083	Late 1970's/1998/2006	12/29/05 & 2/28/07	(1)	
DARIEN COMMONS (Connecticut)		30,368	19,523	90,301	30,368	109,824	140,192	1920-2009	4/3/13 & 7/20/18	(1)	
DEDHAM PLAZA (Massachusetts)		16,354	13,413	19,609	16,354	33,022	49,376	1959	12/31/93, 12/14/16, 1/29/19, & 3/12/19	(1)	
DEL MAR VILLAGE (Florida)		15,624	41,712	17,861	15,587	59,610	75,197	1982/1994/2007	5/30/08, 7/11/08, & 10/14/14	(1)	
EAST BAY BRIDGE (California)		29,069	138,035	12,534	29,069	150,569	179,638	1994-2001, 2011/2012	12/21/2012	(1)	
ELLISBURG (New Jersey)		4,028	11,309	22,022	4,013	33,346	37,359	1959	10/16/1992	(1)	
FAIRFAX JUNCTION (Virginia)		16,768	23,825	3,547	16,768	27,372	44,140	1981/1986/2000	2/8/19 & 1/10/20	(1)	
FEDERAL PLAZA (Maryland)		10,216	17,895	45,511	10,216	63,406	73,622	1970	6/29/1989	(1)	
FINLEY SQUARE (Illinois)		9,252	9,544	23,530	9,252	33,074	42,326	1974	4/27/1995	(1)	
FLOURTOWN (Pennsylvania)		1,345	3,943	13,018	1,507	16,799	18,306	1957	4/25/1980	(1)	
FOURTH STREET (California)		13,978	9,909	3,932	13,978	13,841	27,819	1948,1975	5/19/2017	(1)	
FREEDOM PLAZA (California)		—	3,255	40,841	—	44,096	44,096	2018-2020	6/15/2018	(1)	
FRESH MEADOWS (New York)		24,625	25,255	44,707	24,633	69,954	94,587	1946-1949	12/5/1997	(1)	

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COLUMN A	COLUMN B	COLUMN C		COLUMN D	COLUMN E		COLUMN F	COLUMN G	COLUMN H	COLUMN I	
		Land	Building and Improvements		Land	Building and Improvements					Accumulated Depreciation and Amortization
Descriptions	Encumbrance	Initial cost to company		Cost Capitalized to Subsequent Acquisition	Gross amount at which carried at close of period		Total	Date of Construction	Date Acquired	Life on which depreciation in latest income statements is computed	
		Land	Building and Improvements	Acquisition	Land	Building and Improvements	Total				
FRIENDSHIP CENTER (District of Columbia)		12,696	20,803	4,062	12,696	24,865	37,561	15,023	1998	9/21/2001	(1)
GAITHERSBURG SQUARE (Maryland)		7,701	5,271	26,088	5,973	33,087	39,060	20,489	1966	4/22/1993	(1)
GARDEN MARKET (Illinois)		2,677	4,829	7,859	2,677	12,688	15,365	10,066	1958	7/28/1994	(1)
GEORGETOWNE SHOPPING CENTER (New York)		32,202	49,586	3,730	32,202	53,316	85,518	5,686	1969/2006/2015	11/15/19	(1)
GOVERNOR PLAZA (Maryland)		2,068	4,905	26,671	2,068	31,576	33,644	22,416	1963	10/1/1985	(1)
GRAHAM PARK PLAZA (Virginia)		642	7,629	16,943	653	24,561	25,214	18,777	1971	7/21/1983	(1)
GRATIOT PLAZA (Michigan)		525	1,601	18,580	525	20,181	20,706	18,518	1964	3/29/1973	(1)
GREENLAWN PLAZA (New York)		10,590	20,869	2,210	10,743	22,926	33,669	5,832	1975/2004	1/13/2016	(1)
GREENWICH AVENUE (Connecticut)		7,484	5,445	10,819	7,484	16,264	23,748	6,767	1968	4/12/1995	(1)
GROSSMONT CENTER (California)		125,434	50,311	691	125,434	51,002	176,436	5,589	1961, 1963, 1982-1983, 2002	6/1/2021	(1)
HASTINGS RANCH PLAZA (California)		2,257	22,393	1,067	2,257	23,460	25,717	4,626	1958, 1984, 2006, 2007	2/1/2017	(1)
HAUPPAUGE (New York)		8,791	15,262	11,611	8,519	27,145	35,664	15,449	1963	8/6/1998	(1)
HILTON VILLAGE (Arizona)		—	85,431	218	—	85,649	85,649	2,881	1982/1989	6/14/21 & 7/18/22	(1)
HOBOKEN (New Jersey)	85,684	56,866	167,835	2,805	56,868	170,638	227,506	16,501	1887-2006	9/18/19, 11/26/19, 12/19/19, 2/12/20 & 11/18/22	(1)
HOLLYWOOD BLVD (California)		8,300	16,920	36,670	8,370	53,520	61,890	22,892	1929/1991	3/22/99 & 6/18/99	(1)
HUNTINGTON (New York)		12,194	16,008	51,607	12,294	67,515	79,809	17,994	1962	12/12/88, 10/26/07 & 11/24/15	(1)
HUNTINGTON SQUARE (New York)		—	10,075	3,851	506	13,420	13,926	5,782	1980/2004-2007	8/16/2010	(1)
IDYLWOOD PLAZA (Virginia)		4,308	10,026	3,792	4,308	13,818	18,126	10,783	1991	4/15/1994	(1)
KINGS COURT (California)		—	10,714	917	—	11,631	11,631	10,939	1960	8/24/1998	(1)

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COLUMN A	COLUMN B		COLUMN C		COLUMN D	COLUMN E			COLUMN F	COLUMN G	COLUMN H	COLUMN I
	Encumbrance	Land	Initial cost to company	Building and Improvements		Cost Capitalized Subsequent to Acquisition	Land	Building and Improvements				
KINGSTOWNE TOWNE CENTER (Virginia)		72,234	137,466	134	72,234	137,600	209,834	2,827	1996/2001/2006	4/20/22 & 7/27/22	(1)	
LANCASTER (Pennsylvania)		—	2,103	6,621	432	8,292	8,724	6,460	1958	4/24/1980	(1)	
LANGHORNE SQUARE (Pennsylvania)		720	2,974	21,044	720	24,018	24,738	18,544	1966	1/31/1985	(1)	
LAUREL (Maryland)		7,458	22,525	31,484	7,551	53,916	61,467	44,562	1956	8/15/1986	(1)	
LAWRENCE PARK (Pennsylvania)		6,150	8,491	47,128	6,161	55,608	61,769	26,059	1972	7/23/1980 & 4/3/17	(1)	
LINDEN SQUARE (Massachusetts)		79,382	19,247	59,103	79,346	78,386	157,732	33,750	1960-2008	8/24/2006	(1)	
MELVILLE MALL (New York)		35,622	32,882	36,431	35,622	69,313	104,935	25,179	1974	10/16/2006	(1)	
MERCER MALL (New Jersey)		5,917	18,358	51,788	5,868	70,195	76,063	40,726	1975	10/14/03 & 1/31/17	(1)	
MONTROSE CROSSING (Maryland)		48,624	91,819	31,945	48,624	123,764	172,388	44,035	1960s, 1970s, 1996 & 2011	12/27/11 & 12/19/13	(1)	
MOUNT VERNON/SOUTH VALLEY/7770 RICHMOND HWY. (Virginia)		15,769	33,501	45,682	15,851	79,101	94,952	47,780	1966/1972/1987/2001	3/31/03, 3/21/03 & 1/27/06	(1)	
NORTH DARTMOUTH (Massachusetts)		9,366	—	3	9,366	3	9,369	2	2004	8/24/2006	(1)	
NORTHEAST (Pennsylvania)		938	8,779	25,542	939	34,320	35,259	22,611	1959	8/30/1983	(1)	
OLD KEENE MILL (Virginia)		638	998	12,045	638	13,043	13,681	7,309	1968	6/15/1976	(1)	
OLD TOWN CENTER (California)		3,420	2,765	35,035	3,420	37,800	41,220	25,856	1962, 1997-1998	10/22/1997	(1)	
OLIVO AT MISSION HILLS (California)		15,048	46,732	20,903	15,048	67,635	82,683	8,590	2017-2018	8/2/2017	(1)	
PAN AM (Virginia)		8,694	12,929	10,055	8,695	22,983	31,678	18,204	1979	2/5/1993	(1)	
PERRING PLAZA (Maryland)		2,800	6,461	26,183	2,800	32,644	35,444	24,815	1963	10/1/1985	(1)	
PIKE & ROSE (Maryland)		31,471	10,335	761,536	33,716	769,626	803,342	103,351	1963, 2012-2022	5/18/82, 10/26/07 & 7/31/12	(1)	
PIKE 7 PLAZA (Virginia)		14,970	22,799	14,342	14,914	37,197	52,111	21,950	1968	3/31/97 & 7/8/15	(1)	
PLAZA DEL MERCADO (Maryland)		10,305	21,553	15,022	10,305	36,575	46,880	10,092	1969	1/13/2016	(1)	

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COLUMN A Descriptions	COLUMN B Encumbrance		COLUMN C Initial cost to company		COLUMN D Cost Capitalized Subsequent to Acquisition		COLUMN E Gross amount at which carried at close of period			COLUMN F Accumulated Depreciation and Amortization	COLUMN G Date of Construction	COLUMN H Date Acquired	COLUMN I Life on which depreciation in latest income statements is computed
	Land	Building and Improvements	Land	Building and Improvements	Land	Building and Improvements	Land	Building and Improvements	Total				
PLAZA DEL SOL (California)			5,605	12,331	19		5,605	12,350	17,955	2,258	2009	8/2/2017	(1)
PLAZA EL SEGUNDO/THE POINT (California)	124,614		62,127	153,556	88,748		64,463	239,968	304,431	74,977	2006/2007/2016	12/30/11, 6/14/13, 7/26/13, & 12/27/13	(1)
QUEEN ANNE PLAZA (Massachusetts)			3,319	8,457	7,542		3,319	15,999	19,318	11,884	1967	12/23/1994	(1)
QUINCE ORCHARD (Maryland)			3,197	7,949	29,436		2,928	37,654	40,582	26,197	1975	4/22/1993	(1)
RIVERPOINT CENTER (Illinois)			15,422	104,572	2,173		15,422	106,745	122,167	19,616	1958, 1964-1965, 1974-1975, 1995-1997	3/31/2017	(1)
SAN ANTONIO CENTER (California)			26,400	18,462	5,887		26,400	24,349	50,749	6,144		1/9/2015, 9/13/19	(1)
SANTANA ROW (California)			66,682	7,502	1,205,916		57,592	1,222,508	1,280,100	295,689	1999-2006, 2009, 2011, 2014, 2016-2022	3/5/97, 7/13/12, 9/6/12, 4/30/13 & 9/23/13	(1)
SYLMAR TOWNE CENTER (California)			18,522	24,637	3,160		18,522	27,797	46,319	4,791	1973	8/2/2017	(1)
THE AVENUE AT WHITE MARSH (Maryland)			20,682	72,432	34,072		20,685	106,501	127,186	49,604	1997	3/8/2007	(1)
THE GROVE AT SHREWSBURY (New Jersey)	43,168		18,016	103,115	9,200		18,021	112,310	130,331	31,948	1988/1993/2007	1/1/2014 & 10/6/14	(1)
THE SHOPPES AT NOTTINGHAM SQUARE (Maryland)			4,441	12,849	2,208		4,441	15,057	19,498	7,448	2005 - 2006	3/8/2007	(1)
THE SHOPS AT PEMBROKE GARDENS (Florida)			39,506	141,356	96		39,506	141,452	180,958	2,489	2007	7/27/2022	(1)
THIRD STREET PROMENADE (California)			22,645	12,709	53,725		25,125	63,954	89,079	38,262	1888-2000	1996-2000	(1)
TOWER SHOPPING CENTER (Virginia)			7,170	10,518	5,434		7,280	15,842	23,122	11,161	1953-1960	8/24/1998	(1)
TOWER SHOPS (Florida)			29,940	43,390	29,095		29,962	72,463	102,425	28,776	1989, 2017	1/19/11 & 6/13/14	(1)
TOWN CENTER OF NEW BRITAIN (Pennsylvania)			1,282	12,285	4,219		1,827	15,959	17,786	7,643	1969	6/29/2006	(1)
TROY HILLS (New Jersey)			3,126	5,193	33,191		5,865	35,645	41,510	25,966	1966	7/23/1980	(1)

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COLUMN A Descriptions	COLUMN B Encumbrance		COLUMN C Initial cost to company		COLUMN D Cost Capitalized Subsequent to Acquisition		COLUMN E Gross amount at which carried at close of period			COLUMN F Accumulated Depreciation and Amortization	COLUMN G Date of Construction	COLUMN H Date Acquired	COLUMN I Life on which depreciation in latest income statements is computed
	Land	Building and Improvements	Land	Building and Improvements	Land	Building and Improvements	Land	Building and Improvements	Total				
TWINBROOKE SHOPPING CENTRE (Virginia)	16,484	18,898	16,484	19,232	334	19,232	16,484	19,232	35,716	1,043	1977	9/2/2021	(1)
TYSON'S STATION (Virginia)	388	453	493	5,963	5,615	5,963	493	5,963	6,456	4,133	1954	1/17/1978	(1)
VILLAGE AT SHIRLINGTON (Virginia)	9,761	14,808	5,949	63,499	44,879	63,499	5,949	63,499	69,448	35,458	1940, 2006-2009	12/21/1995	(1)
WESTGATE CENTER (California)	6,319	107,284	6,319	150,925	43,641	150,925	6,319	150,925	157,244	77,351	1960-1966	3/31/2004	(1)
WESTPOST (FORMERLY KNOWN AS PENTAGON ROW) (Virginia)	—	2,955	—	114,055	111,100	114,055	—	114,055	114,055	61,422	1999 - 2002	1998 & 11/22/10	(1)
WHITE MARSH PLAZA (Maryland)	3,478	21,413	3,514	23,490	2,113	23,490	3,514	23,490	27,004	11,813	1987	3/8/2007	(1)
WHITE MARSH OTHER (Maryland)	27,720	—	27,750	165	195	165	27,750	165	27,915	—	1985	3/8/2007	(1)
WILDWOOD (Maryland)	9,111	1,061	9,111	18,835	17,774	18,835	9,111	18,835	27,946	10,965	1958	5/5/1969	(1)
WILLOW GROVE (Pennsylvania)	1,499	6,643	1,499	35,682	29,039	35,682	1,499	35,682	37,181	23,076	1953	11/20/1984	(1)
WILLOW LAWN (Virginia)	3,192	7,723	7,790	98,231	95,106	98,231	7,790	98,231	106,021	70,589	1957	12/5/1983	(1)
WYNNEWOOD (Pennsylvania)	8,055	13,759	8,055	35,762	22,003	35,762	8,055	35,762	43,817	28,189	1948	10/29/1996	(1)
TOTALS	\$ 1,682,853	\$ 3,022,488	\$ 1,678,321	\$ 8,426,178	\$ 5,399,158	\$ 8,426,178	\$ 1,678,321	\$ 8,426,178	\$10,104,499	\$ 2,715,817			

(1) Depreciation of building and improvements is calculated based on useful lives ranging from the life of the lease to 50 years.

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SUMMARY OF REAL ESTATE AND ACCUMULATED DEPRECIATION - CONTINUED
Three Years Ended December 31, 2022
Reconciliation of Total Cost
(in thousands)

Balance, December 31, 2019	\$ 8,298,132
Additions during period	
Acquisitions	39,440
Improvements	473,679
Deductions during period	
Impairment of property	(68,484)
Dispositions and retirements of property	(159,897)
Balance, December 31, 2020	8,582,870
Additions during period	
Acquisitions	519,350
Improvements	424,521
Deduction during period—dispositions and retirements of property	(104,679)
Balance, December 31, 2021	9,422,062
Additions during period	
Acquisitions	445,319
Improvements	399,623
Deduction during period—dispositions and retirements of property	
Dispositions and retirements of property	(107,682)
Deconsolidation of VIE	(54,823)
Balance, December 31, 2022 (1)	<u>\$ 10,104,499</u>

(1) For Federal tax purposes, the aggregate cost basis is approximately \$9.0 billion as of December 31, 2022.

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SUMMARY OF REAL ESTATE AND ACCUMULATED DEPRECIATION - CONTINUED
Three Years Ended December 31, 2022
Reconciliation of Accumulated Depreciation and Amortization
(In thousands)

Balance, December 31, 2019	\$ 2,215,413
Additions during period—depreciation and amortization expense	229,199
Deductions during period	
Impairment of property	(11,631)
Dispositions and retirements of property	(75,289)
Balance, December 31, 2020	<u>2,357,692</u>
Additions during period—depreciation and amortization expense	246,338
Deductions during period -dispositions and retirements of property	<u>(72,935)</u>
Balance, December 31, 2021	2,531,095
Additions during period—depreciation and amortization expense	266,877
Deductions during period	
Dispositions and retirements of property	(59,066)
Deconsolidation of VIE	<u>(23,089)</u>
Balance, December 31, 2022	<u><u>\$ 2,715,817</u></u>

FEDERAL REALTY INVESTMENT TRUST AND FEDERAL REALTY OP LP
SCHEDULE IV
MORTGAGE LOANS ON REAL ESTATE
Year Ended December 31, 2022

(Dollars in thousands)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Description of Lien	Interest Rate	Maturity Date	Periodic Payment Terms	Prior Liens	Face Amount of Mortgages	Carrying Amount of Mortgages(1)	Principal Amount of Loans Subject to delinquent Principal or Interest
Second mortgage on a retail shopping center in Rockville, MD	11.5%	February 2026	Interest only monthly; balloon payment due at maturity	\$58,750 (2)	\$ 5,075	\$ 4,956	\$ —
Second mortgage on a retail shopping center in Rockville, MD	10.75%	February 2026	Interest only monthly; balloon payment due at maturity	58,750 (2)	4,500	4,500	—
Second mortgage on a retail shopping center in Baltimore, MD	7.0%	October 2031	Principal and interest monthly; balloon payment due at maturity	4,990 (3)	600	—	—
				<u>\$63,740</u>	<u>\$10,175</u>	<u>\$ 9,456</u>	<u>\$ —</u>

- (1) The amounts are net of any expected losses in accordance with ASU 2016-13. See note 2 to the consolidated financial statements. For Federal tax purposes, the aggregate tax basis is approximately \$10.1 million as of December 31, 2022.
- (2) These mortgages are both subordinate to a first mortgage of \$58.8 million in total. We do not hold the first mortgage loan on this property. Accordingly, the amount of the prior lien at December 31, 2022 is estimated.
- (3) This mortgage is subordinate to a first mortgage of \$5.0 million. We do not hold the first mortgage loan on this property. Accordingly, the amount of the prior lien at December 31, 2022 is estimated.

FEDERAL REALTY INVESTMENT TRUST AND FEDERAL REALTY OP LP
SCHEDULE IV
MORTGAGE LOANS ON REAL ESTATE - CONTINUED
Three Years Ended December 31, 2022
Reconciliation of Carrying Amount
(In thousands)

Balance, December 31, 2019	\$ 30,429
January 1, 2020 adoption of new accounting standard - See Note 2	(790)
Additions during period:	
Acquisition of loan, net of valuation adjustments	9,560
Issuance of loans	693
Balance, December 31, 2020	<u>39,892</u>
Additions during period:	
Issuance of loans	600
Deductions during period:	
Collection and satisfaction of loans	(30,339)
Valuation adjustments	<u>(610)</u>
Balance, December 31, 2021	9,543
Deductions during period:	
Valuation adjustments	(44)
Collection and satisfaction of loans	<u>(43)</u>
Balance, December 31, 2022	<u><u>\$ 9,456</u></u>

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Annual Meeting Notice

And Proxy Statement



Letter to Our Shareholders

March 24, 2023

To our Shareholders:

On behalf of the Board of Trustees and the entire Federal team, you are invited to join us at our 2023 Annual Meeting of Shareholders to be held virtually beginning at 9:00 a.m. eastern time on May 3, 2023. This proxy statement includes important information about how you can join and ask questions at the meeting and about the matters that will be voted on at the meeting.

Federal's operating performance in 2022 was marked by continued strong demand for our real estate assets as evidenced by record levels of new and renewal leases for comparable spaces and significant occupancy improvements. Shoppers and diners returned to our real estate after the enforced isolation of COVID-19 lockdowns reinforcing our belief that well-located real estate that is truly part of the local community and more than just a place to transact business will succeed over the long-term. The return of the consumer and overall strong demand for our assets resulted in us delivering a record level of top line revenue and strong bottom line earnings despite the inflationary pressures that started hitting in the second half of the year. We also made significant progress during 2022 in our efforts to reduce our Scope 1 and Scope 2 greenhouse gas emissions and to improve the resilience of our assets to the physical and transition risks associated with climate change. All parts of our business are working together to position us to be able to deliver strong results for years to come.

Our strong performance would not have been possible without the extraordinary efforts of our Board and each and every one of our employees. We are extremely proud of the work this team has accomplished.

Thank you for your continued support of Federal and we look forward to your participation in this year's annual meeting.



David W. Faeder
Non-Executive Chairman of the Board



Donald C. Wood
Chief Executive Officer

Notice of Annual Meeting of Shareholders

ANNUAL MEETING PROPOSALS

			Board Voting Recommendation	Where to find more information
Proposal 1	Election of 7 trustees for 1 year terms		FOR each nominee	Page 10
Proposal 2	Non-binding advisory vote on 2022 executive compensation		FOR	Page 18
Proposal 3	Non-binding advisory vote on frequency of future votes on executive compensation		FOR	Page 40
Proposal 4	Non-binding advisory vote to amend our declaration of trust to increase number of authorized common shares		FOR	Page 40
Proposal 5	Ratification of Grant Thornton, LLC as our independent registered public accounting firm		FOR	Page 41

Other business will be transacted as may properly come before the 2023 annual meeting of shareholders (“Annual Meeting”).

2023 ANNUAL MEETING INFORMATION



Date and Time

Wednesday, May 3, 2023
9:00 a.m., Eastern Time



Location

Virtual Meeting
<https://web.lumiagm.com/202329683>



Record Date

March 13, 2023

Only holders of record of our common shares of beneficial interest, \$.01 par value per share at the close of business on the record date are entitled to receive notice of, and to vote at, the annual meeting. References to “Common Shares”, “Shares”, “common shares” and “shares” in this proxy statement refer to our common shares of beneficial interest, \$.01 par value per share.

Proxy Voting:

Whether or not you plan to attend the meeting and vote your shares at the meeting, we urge you to vote your shares as instructed in the proxy statement. If you received a copy of the proxy card by mail, you may sign, date and mail the proxy card in the postage-paid envelope provided. If your shares are held by a broker, bank or other nominee, please follow the instructions you receive from your broker, bank or other nominee to have your shares voted. Any proxy may be revoked at any time prior to its exercise at the annual meeting.

By Order of the Board of Trustees,

Dawn M. Becker
Executive Vice President-General
Counsel And Secretary

March 24, 2023

Important Notice Regarding Internet Availability of Proxy Materials

The proxy statement and annual report to shareholders, including our annual report on Form 10-K for the year ended December 31, 2022, are available at www.federalrealty.com. References in this proxy statement to our website are provided for your convenience only and the content on our website does not constitute part of this proxy statement.

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Company Information

Following is basic information about the Company and highlights information contained elsewhere in the proxy statement. This summary does not contain all of the information that you should consider, and you should read the entire proxy statement carefully before voting. References to “we,” “us,” “our,” “Federal” and the “Company” in this proxy statement refer to Federal Realty Investment Trust and its subsidiaries.

Federal Realty Investment Trust is an S&P 500 company headquartered in North Bethesda, Maryland that owns, operates and redevelops high-quality retail based real estate located primarily in major coastal markets.

Company Information	Our Properties*	Our Employees*
Established in 1962 Member of the S&P 500	103 Properties ≈25.9M SF of commercial space ≈3,000 residential units	319 employees 6 primary offices Average tenure exceeds 8 years

* Information as of December 31, 2022.

> HIGHLIGHTS OF 2022 COMPANY PERFORMANCE

Key business and financial achievements for 2022, in addition to net income per diluted share of \$4.71 (growth of 44% over 2021), included:

	FFO Per Share Growth	FFO per diluted share* of \$6.32 representing growth of 13.5% over 2021 driven by improved occupancy, increasing rents, strategic acquisitions, new projects coming on line, and strong balance sheet management
	Record Leasing Activity	Signed 475 new and renewal comparable space leases covering ≈ 2 million square feet of space and more than \$74 million of year 1 revenue
	Significant Occupancy Improvement	Achieved commercial occupancy of 92.8% , an increase of more than 3.3% over the lowest level of occupancy experienced in more than 15 years resulting from high level of COVID related tenant failures
	Productive Capital Recycling	Raised \$136M through sale of non-strategic, slow growing assets and invested \$526M into more productive, higher yielding, faster growing operating assets with potential for additional value creation
	55th Year of Dividend Increases	Raised the dividend on our common shares for the 55th consecutive year, a record in the REIT industry, representing a compound annual growth rate of 7% over that 55-year period
	Sustainability	Achieved ≈ 22% decrease in Scope 1 and 2 GHG emissions through 2021 versus 2019 baseline in alignment with our 2030 GHG reduction target set in accordance with the Science-Based Target initiative

* FFO per diluted share (“FFO per share”) is a non-GAAP financial measure that we consider significant in our business. See Appendix A for a reconciliation of FFO per share to net income.

> CORPORATE VALUES

Our four core values drive the behaviors, actions and decisions we make towards achieving our business objectives and promote a unified approach to our individual jobs. We strive to achieve **Excellence** in all that we do as we operate, develop and redevelop properties to serve the needs of the local communities. **Innovation** is key to introducing new ways of conducting our business to continue to meet the evolving economic, environmental and social challenges the real estate industry must address both in the short- and long-term. We hold ourselves **Accountable** for our work and our results and always act with the highest level of **Integrity** in our dealings with our shareholders, our employees, our tenants, our business partners and our community partners. Living these values underpins our ability to successfully deliver results for all stakeholders.

> OUR BOARD

We have seven (7) trustees serving on our Board, all of whom are independent except for Don Wood who serves as our CEO. Each of these individuals has been nominated for election at the 2023 annual shareholder meeting.

Name and Principal Occupation	Age	Trustee Since	Independent	Committee AC	Memberships CC	NC
David W. Faeder[±] Managing Partner Fountain Square Properties/ Managing Member Kensington Senior Living	66	2003	Yes	✓\$		✓
Elizabeth I. Holland Chief Executive Officer/Abbell Credit Corporation and Abbell Associates, LLC	57	2017	Yes	✓	C	
Nicole Y. Lamb-Hale Vice President and Chief Legal Officer/Cummins Inc.	56	2020	Yes		✓	✓
Thomas A. McEachin Former Group Chief Financial Officer/Covidien Surgical Solutions	70	2022	Yes		✓	✓
Anthony P. Nader, III Managing Director/SWaN & Legend Venture Partners	59	2020	Yes	✓\$		C
Gail P. Steinel Owner/Executive Advisors	66	2006	Yes	C\$	✓	
Donald C. Wood Chief Executive Officer/Federal Realty Investment Trust	62	2003	No			

Legend:

AC-Audit Committee; CC-Compensation and Human Capital Management Committee; NC-Nominating and Corporate Governance Committee

± Indicates Chairman of the Board

C Indicates Committee Chair

\$ Indicates Audit Committee Financial Expert

> ENVIRONMENTAL, SOCIAL AND GOVERNANCE SNAPSHOT

Our environmental, social and governance (“ESG”) initiatives are directly tied to supporting our business objective of using our real estate to create long-term value for all of our constituencies, including our shareholders. We have focused our efforts around the five areas that we believe are most impactful to supporting our business objectives.

Advance Decarbonization*

Minimize the carbon footprint of our Company and our assets

- ✓ Science Based Target to reduce Scope 1&2 GHG emissions by 46% by 2030 (2019 baseline)
- ✓ ~22% Scope 1&2 GHG emissions reduction from 2019 through 2021
- ✓ 5 million square feet of LEED certified buildings constructed and in service
- ✓ 60% of electric consumption in 2021 provided by green sources
- ✓ 89% properties fully or partially upgraded with energy efficient LED lighting in landlord controlled areas
- ✓ 14 MW solar power generating capacity in solar arrays at 25 properties

Strengthen Resiliency*

Invest in and manage our assets to protect value from increasing frequency and severity of weather related events and other hazards of climate change

- ✓ Climate change scenario analysis using RCP 8.5 showing minimal financial risk over short-, medium- and long-term
- ✓ Management of water usage through technology and landscaping choices
- ✓ Focus on increasing waste diverted to recycling
- ✓ Physical risk exposures incorporated into property level capital planning and investment decisions

Connect Communities*

Use our real estate to contribute to social and economic prosperity of the community and advance social equity

- ✓ \$425 million invested in partnership with Primestor Development in historically underrepresented communities
- ✓ Local cultural programming and events at properties
- ✓ Support local philanthropic initiatives and tenants
- ✓ Feature work of local artists in art installations at our properties
- ✓ Significant contributions to tax base of communities

Empower Teams*

Create a work environment that is diverse, engaging and helps employees grow personally and professionally

- ✓ Competitive pay and benefits
- ✓ Average tenure in excess of 8 years
- ✓ Pay equity analysis shows no pay anomalies based on race or gender
- ✓ Women represented 53% of our workforce and 75% of all promotions
- ✓ Minorities represented 47% of all new hires and 24% of all promotions
- ✓ Comprehensive health and wellness programs through our Be Well with Federal program

Govern Responsibly*

Establish foundation to run the Company ethically with appropriate fiscal and decision making controls to manage risk

- ✓ Annual election of all trustees
- ✓ Independent Non-Executive Chairman
- ✓ Majority voting and proxy access for trustee elections
- ✓ Prohibition on hedging and pledging our shares combined with clawback policy and equity hold requirements

* All information provided is as of December 31, 2022 unless otherwise indicated.

More information about our ESG program can be found in our 2021 Environmental Social and Governance Report which is available under the ESG tab on our website and can be accessed by using this link [2021 ESG Report by Federal 1962 - Issuu/](#). The report provides additional, detailed information in alignment with the frameworks established by the Global Reporting Initiative, Task Force for Climate Related Financial Disclosures and Sustainability Accounting Standards Board.

Some of the areas where we have been recognized for our ESG efforts include the following:



Governing the Company

> GOVERNANCE DOCUMENTS

The Board is responsible for providing governance and oversight of the strategy, operations and management of the Company and has delegated to our senior management the authority to manage the day-to-day operations of the Company. The Board has adopted the following policies:

- Corporate Governance Guidelines
- Code of Business Conduct
- Code of Ethics for our Senior Financial Officers

These documents are reviewed periodically and revised when needed to reflect changing regulatory and governmental requirements and best practices. Complete copies of these documents are available in the Investor/ Corporate Governance section of our website at www.federalrealty.com. Printed copies of these documents are available upon written request to our Investor Relations department at 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852.

> **GOVERNANCE POLICIES AND PROCEDURES**

Our commitment to good governance is an integral part of our business. Highlights of our corporate governance practices include:

✓ Annual election of Trustees	✓ Independent non-executive chairman since 2003	✓ Board oversight of ESG, cyber security, data protection and human resources
✓ Annual Board and Trustee evaluations	✓ Majority voting in uncontested elections	✓ Proxy access for all shareholders
✓ Prohibition on Trustees and management hedging and pledging our shares	✓ Shareholder approval required to classify our Board	✓ Robust stock ownership guidelines in place for Trustees and senior management

> **BOARD LEADERSHIP**

Our Board has been led by an independent, Non-Executive Chairman for the past 20 years. Mr. Faeder has filled that role since May 2021. The Board determined and continues to believe that separating the roles of Board chairman and CEO is the most effective way to govern the Company. The separation allows our Chairman to focus on Board administration, to facilitate communication among Trustees and to serve as a liaison to our CEO while allowing our chief executive to focus on the day-to-day management and implementation of long-term strategy of the Company.

> **BOARD AND COMMITTEE MEETINGS**

The Board met six (6) times in 2022 and each trustee attended at least 75% of the meetings of the Board and the committees on which that trustee serves. Our practice is for all trustees to attend all meetings of each of the Board’s standing committees to ensure that each Trustee is fully informed on all issues facing the Company and has the opportunity to participate in discussions surrounding those issues. Only trustees who are members of the specific committee are entitled to vote on matters presented to that committee. At each quarterly meeting, the Trustees met in executive session with all Trustees and then with just non-management Trustees, all of whom are independent. All Trustees are also expected to attend our annual shareholder meeting and all then-serving Trustees attended the annual shareholder meeting.

100%
Attendance at the annual shareholder meeting

96%
Attendance by Trustees of total Board meetings and meetings of Committees on which they serve

> **BOARD COMMITTEES**

The Board has three standing committees – the Audit Committee, the Compensation and Human Capital Management Committee (“Compensation Committee”) and the Nominating and Corporate Governance Committee (“NCGC”). Each committee operates under a written charter that is available in the Investors/Corporate Governance section of our website at www.federalrealty.com. Each committee consists entirely of independent, non-employee trustees.

AUDIT COMMITTEE



Members

Gail P. Steinel (Chair)*

David W. Faeder*

Elizabeth I. Holland

Anthony P. Nader, III*

Number of Meetings in 2022: 4

* Audit committee financial expert as defined by the SEC.

The Audit Committee's responsibilities include:

- ✓ Select and oversee our independent auditor
- ✓ Oversee our financial reporting including reviewing results with management and independent auditors
- ✓ Oversee internal audit function
- ✓ Oversee adequacy and integrity of financial statements, financial reporting and disclosures
- ✓ Oversee financial risks and risks related to cybersecurity, data security and information protection
- ✓ Review and approve any related party transactions requiring disclosure

Additional information on the Audit Committee is included in the Audit Committee Report and "Proposal 3: Ratification of Independent Registered Public Accounting Firm" beginning on page 41.

COMPENSATION COMMITTEE



Members

Elizabeth I. Holland (Chair)

Nicole Y. Lamb-Hale

Thomas A. McEachin*

Gail P. Steinel

Number of Meetings in 2022: 2

* Joined the Committee on October 1, 2022.

The Compensation Committee's responsibilities include:

- ✓ Evaluate performance of our CEO and recommend annual compensation and benefits for our CEO
- ✓ Review and approve compensation and benefits for our senior officers, including our NEOs
- ✓ Administer certain other benefit plans of the Company
- ✓ Review and approve employment related agreements for senior officers, including our NEOs
- ✓ Administer and make equity awards under our long-term plan
- ✓ Oversee key strategies and human resource policies and practices for all employees

The Compensation Committee report is included at page 30 of this proxy statement and more detail on the work of the Compensation Committee is included in the "Compensation Discussion and Analysis" beginning on page 19.

NOMINATING COMMITTEE



Members

Anthony P. Nader, III (Chair)*

David W. Faeder

Nicole Y. Lamb-Hale

Thomas A. McEachin**

Number of Meetings in 2022: 2

* Committee chair as of October 1, 2022

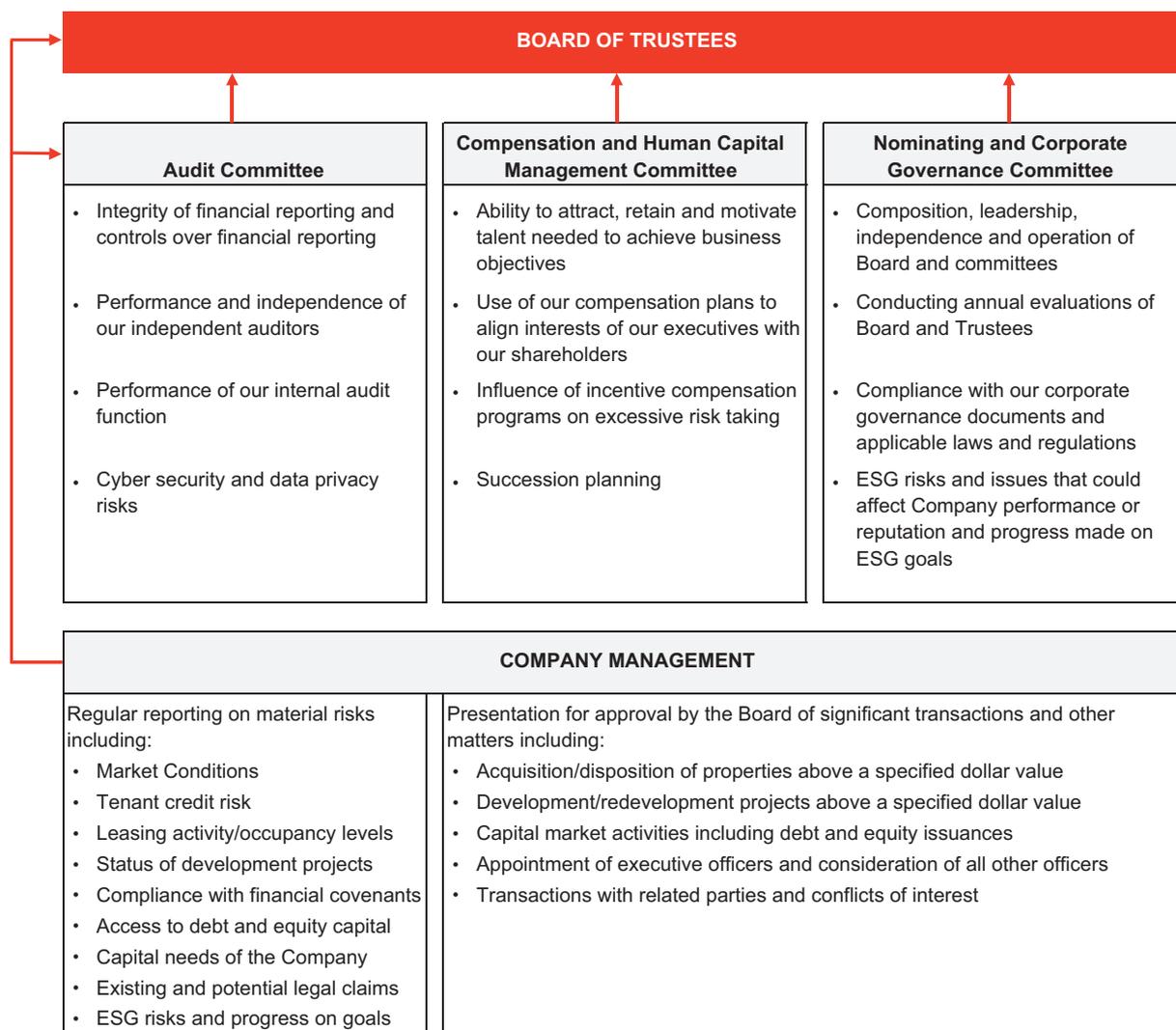
**Joined the committee on October 1, 2022.

The Nominating Committee's responsibilities include:

- ✓ Identify and recommend individuals to stand for election to the Board
- ✓ Develop and oversee corporate governance policies and procedures
- ✓ Oversee annual trustee evaluation process
- ✓ Recommend members of the Board to serve on its committees and in leadership roles
- ✓ Oversee corporate responsibility and ESG efforts and monitor priorities and progress on goals

> BOARD'S ROLE IN RISK OVERSIGHT

The full Board has overall responsibility for risk oversight which it accomplishes directly and through its committees. The Board's committees are primarily responsible for certain matters relating to the risks inherent in the committees' respective areas of oversight as set forth in the committee charters. One of the primary ways the Board and its committees discharge their risk oversight responsibilities is through regular reporting from management which identifies key risks to enable the Board and management to identify and implement appropriate measures to manage and mitigate those risks. The chart below provides more detail on how the Board oversees risk management for the Company. The Board believes that this structure and division of responsibility is the most effective way to monitor and manage the Company's risk.



➤ **BOARD AND COMMITTEE EVALUATION PROCESS**

Our Board and each standing committee conducts an annual evaluation that covers overall effectiveness of the Board and the committee as well as the effectiveness of each individual trustee. The NCGC leads the process for the evaluation of the overall Board and each individual trustee and each committee chair leads the evaluation process for his or her committee. Results of the evaluations are taken into account in determining trustees to stand for election at the next annual meeting and in determining committee assignments and leadership roles.

COMMITTEE ASSESSMENTS

Annual assessment by each committee of its effectiveness using a committee specific list of topics to guide an in-depth discussion of performance.

Topics include:

- Skills and expertise of committee members
- Adherence to committee charter
- Committee specific topics
- Information provided by and access to management

CONTINUAL FEEDBACK

The Board and the committees provide ongoing feedback on Board and Trustee performance throughout the year outside the formal evaluation process through executive session discussions.

TRUSTEE EVALUATIONS

Each Trustee completes a confidential questionnaire evaluating the performance of each other trustee with the results provided to the chair of the NCGC.

Topics include:

- Preparedness for meetings and understanding company business
- Overall contributions to Board and Committees
- Skill set
- Effectiveness in leadership roles (if applicable)

One-on-One Discussions

The chair of NCGC discusses the individual assessments and overall Board effectiveness with each trustee. The Board chairman conducts the same process for the NCGC chair.

Results Summary and Action Taken

Results of the assessments are provided to and discussed by the full Board. Identified issues are addressed with changes incorporated into Board policies and governance as needed.

> SUCCESSION PLANNING

The Board is responsible for ensuring that we have a high performing management team in place. The Board regularly conducts a detailed review of management development and succession planning activities to ensure that top management positions, including the CEO role, can be filled without significant interruption both in an emergency situation as well as on a longer-term basis.

> COMMUNICATIONS WITH THE BOARD

Shareholders and other interested parties may communicate with the Board or any Trustee by sending the communication to the intended recipient at c/o Corporate Secretary, 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852. Any communication which indicates it is for the Board of Trustees or fails to identify a particular Trustee will be deemed to be a communication intended for our Non-Executive Chairman of the Board. Our Secretary will promptly forward to the appropriate Trustee all communications received for the Board or any individual Trustee which relate to our business, operations, financial condition, management, employees or similar matters. Our Secretary will not forward to any Trustee any advertising, solicitation or similar materials.

> COMPENSATION COMMITTEE INTERLOCKS AND INSIDER PARTICIPATION

The Compensation Committee currently consists of Ms. Holland, Ms. Lamb-Hale, Mr. McEachin and Ms. Steinel. From January 1 through September 30, 2022, Mr. Ordan, a former trustee, also served on the Compensation Committee. There are no Compensation Committee interlocks and no member of the Compensation Committee serves, or has in the past served, as an employee or officer of the Company.

> RELATED PARTY TRANSACTIONS

Our Trustees and employees are required to deal with the Company on an arms-length basis in any related party transaction. Transactions between us and any of our Trustees or corporate officers must be approved in advance by the Audit Committee. Audit Committee approval is not required for us to enter into a lease with an entity in which any of our Trustees is a director, employee or owner so long as the lease is entered into in the ordinary course of business and is negotiated at arms-length and on market terms.

We have no related party transactions with any of our Trustees that are required to be disclosed. None of our named executive officers has any indebtedness to the Company or any relationship with the Company other than as an employee and shareholder. Employment and change-in-control arrangements between the Company and the named executive officers are described in the “Potential Payments on Termination of Employment and Change-in-Control” section below.

> TRUSTEE INDEPENDENCE

The Board has adopted a standard designed to assist the Board in assessing trustee independence. This standard, included in our Corporate Governance Guidelines, states that a Trustee’s position as a director, officer or owner of a company with which we do business does not constitute a material relationship impacting independence so long as payments made by that company do not account for more than five percent (5%) of our gross revenues or more than ten percent (10%) of the gross revenues of that company. The Board performs an annual review of independence of all trustees and nominees. In order to make a determination that an individual is independent, the Board has to affirmatively conclude that the individual does not have any direct or indirect material relationship with the Company. This independence determination takes into account the requirements of our Corporate Governance Guidelines and any additional requirements imposed by law, regulation or the New York Stock Exchange (“NYSE”) listing standards and is only made after a thorough review of all relationships that exist between the Company and a trustee.

Based on this review process, the Nominating Committee recommended, and the Board concluded, that all of our Trustees, other than Mr. Wood, our chief executive officer, are independent under all applicable standards for service on the Board and each of its committees. In making this determination, the Board considered certain indirect passive investments Mr. Nader has in three of the Company’s small shop tenants. The Board determined that Mr. Nader’s passive investment in three small shop tenants did not constitute a material relationship with the Company and would not interfere with Mr. Nader’s ability to exercise independent judgment.

Proposal 1: Election of Trustees

On recommendation of the NCGC, our Board has nominated seven (7) candidates for election as trustees at the 2023 annual meeting of shareholders. All of the nominees are incumbent trustees and all nominees other than Mr. McEachin were elected by our shareholders in May 2022. Mr. McEachin was appointed to the Board in October 2022 to fill the vacancy created by the resignation of Mark S. Ordan. More detailed biographical information on each nominee can be found beginning on page 14.

At the 2023 Annual Meeting, each trustee will be elected to hold office for a one-year term expiring at the 2024 annual meeting of shareholders and until his or her successor is elected and qualified.

> VOTE REQUIRED AND MAJORITY VOTING STANDARD

You are entitled to cast one vote per share for each of the seven nominees. Proxies may not be voted for more than seven individuals. In an uncontested election such as this one, our Bylaws require that a nominee receive a majority of votes cast in order to be elected. Accordingly, any nominee who does not receive a majority of votes

cast will be required to resign from the Board within ninety (90) days. Broker non-votes and abstentions, if any, will not be treated as votes cast and as a result, will have no effect on the outcome of the vote for this proposal. Over the past 5 years, each nominee who has previously stood for election has received 93% or more of the votes cast at each shareholder meeting at which that nominee stood for election.

Prior to 2023, any nominee who did not receive a majority of the votes cast was required to submit a resignation but the Board had the ability to choose not to accept that resignation. The Board modified this policy to now require resignation with no ability for the Board to override that resignation. The Board believed this change was appropriate in order to ensure that shareholders had the ultimate say in electing their representatives.



Our Board recommends a vote **FOR** each of the seven nominees

> **NOMINEE CHARACTERISTICS AND SELECTION**

The NCGC has primary responsibility for identifying and recommending individuals to be added to the Board and to stand for election by shareholders. Individuals identified must have the highest personal and professional integrity, demonstrated exceptional intelligence and judgment, have proven leadership skills, be committed to our success, have the requisite skills necessary to advance our long-term strategy, and have the ability to work effectively with our Chief Executive Officer and other members of the Board. In addition, the committee assesses the contribution that a particular candidate's skills and expertise will make with respect to guiding our strategy and management when considered as a whole with the skills and expertise of other trustees.

The chart below highlights some of the key qualifications and experience that our Board believes are relevant to the effective oversight of the Company and the execution of our long-term strategy and were considered as relevant for each nominee. The absence of a mark for an attribute for any nominee does not necessarily mean that the nominee does not possess that attribute; it means only that when the Board considered that nominee in the overall context of the composition of our Board, that attribute was not a key factor in the determination to

nominate that individual. Further information on each nominee’s qualifications and relevant experience is provided in the individual biographical descriptions below starting on page 14.

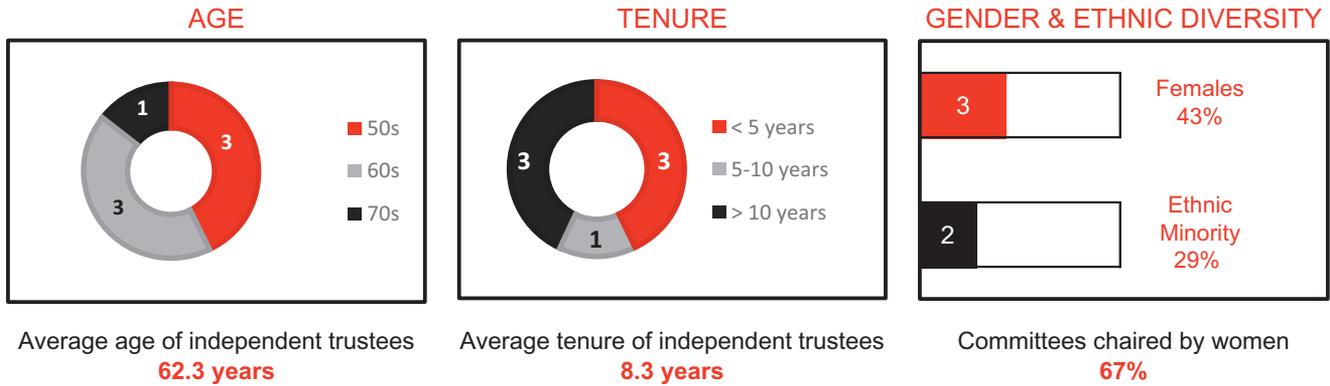
Faeder Holland Lamb-Hale McEachin Nader Steinel Wood

NOMINEE QUALIFICATIONS AND EXPERIENCE							
Qualification/Experience							
 Strategic Planning and Leadership	•	•	•	•	•	•	•
 CEO/Executive Management	•	•	•	•	•	•	•
 REIT/Public Company Executive	•		•				•
 Public Company Board Service	•	•	•	•	•	•	•
 Financial Expertise/Literacy	•	•		•	•	•	•
 Real Estate Investing/Finance	•	•			•		•
 Retail Industry		•			•		
 Risk Management	•	•	•	•	•	•	•
 Human Capital Management	•	•	•	•	•	•	•
 Corporate Governance	•	•	•	•	•	•	•
 Sustainability	•	•					•
DEMOGRAPHICS							
Race/Ethnicity							
Black or African American			•	•			
White	•	•			•	•	•
Gender							
Female		•	•			•	
Male	•			•	•		•

To identify, recruit and evaluate qualified candidates for the Board, the Board first looks to individuals known to current Board members through business and other relationships. Mr. McEachin who was appointed to the Board in 2022 was identified by a trustee. If the Board is not able to identify qualified candidates in the foregoing way, the services of a professional search firm would be used. In addition, any shareholder, or a group of up to 20 shareholders, that has continuously owned for 3 years at least 3% of the Company’s outstanding common shares can nominate and include in the Company’s annual meeting proxy materials up to the greater of two trustees or 20% of the number of trustees serving on the Board, provided that the shareholder(s) and the nominee(s) satisfy the requirements set forth in our Bylaws. For further information regarding submission of a trustee nominee using the Company’s proxy access Bylaw provision or otherwise, see the “Shareholder Proposals for the 2024 Annual Meeting” section starting at page 48.

> **NOMINEE DIVERSITY AND TENURE**

The Board believes that a mix of skills, qualifications, ages, tenure and diversity are important considerations in identifying nominees so that the Board as a whole has the different viewpoints needed to provide appropriate oversight of the Company’s business. Among the many items the Board takes into account, the Board specifically considers the gender and race/ethnicity of prospective nominees in order to ensure diverse representation on the Board.



> **OUR NOMINEES**

The following biographical descriptions set forth certain information with respect to each nominee for election at the 2023 Annual Meeting as well as the specific experience, qualifications, attributes and skills that led to our Board’s conclusion that each nominee should serve as a trustee of our Company.



DAVID W. FAEDER

Age: 66
Trustee Since: 2003
Non-Executive Chairman
Managing Partner Fountain
Square Properties and
Managing Member
Kensington Senior Living



ELIZABETH I. HOLLAND

Age: 57
Trustee Since: 2017
Chief Executive Officer
Abbell Credit Corporation
and Abbell Associates, LLC

Mr. Faeder has been the managing partner of Fountain Square Properties since 2003 and managing member of Kensington Senior Living since 2011, both of which are focused on the ownership, operation and development of senior housing. Prior to that, he held various positions at Sunrise Senior Living from 1993 to 2003. Those positions included Vice Chairman, President and Executive Vice President-Chief Financial Officer. Mr. Faeder began his career in public accounting before moving into investment banking immediately prior to joining Sunrise. Mr. Faeder received a BS in Business Administration from Old Dominion University and an MBA from the Colgate Darden Graduate School of Business at the University of Virginia. Mr. Faeder has been designated by the Board as an audit committee financial expert in accordance with the SEC definition.

Skills and Qualifications

Mr. Faeder has deep levels of experience in leadership, real estate investment and development as well as finance and accounting acquired from his time as a private investor and as a public company real estate CFO coupled with his public company and accounting background. This experience provides valuable perspective on our investment decisions, alignment of our capital structure to support those investments and on our financial reporting. His experience in senior living also provides valuable insights for a growing area that could be a source of additional value creation at a number of our properties.

Other Public Company Directorships:

Arlington Asset Investment Corp.

Committees:

Audit Committee
Nominating Committee

Ms. Holland is the Chief Executive Officer of Abbell Credit Corporation and Abbell Associates, LLC, a private retail real estate company. She has held that position since 1997. Prior to that, she served as a senior staff attorney on the Congressional Bankruptcy Review Commission (1996-1997), as a business reorganization attorney at Skadden, Arps, Slate, Meagher & Flom (1993-1996) and as a fixed income portfolio manager at Brown Brothers Harriman & Company from (1989-1990). From 2016-2017, Ms. Holland served as the Chairman of the Board of Trustees for ICSC (f/k/a International Council of Shopping Centers) and has served as a trustee for that organization since 2004. Ms. Holland earned a BA from Hamilton College and a JD from Brooklyn Law School. In addition to her public board service, Ms. Holland serves on the boards of 1000 Friends of Iowa, a non-profit organization focused on responsible land use, and Primo Center for Women & Children whose mission is to provide family shelter and permanent supportive housing and other supportive services to homeless families in Chicago.

Skills and Qualifications

Ms. Holland brings valuable insights into retailers and the retail industry in general from her time in leadership positions with ICSC and her own investing experience in retail real estate as well as a wealth of business and leadership experience from running a private real estate company. Those perspectives are invaluable for a retail based real estate company.

Other Public Company Directorships:

VICI Properties, Inc.

Committees:

Audit Committee
Compensation Committee (Chair)



NICOLE Y. LAMB-HALE

Age: 56
Trustee Since: 2020
Vice President and Chief
Legal Officer Cummins
Inc.

Ms. Lamb-Hale is the Vice President and Chief Legal Officer of Cummins Inc., a position she has held since 2021, overseeing all legal affairs and related risk management. Prior to that, she was a Managing Director at Kroll, a global governance, risk and transparency consultant (2016-2021), a Senior Vice President at Albright Stonebridge Group (2013-2016), a global strategy consultancy, and served as the Assistant Secretary of Commerce for Manufacturing and Services in the International Trade Administration of the U.S. Department of Commerce (2010-2013) and as the Deputy General Counsel for the U.S. Department of Commerce (2009-2010). Ms. Lamb-Hale is a licensed attorney who began her career at law firms (1991-2009) where she practiced in the areas of business restructuring and public finance. Ms. Lamb-Hale earned an AB in Political Science from the University of Michigan and a JD from Harvard Law School. In addition to her service on Federal's Board, Ms. Lamb-Hale serves on the board of Delta Parent Holdings, Inc. as well as the boards of various non-profit groups including the American Leadership Initiative and the Center for International Private Enterprise.

Skills and Qualifications

Ms. Lamb-Hale's 30 years of experience, spanning the private and public sectors, in law, executive level risk management and mitigation, and restructuring, coupled with her leadership skills gained from her varied executive roles, provides the company with diverse and valuable insights as it develops and implements its current and long-term business strategies.

Committees:

- Compensation Committee
- Nominating Committee



THOMAS A. McEACHIN

Age: 70
Trustee Since: 2022
Retired Vice President
and Group Chief Financial
Officer Covidien Surgical
Solutions

Mr. McEachin has served as Vice President and Group Chief Financial Officer (2008-2012) at Covidien Surgical Solutions, a division of Covidien plc, a global health care products company and manufacturer of medical devices and supplies. From 1997 to 2008, Mr. McEachin served in various finance capacities at United Technologies Corporation, a global leader in the aerospace and building industries, and its subsidiaries, including as chief Investor Relations officer, Vice President and Controller of Pratt & Whitney, and Vice President and Chief Financial Officer of UTC Power. Prior to that, he held several executive positions with Digital Equipment Corporation, a vendor of computer systems, including computers, software, and peripherals, from 1986 to 1997. Mr. McEachin was with Xerox Corporation, a global corporation that sells print and digital document products and services, from 1975 to 1986, serving as Controller of the procurement organization. Mr. McEachin formerly served as a trustee and officer of the Wadsworth Atheneum (Hartford, CT), the oldest public art institution in the United States, serving on their executive, finance and investment committees. He also is a past board member of the Connecticut Science Center and chair of the audit committee. Mr. McEachin holds a B.S. from New York University and an MBA from Stanford University

Skills and Qualifications

Mr. McEachin's history as a CFO plus his extensive finance and executive management experience and in-depth knowledge as a CFO of financial reporting, compliance, accounting and controls and corporate governance matters provides the company with important skills.

Other Public Company Directorships:

- Pediatric Medical Group, Inc.
- Surgalign Holdings, Inc.

Committees:

- Compensation Committee
- Nominating Committee



ANTHONY P. NADER, III
 Age: 59
 Trustee Since: 2020
 Managing Director of
 SWaN & Legend Venture
 Partners

Mr. Nader is a Managing Director of SWaN & Legend Venture Partners, an investment firm that Mr. Nader co-founded in 2006, making investments in growth-oriented companies. Mr. Nader also serves as Vice Chairman of Asurion, a privately held company with over 19,000 employees that provides technology protection to approximately 300 million customers worldwide. In 2008, Mr. Nader successfully merged his prior company, National Electronics Warranty (“NEW”) with Asurion. Mr. Nader joined NEW in 1990 as Chief Operating Officer, was named President in 1999 and Chief Executive Officer in 2006, a position he held until 2013. Under his leadership, NEW grew to be the largest global provider of extended service plans for the consumer electronics and appliance industry. Mr. Nader earned a BSBA in Finance from John Carroll University and an MBA from Weatherhead School of Management at Case Western Reserve University. Mr. Nader also serves as the Chairman of the Inova Health System Board of Trustees. Mr. Nader has been designated by the Board as an audit committee financial expert in accordance with the SEC definition.

Skills and Qualifications

Mr. Nader provides our Board with more than 30 years of business and leadership experience as well as a deep investment background in both real estate and growth-oriented companies including retailers. This background complements others on our Board and adds to our depth of financial and investing expertise that is so critical to the success of the Company.

Other Public Company Directorships:
 Arlington Asset Investment Corp.

Committees:
 Audit Committee
 Nominating Committee (Chair)



GAIL P. STEINEL
 Age: 66
 Trustee Since: 2006
 Owner of Executive
 Advisors

Ms. Steinel is the owner of Executive Advisors (2007-present), a business that provides consulting services to chief executives and senior officers and leadership seminars/speeches to various organizations. Prior to creating her own consulting firm, Ms. Steinel was the Executive Vice President of Global Commercial Services of Bearing Point (2002-2007) and a global managing partner for Arthur Andersen’s Business Consulting Practice (1984-2002) after beginning her career as an auditor at Arthur Andersen (1977-1984). Ms. Steinel received a BA in Accounting from Rutgers University. Ms. Steinel’s public company board service experience includes MTS Systems Corporation (2009-2020). In addition, Ms. Steinel serves on the boards of Invesque, Inc., a Toronto stock exchange company that invests in a highly diversified portfolio of properties across the health care spectrum throughout the US and Canada, DAI, an international development company that tackles fundamental social and economic development problems caused by inefficient markets, ineffective governance, and instability, and the Center for Hope & Safety, a nonprofit that assists women and children suffering from domestic violence. Ms. Steinel has been designated by the Board as an audit committee financial expert in accordance with the SEC definition.

Skills and Qualifications

Ms. Steinel’s history as a CPA combined with her more than 35 years of experience in auditing, leadership, leadership development and financial systems provides us with valuable insights on leadership, leadership development, risk management and systems operations.

Prior Public Company Directorships:
 MTS Systems Corporation

Committees:
 Audit Committee (Chair)
 Compensation Committee



DONALD C. WOOD

Age: 62

Trustee Since: 2003

Chief Executive Officer of Federal Realty Investment Trust

Mr. Wood currently serves as our Chief Executive Officer, a role he has held since 2003. Before assuming that role, he served as our President (2001-2003) and held the titles of Chief Operating Officer and Chief Financial Officer at various points from 1998-2003. Prior to joining Federal, Mr. Wood served as the Chief Financial Officer for Caesars World, Inc. (1996-1998), the Assistant/Deputy Controller of ITT Corporation (1990-1996), the VP of Finance for Trump Taj Mahal Associates (1989-1990) and as an audit manager with Arthur Andersen (1982-1989). Mr. Wood is a CPA and received a BS in Business Administration from Montclair State College. Mr. Wood previously served as a director of public companies Quality Care Properties (2016-2018) and Post Properties (2011-2016). In addition to his public company board service, Mr. Wood served as Chairman of the Board of Trustees of the National Association of Real Estate Investment Trusts (2011-2012) and previously served on the Board of Governors of ICSC (f/k/a International Council of Shopping Centers).

Skills and Qualifications

Mr. Wood’s 25 years of experience with Federal, including his responsibilities as chief executive officer and as a REIT CFO, provide the Board with familiarity and details on all aspects of the operations and financial condition of the Company.

Prior Public Company Directorships:

Quality Care Properties

Post Properties

> TRUSTEE COMPENSATION

As of December 31, 2022, our standard arrangement for compensation for our non-management trustees included the following:

Trustee Compensation Element	Amount	Payment Form
Board Service		
Annual Retainer	\$ 200,000	40% cash; 60% equity
Annual Retainer Non-Executive Chairman	\$ 225,000	60% cash; 40% equity
Committee Chairs		
Audit Committee	\$ 25,000	Cash
Compensation Committee	\$ 15,000	Cash
Nominating Committee	\$ 15,000	Cash

All amounts are prorated for any partial years of service and shares issued are fully vested on the grant date.

Our non-management Trustees are required to maintain ownership of our shares having a value equal to at least 5 times the amount of their annual cash retainer. This requirement must be met within 5 years after joining the

Board. As of December 31, 2022, all of our Trustees who have been on the Board for 5 or more years were in full compliance with this ownership requirement. We expect our newest Trustees who joined the Board in 2020 and 2022 to be in compliance with this equity ownership requirement within the 5-year time frame.

The actual compensation awarded to our Trustees for service in 2022 was as follows:

Name	Annual Retainer		Committee Chair Fees	Total
	Paid in Cash	Paid in Shares ⁽¹⁾		
David W. Faeder	\$ 135,000	\$ 90,000	\$ -	\$ 225,000
Elizabeth I. Holland	\$ 80,000	\$ 120,000	\$ 15,000	\$ 215,000
Nicole Y. Lamb-Hale	\$ 80,000	\$ 120,000	\$ -	\$ 200,000
Thomas A. McEachin ⁽²⁾	\$ 20,164	\$ 30,247	\$ -	\$ 50,411
Anthony P. Nader, III ⁽³⁾	\$ 80,000	\$ 120,000	\$ 3,781	\$ 203,781
Mark S. Ordan ⁽⁴⁾	\$ 149,589	\$ -	\$ 11,219	\$ 160,808
Gail P. Steinel	\$ 80,000	\$ 120,000	\$ 25,000	\$ 225,000
Total	\$ 624,753	\$ 600,247	\$ 55,000	\$ 1,280,000

(1) Shares were issued on January 3, 2023 with the number of shares received by each Trustee determined by dividing the amount to be paid in shares by \$101.04, the closing price of our shares on the NYSE on December 30, 2022.

(2) Prorated for partial year of service. Mr. McEachin joined the Board on October 1, 2022.

(3) Committee chair fee is pro-rated for partial year of service as chair of the NCGC beginning October 1, 2022.

(4) Prorated for partial year of service as a trustee and as chair of the NCGC ending September 30, 2022.

Proposal 2: Approving our Executive Compensation

We are seeking an advisory vote to approve our executive compensation for 2022. We have always held our “Say on Pay” vote annually and are asking our shareholders for input this year as to the frequency with which to hold that vote in the future. See Proposal 3: Approving Frequency of Say on Pay Vote starting on page 40. Although this “Say on Pay” vote is advisory and is not binding on our Board, our Compensation Committee will take into consideration the outcome of the vote when making future executive compensation decisions.

The text of the resolution if Proposal 2 is passed is:

RESOLVED, that the shareholders of the Company hereby approve, on an advisory basis, the compensation of our NEOs as described in the CD&A and the Executive Compensation section that follows as required by Item 402 of Regulation S-K.

The affirmative vote of a majority of votes cast at the Annual Meeting, in person or by proxy, is required to approve this proposal. An “abstention” or “broker non-vote” will have no effect on the outcome of the vote for this proposal.

Our Board has designed our current executive compensation program to appropriately link compensation realized by our named executive officers to our performance and properly align the interests of our named executive officers with those of our shareholders. The details of this compensation for 2022, and the reasons we awarded it, are described in the “Compensation Discussion and Analysis,” starting below.



Our Board recommends a vote **FOR** the compensation of our NEOs

Compensation Discussion and Analysis

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Named Executive Officers (“NEO”)



DONALD C. WOOD

Chief Executive Officer

Age: 62

Joined Federal: 1998

In position since: 2003



JEFFREY S. BERKES

President and Chief Operating Officer

Age: 59

Joined Federal: 2000

In position since: 2021



DANIEL GUGLIELMONE

EVP-Chief Financial Officer and Treasurer

Age: 56

Joined Federal: 2016

In position since: 2016



DAWN M. BECKER

EVP-General Counsel and Secretary

Age: 59

Joined Federal: 1997

In position since: 2002

INTRODUCTION

> 2022 BUSINESS HIGHLIGHTS SUPPORTING COMPENSATION DECISIONS

Business accomplishments for the year ended December 31, 2022 that were considered in compensation decisions included the following:

	FFO Per Share Growth	FFO per diluted share* of \$6.32 representing growth of 13.5% over 2021 driven by improved occupancy, increasing rents, strategic acquisitions, new projects coming on line, and strong balance sheet management
	Record Leasing Activity	Signed 475 new and renewal comparable space leases covering ≈ 2 million square feet of space and more than \$74 million of year 1 revenue
	Significant Occupancy Improvement	Achieved commercial occupancy of 92.8% , an increase of more than 3.3% over the lowest level of occupancy experienced in more than 15 years resulting from high level of COVID related tenant failures
	Productive Capital Recycling	Raised \$136M through sale of non-strategic, slow growing assets and invested \$526M into more productive, higher yielding, faster growing operating assets with potential for additional value creation
	55th Year of Dividend Increases	Raised the dividend on our common shares for the 55th consecutive year, a record in the REIT industry, representing a compound annual growth rate of 7% over that 55-year period
	Sustainability**	Achieved ≈ 22% decrease in Scope 1 and 2 GHG emissions through 2021 versus 2019 baseline in alignment with our 2030 GHG reduction target set in accordance with the Science-Based Target initiative

* FFO per diluted share (“FFO per share”) is a non-GAAP financial measure that we consider significant in our business. See Appendix A for a reconciliation of FFO per share to net income.

** See pages 3 - 4 for more information on sustainability initiatives and achievements.

> PROGRAM PHILOSOPHY AND OBJECTIVES

Our executive compensation philosophy and practices reflect a commitment to paying for performance – both short-term and long-term. Our programs are designed to attract, retain, motivate and reward talented, experienced executives to successfully manage our business, execute our strategy and drive shareholder value. We have three key objectives within this philosophy:

- Establish a strong link between pay and performance
- Align the financial interest of our NEOs with our shareholders, particularly over the longer term
- Reinforce business strategies and objectives and drive sustained shareholder value

> EXECUTIVE COMPENSATION PRACTICES

The following table summarizes key governance elements related to our compensation programs:

What We Do	What We Don't Do
<ul style="list-style-type: none">  Maintain a pay mix that is heavily performance-based  Align compensation with company and individual performance  Seek annual shareholder advisory approval of executive compensation  Maintain strong stock ownership guidelines of 7x base salary for our CEO and 2.5x base salary plus annual bonus for our other NEOs  Maintain incentive compensation clawback policy  Conduct annual compensation risk assessment 	<ul style="list-style-type: none">  Have employment agreements with our NEOs with required fixed compensation increases  Grant options below fair market value or reprice options  Permit hedging or pledging of our shares  Provide perquisites that are not made available to all of our employees

> COMPONENTS OF COMPENSATION

The following table sets out the three components of our compensation plan as well as key information about each component.

	Pay Component	Time	Metric	Purpose	Impact	
Annual / Short-Term	Base Pay See p. 23 for more information	1 year	Individual performance	To provide fair and competitive compensation for individual performance and level of responsibility of position held	Attract and retain talent	Fixed
	Annual Performance Bonus See p. 23 for more information	1 year	FFO per share Individual performance	To provide performance based annual cash awards to motivate and reward employees for achieving our short-term business objectives	Drive near-term corporate and individual performance goals	
Long-Term	Equity Incentive See p. 24 for more information	3 years	Relative total shareholder return (34%) FFO multiple premium (33%) Return on invested capital (33%)	To provide performance-based equity compensation in the form of restricted shares to drive longer-term business objectives	Drive medium-term performance goals and retain talent	Variable / At risk

COMPENSATION SETTING PROCESS

> ANNUAL COMPENSATION DECISION MAKING

Our Compensation Committee develops and executes our executive compensation program on behalf of the Board, including creating compensation programs and policies, setting target compensation levels for our NEOs, setting performance metrics for incentive compensation plans, establishing expectations for individual NEO performance and determining payouts of incentive compensation for completed performance periods.

In setting NEO compensation, the Compensation Committee considers competitive market data for similar jobs and job levels in the market, Company performance measured against financial metrics and targets established by the Compensation Committee, general business climate and each individual's experience, knowledge, skills and personal contributions.

> ROLE OF THE COMPENSATION COMMITTEE

The Compensation Committee approves all final compensation arrangements for our NEOs including final payouts under our incentive compensation programs. It also oversees an annual evaluation of our CEO's performance by all of our independent Trustees.

> ROLE OF MANAGEMENT

Our CEO makes recommendations to the Compensation Committee regarding compensation for our NEOs (other than himself) taking into account Company performance, each executive's personal contributions to the Company's accomplishments and relevant market data.

> ROLE OF INDEPENDENT COMPENSATION CONSULTANT

The Compensation Committee retained Semler Brossy Consulting Group ("SBCG") to provide market compensation information for each of our NEOs for 2022. SBCG provided independent advice to the Compensation Committee and did not provide any services to management. The Compensation Committee reviewed the independence of SBCG and determined that there were no conflicts that would compromise SBCG's independence.

2022 COMPENSATION DECISIONS

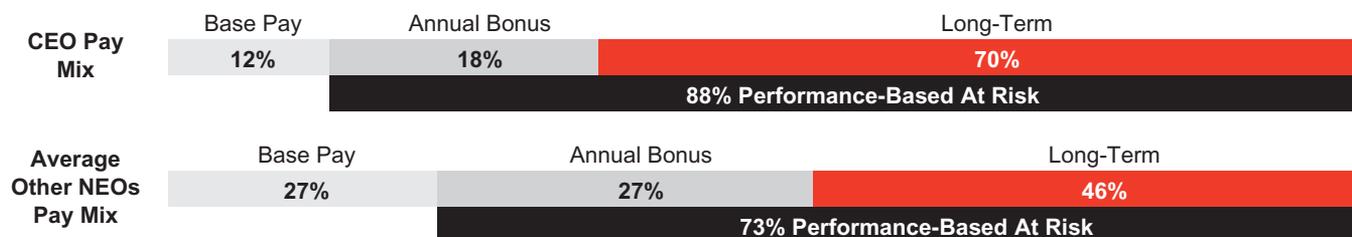
> SETTING 2022 TARGET COMPENSATION

The Compensation Committee determined target compensation for each NEO by considering numerous individual factors for each NEO, including job responsibilities and skill sets, performance in their position, importance to achieving our corporate objectives, retention risk, ability to replace the role, previously issued equity awards and tenure with the Company. The Compensation Committee then considered the market data and report provided by SBCG to ensure that the total target compensation was competitive for the market.

Based on the market data provided by SBCG which showed that the target compensation of our NEOs was generally positioned between the 25th and 50th percentiles of the data sets, the Compensation Committee elected to increase the target compensation for each of our NEOs. The Compensation Committee did not set target compensation to meet any particular benchmark level, however, it did use the median of the market data provided by SBCG to help guide its 2022 decisions. After taking into the account the factors identified above, including the value of previously issued but unvested equity awards and the need to provide competitive compensation to motivate and retain our talent, the Compensation Committee set 2022 target compensation for our NEOs as shown below. Each of these targets is within +/-10% of the median target compensation as compared to the market data provided by SBCG for that NEO's position.

	Base Pay	Target Annual Bonus % of Base	Target Annual Bonus Amount	Target Long- Term Incentive	Total 2022 Target
Don Wood	\$ 1,000,000	150%	\$ 1,500,000	\$ 6,000,000	\$ 8,500,000
Jeff Berkes	\$ 650,000	100%	\$ 650,000	\$ 1,000,000	\$ 2,300,000
Dan Guglielmone	\$ 575,000	100%	\$ 575,000	\$ 1,000,000	\$ 2,150,000
Dawn Becker	\$ 575,000	100%	\$ 575,000	\$ 1,000,000	\$ 2,150,000

These target pay packages are heavily weighted to components that are paid based on both company and individual performance which creates significant alignment between our NEOs and shareholders.



> INDIVIDUAL ELEMENTS OF 2022 PAY

Base Pay

The base pay levels established for each of our NEOs represent a modest portion of each individual's total compensation package and the Compensation Committee believes them to be competitive and appropriate based on the market data provided by SBCG. Each NEO received a base pay increase in 2022 with this being the first increase for Mr. Wood since 2016 and the first increase for each of Mr. Guglielmo and Ms. Becker since 2019. The base pay increase for Mr. Berkes was part of the continued adjustment of his overall compensation package to market levels for his position which he was promoted into in 2021.

Annual Bonus Program

Our bonus plan is an annual cash incentive program designed to reward achievement for the current year based on achieving a level of FFO per share that the Committee has determined is necessary for the Company to achieve its business objectives for the year. The Compensation Committee has determined that FFO per share is the appropriate measure to use for our annual bonus program because it is a key annual metric used by investors, the Board and management to evaluate the Company's annual performance and it reflects the full range of decision making and execution for the Company for the year. The Compensation Committee sets the required performance level for FFO per share at the beginning of each year with levels reflecting performance that ranges from acceptable at the threshold level to exceptional at the stretch level based on budgets reviewed by the entire Board. Approximately 95% of our employees participate in this annual bonus plan.

Performance Goal	Performance Levels			Actual
	Threshold	Target	Stretch	
Payout as Percentage of Target	75%	100%	125%	
FFO per share	\$5.80	\$5.92	\$6.06	\$6.32
			Final Payout	125.0%

When set in February 2022, the achievement levels of FFO per share represented approximately 4%, 6.25% and nearly 9% year-over-year growth at the threshold, target and stretch levels, respectively, with threshold performance exceeding prior year actual results. These growth levels were consistent with pre-pandemic expectations and reflected all known and anticipated operating conditions at the time. The significant outperformance from expectations was driven primarily by our team's achievement of a record level of top line revenue. This record revenue was largely attributable to better than expected increases in occupancy and rental rates, fewer tenant failures, lower levels of bad debt and higher supplemental rent payments made by tenants based on the strength of their sales.

Each NEO had a maximum potential bonus opportunity established as a percentage of base pay combined with the performance level achieved by the Company. Our NEOs are entitled to receive 25% of the final bonus amount solely based on Company performance. The remaining 75% is earned based on the Compensation Committee's assessment of each individual's performance and whether that NEO achieved the objectives set out by the

Company within that NEO's area of responsibility. Based on a review of each individual's performance and the considerations outlined in detail on pages 26-27, the Compensation Committee elected to award each of our NEOs the full amount of the individual performance portion of his/her bonus potential.

NEO	Target (% Base Pay)	Target (\$)	Actual Maximum Payout	Actual Earned		
				Company Performance	Individual Performance	Total Paid
Mr. Wood	150%	\$ 1,500,000	\$ 1,875,000	\$ 468,750	\$ 1,406,250	\$ 1,875,000
Mr. Berkes	100%	\$ 650,000	\$ 812,500	\$ 203,125	\$ 609,375	\$ 812,500
Mr. Guglielmone	100%	\$ 575,000	\$ 718,750	\$ 179,688	\$ 539,063	\$ 718,750
Ms . Becker	100%	\$ 575,000	\$ 718,750	\$ 179,688	\$ 539,063	\$ 718,750

Our NEOs have the option to receive up to 25% of the final bonus payout in the form of shares that vest equally over three years with accelerated vesting on death, disability, change in control and termination without cause. In consideration of the extended payment period for this portion of the bonus already earned, the employee receives shares valued at 120% of the portion of the annual bonus he/she elects to receive in shares. This option is made available to all participants in our annual bonus plan at the level of Director and above. The cash portion of the 2022 annual bonus is reflected in the "Non-Equity Incentive Plan Compensation" column in the Summary Compensation Table in this proxy statement. The portion of the annual bonus paid in shares will be included in the "Stock Awards" column in the Summary Compensation Table and the Grants of Plan-Based Awards Table in next year's proxy statement.

Long-Term Incentive Program

The largest portion of compensation for each of our NEOs comes from our equity based long-term incentive program that aligns the interests of our NEOs with shareholders by incentivizing our NEOs to identify and accomplish medium and longer-term business objectives that generate value through share price appreciation, dividend growth and prudent capital allocation decisions. Performance for purposes of our long-term incentive program is measured against the following preset metrics.

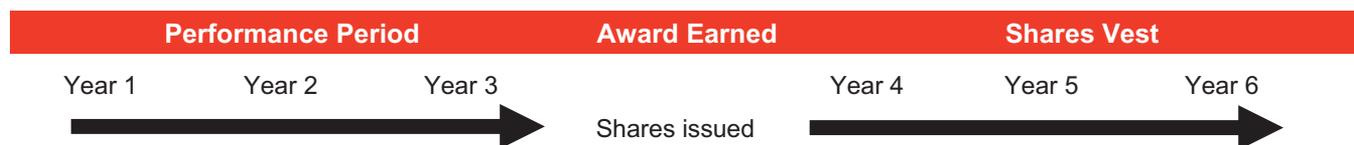
Plan Metric	Description
Relative Total Shareholder Return (34% weighting)	Compares our total shareholder return, taking into account share price appreciation and assuming reinvestment of dividends, against the total return achieved by the Bloomberg REIT Shopping Center Index ("BBRESHOP") which is comprised of publicly traded companies that own and operate open air shopping centers. The Compensation Committee believes that the BBRESHOP provides an appropriate basis to compare our performance against similarly situated companies.
FFO Multiple Premium (33% weighting)	Compares the FFO multiple at which the Company is trading at the end of the performance period against the average FFO multiple at which all other public shopping center companies (other than the Company) are trading at that time. The FFO multiples are provided by a third party investment bank and it serves as a measure of investor expectations of our long-term growth potential and confidence in our management team versus other publicly traded open air shopping center companies.
Return on Invested Capital (33% weighting)	Reflects how effectively we have allocated our shareholders' capital during the 3-year performance period and incentivizes sound, long-term investment decisions focused on generating strong future shareholder returns. The metric encompasses all aspects of capital allocation decisions. Required performance levels are established to reflect changing market expectations as we acquire, sell and develop assets.

The required performance levels for each of these metrics and the actual performance achieved for the 3-year performance period from 2020 through 2022 is set forth below.

Performance Goal	Weighting	Performance Targets			Payout Factor	
		Threshold	Target	Stretch	Unweighted	Weighted
<i>Payout as Percentage of Target</i>		50%	100%	150%		
Relative Total TSR	34%	5% < Index	Index	5% > Index	0%	0.0%
FFO Multiple Premium	33%	5% Premium	15% Premium	20% Premium	150%	49.5%
Return on Invested Capital	33%	6.00%	6.25%	6.50%	150%	49.5%
Final Payout					99.0%	

The Compensation Committee has the right to increase or decrease each NEO's award under our long-term incentive program by up to 20% to reflect individual performance and chose not to exercise that discretion for any of our NEOs in 2022. See the discussions on pages 26-27 for the factors considered by the Compensation Committee in determining the final long-term incentive awards payable to our NEOs for the 2020 through 2022 performance period.

The equity awards under our long-term incentive program are paid in the form of restricted shares that are issued after completion of the 3-year performance period and then vest equally over an additional period of 3 years from the date they are earned and issued. As a result, each NEO is required to hold all of their earned shares for 1 year after they have been earned, two-thirds of their earned shares for 2 years after they are earned and one-third of their earned shares for 3 years after they are earned.



The actual number of shares awarded to each of our NEOs is determined by dividing the amount of the award by the closing price of our shares on the NYSE on the date the awards are made.

There is no amount included in the Summary Compensation Table or Grants of Plan-Based Awards Table in this proxy statement for long-term incentive awards earned for the 2020-2022 performance period. Those amounts will be included in next year's proxy statement. The long-term incentive awards included in the Summary Compensation Table and the Grants of Plan-Based Awards Table for our NEOs in this proxy statement relate to awards made in February 2022 for the 3-year performance period ending December 31, 2021.

2022 NEO PERFORMANCE SUMMARY

Listed below are the individual performance achievements for each of our NEOs that the Compensation Committee considered to be instrumental in its determination to award each of our NEO's the full amount of compensation he or she was eligible to receive for 2022.



Donald C. Wood
Chief Executive Officer

2022 Compensation (in 000s)

Base Pay	\$1,000
Annual Bonus	\$1,875
Long-Term Equity	\$5,940
Total	\$8,815
Total as % of Target	104%

Key Responsibilities

Mr. Wood is responsible for setting and overseeing the Company's strategic direction and priorities, delivering both short- and long-term financial results, setting the culture for the Company and setting direction for all aspects of corporate responsibility.

2022 Achievements

- ✓ Led the Company's efforts to execute on our long-term strategy and objectives
- ✓ Led our overall efforts that drove record level top line revenue
- ✓ Led our strong leasing activity and significant increase in portfolio occupancy
- ✓ Led our diversity, equity and inclusion initiatives
- ✓ Led continued advancement of overall strategy and objectives on environmental, social and governance initiatives
- ✓ Led decisions on capital recycling intended to create significant future value for our shareholders
- ✓ Led establishment of ESG initiatives as high level corporate priorities to support our overall business objectives



Jeffrey S. Berkes
President and Chief
Operating Officer

2022 Compensation (in 000s)

Base Pay	\$ 650
Annual Bonus	\$ 813
Long-Term Equity	\$ 990
Total	\$2,453
Total as % of Target	107%

Key Responsibilities

Mr. Berkes has overall responsibility for the performance of the Company's operating assets, development and redevelopment projects as well as overall responsibility for property acquisitions and dispositions.

2022 Achievements

- ✓ Oversaw Company-wide efforts that led to delivery of record level of top line revenue
- ✓ Led the Company's capital recycling efforts with the sale of non-core, slower growing properties totaling \$136 million and investment of \$526 million into new operating assets with better growth and value creation prospects
- ✓ Oversaw historically strong year of comparable space lease signings that will deliver \$74 million of new revenue in the first year of the lease terms
- ✓ Oversaw leasing and construction efforts that resulted in year over year gain of 1.1 million square feet of portfolio occupancy



Daniel Guglielmone
Executive Vice President
Chief Financial Officer

2022 Compensation (in 000s)

Base Pay	\$ 575
Annual Bonus	\$ 719
Long-Term Equity	\$ 990
Total	\$2,284
Total as % of Target	106%

Key Responsibilities

Mr. Guglielmone has overall responsibility for all Company related financial activity including forecasting, reporting and capital allocation, in addition to management of investor relations activities and East Coast property transactions.

2022 Achievements

- ✓ Co-led the Company’s capital recycling efforts with the sale of non-core, slower growing properties totaling \$136 million and investment of \$526 million into new operating assets with better growth and value creation prospects
- ✓ Improved our overall liquidity by increasing borrowing capacity by \$550 million through a restructure of both our line of credit and bank term loan
- ✓ Strengthened our balance sheet with the issuance of \$346 million of equity under our ATM program including through strategic use of forward contracts and other timely sales
- ✓ Led financial efforts enabling the Company to increase our annual dividend rate to common shareholders for the 55th consecutive year



Dawn M. Becker
Executive Vice President
General Counsel

2022 Compensation (in 000s)

Base Pay	\$ 575
Annual Bonus	\$ 719
Long-Term Equity	\$ 990
Total	\$2,284
Total as % of Target	106%

Key Responsibilities

Ms. Becker has overall responsibility for all legal functions within the Company and heads all of our ESG efforts in addition to overseeing our Human Resources, Information Technology and other administrative functions.

2022 Achievements

- ✓ Led the Company’s environmental, social and governance efforts, including achievement of our initial GHG reduction target, and establishment of more stringent, science-based targets for reduction of Scope 1 and 2 GHG emissions
- ✓ Led the Company’s progress to date on reducing Scope 1 and 2 GHG emissions
- ✓ Led the Company’s corporate sustainability reporting in line with the Global Reporting Initiative, Task Force on Climate-Related Financial Disclosures and Sustainability Accounting Standards Board
- ✓ Oversaw employee efforts that resulted in continued strong employee engagement results and advancement of DE&I initiatives
- ✓ Led continued technology system improvements and reporting to drive Company-wide efficiency and data availability and improved cyber security readiness

OTHER COMPENSATION PRACTICES AND POLICIES

> CONSIDERATION OF SAY ON PAY VOTE

The Company conducts an annual “say on pay” vote to approve executive compensation. At the 2022 annual meeting of shareholders, approximately 94% of the shares voted were in support of the compensation paid to our NEOs. Although the vote is advisory and non-binding on the Board, the Compensation Committee regularly considers the results of this vote in evaluating the Company’s compensation programs, including for 2022 compensation. In light of the feedback from our shareholders and the Committee’s evaluation, the Compensation Committee concluded that the Company provides executive competitive programs that effectively attract, motivate, reward and retain executives in a manner aligned with our shareholder interests and made no material changes to our executive compensation programs for 2022.

> NO HEDGING OR PLEDGING OF OUR SHARES

The Company prohibits all officers and Trustees from engaging in short sales of our securities, establishing margin accounts, pledging our securities as collateral for a loan, buying or selling puts or calls on our securities or otherwise engaging in hedging transactions (such as zero-cost dollars, exchange funds, and forward sale contracts) involving our securities.

> SEVERANCE AND CHANGE-IN-CONTROL ARRANGEMENTS

We do not have employment agreements in place with any of our NEOs or any other employee which provides the Compensation Committee with maximum flexibility to modify compensation as warranted based on market conditions and Company considerations. We do, however, have in place with each of our NEOs a severance agreement that provides for certain payments and benefits to be provided to the NEO if he/she is terminated from employment under the conditions set forth in those agreements. The circumstances in which payments may be made and the potential amounts of those payments are described in more detail in the “Potential Payments on Termination of Employment and Change-in-Control” section below. We believe that the payments provided for in these agreements are consistent with market and important as part of the total compensation packages available for our NEOs.

> CLAWBACK POLICY

We have a clawback policy that provides for the return from an NEO of performance based compensation if that NEO has engaged in fraud or grossly negligent misconduct that results in us having to issue a restatement of financial results to correct material non-compliance with reporting requirements and the performance compensation paid to that NEO is more than it would have been based on the restated financial results. We will revise our clawback policy to comply with Rule 10D-1 under the Securities Exchange Act of 1934 adopted by the SEC in October 2022 once final rules are adopted by the NYSE.

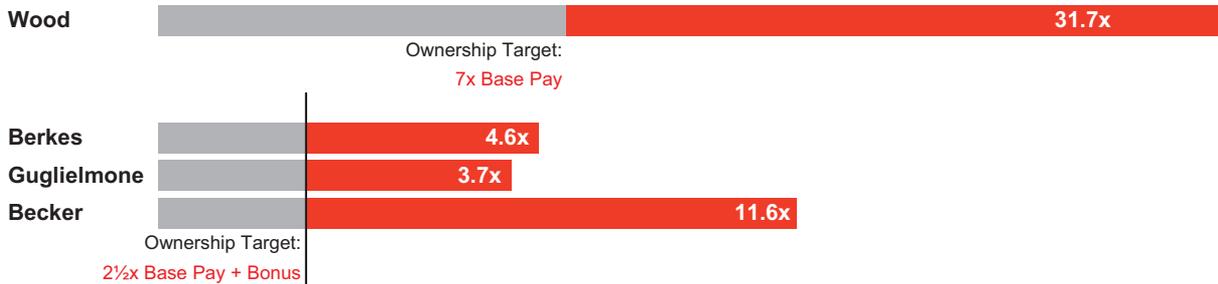
> SHARE OWNERSHIP GUIDELINES

We maintain guidelines requiring each of our NEOs as well as other executive vice presidents to maintain a specific level of ownership of our shares as shown below. These guidelines are intended to link the interests of our NEOs and other vice presidents with the interests of our shareholders. Each individual subject to these guidelines has five years to achieve the required level of ownership after becoming subject to the guidelines.

Compliance with our ownership guidelines gets measured and reviewed by the Board at the end of each fiscal year and the ownership level of each of our NEOs as of December 31, 2022 is shown below based on the closing price of our shares on December 30, 2022.



Our NEOs were in compliance with our equity ownership requirements as of December 31, 2022.



> RISK ASSESSMENT OF COMPENSATION PROGRAMS

The Compensation Committee completed its last annual review of our compensation programs and policies from a risk perspective in February 2023. The Compensation Committee does not believe that our programs encourage unnecessary or excessive risk or are likely to have a material adverse effect on the Company. Our compensation programs use both short- and long-term incentives with different metrics driven by corporate performance, and have differing performance requirements. Further, we have in place policies to mitigate risk including robust stock ownership requirements and vesting periods on equity awards made as part of our compensation programs.

> EQUITY GRANT PRACTICES

We do not have a practice or policy of timing our equity grants relative to the release of material non-public information. All of our options have an exercise price equal to the closing price of our shares on the date of grant and our 2020 Performance Incentive Plan expressly prohibits any repricing of options. The Compensation Committee has delegated to our CEO, in his capacity as a Trustee, authority to make equity awards to non-executive officers, subject to various limitations set forth in the delegation.

> TAX DEDUCTIBILITY OF EXECUTIVE COMPENSATION

Section 162(m) of the Internal Revenue Code generally limits deductibility of compensation paid to our NEOs to \$1 million. Although the Compensation Committee considers the impact of Section 162(m) in structuring compensation programs; the primary focus is on creating programs and compensation packages that address the needs and objectives of the Company regardless of the impact of Section 162(m). As a result, the Compensation Committee has made and may continue to make awards and to structure programs that are non-deductible under Section 162(m).

> HEALTH AND WELFARE BENEFITS

We provide health and welfare perquisites to our NEOs on the same basis as we provide those benefits to all employees. These benefits are competitive with those offered by companies with whom we compete for talent and provide another tool that allows us to attract and retain talented executives. Since 2005, we have agreed to provide to Mr. Wood, his spouse and one of his children continuation of health coverage after Mr. Wood's termination upon death, disability, retirement, change in control or otherwise (other than a termination with cause or resignation). This coverage will continue as to Mr. Wood and his spouse until their death, or with respect to his spouse until divorce, if earlier, and coverage continues for one of Mr. Wood's children until death. We are required to provide coverage of at least the same level as provided to Mr. Wood and his family at the time of his termination and such coverage will be secondary to certain other coverages that may be available to Mr. Wood and his family.

COMPENSATION COMMITTEE REPORT

The Compensation Committee of the Board has reviewed and discussed the CD&A required by Item 402(b) of Regulation S-K with management and, based on such review and discussion, the Compensation Committee recommended to the Board that the CD&A be included in this Proxy Statement.

Submitted by:

Elizabeth I. Holland, Chairperson
Nicole Y. Lamb-Hale
Thomas A. McEachin (as of October 1, 2022)
Gail P. Steinel

Compensation Tables and Narratives

> SUMMARY COMPENSATION TABLE

The table below summarizes the total compensation earned by or paid to the individuals who were NEOs for the fiscal years ended December 31, 2022, 2021 and 2020. All amounts are calculated in accordance with current SEC rules.

Name and Principal Position	Year	Salary ⁽¹⁾	Bonus ⁽²⁾	Stock Awards ⁽³⁾	Non-Equity Incentive Plan Compensation ⁽⁴⁾	All Other Compensation ⁽⁵⁾	Total
Donald C. Wood (PEO) Chief Executive Officer	2022	\$ 1,000,000	\$ -	\$ 6,474,391	\$ 1,406,250	\$ 35,391	\$ 8,916,031
	2021	\$ 950,000	\$ -	\$ 5,213,719	\$ 1,335,938	\$ 21,260	\$ 7,520,917
	2020	\$ 950,000	\$ -	\$ 5,830,493	\$ 534,375	\$ 166,928	\$ 7,481,796
Jeffrey S. Berkes President & Chief Operating Officer	2022	\$ 650,000	\$ -	\$ 1,205,703	\$ 609,375	\$ 15,613	\$ 2,480,691
	2021	\$ 575,000	\$ 75,000	\$ 3,131,027	\$ 539,063	\$ 14,486	\$ 4,334,576
Daniel Guglielmono (PFO) Executive Vice President- Chief Financial Officer & Treasurer	2022	\$ 575,000	\$ -	\$ 890,996	\$ 718,750	\$ 11,736	\$ 2,196,482
	2021	\$ 500,000	\$ 75,000	\$ 1,900,046	\$ 468,750	\$ 11,427	\$ 2,955,223
	2020	\$ 500,000	\$ -	\$ 968,270	\$ 281,250	\$ 236,818	\$ 1,986,338
Dawn M. Becker Executive Vice President- General Counsel & Secretary	2022	\$ 575,000	\$ -	\$ 727,570	\$ 539,063	\$ 14,521	\$ 1,856,154
	2021	\$ 475,000	\$ 75,000	\$ 680,159	\$ 333,984	\$ 13,638	\$ 1,577,781
	2020	\$ 475,000	\$ -	\$ 758,275	\$ 200,391	\$ 86,359	\$ 1,520,025

(1) Amounts shown in the Salary column include all amounts deferred at the election of the NEOs into our non-qualified deferred compensation plan.

(2) Amounts represent a one-time cash bonus described for each of these NEOs in our 2022 proxy statement.

(3) Amounts shown in this column reflect the aggregate grant date fair value of the awards calculated in accordance with FASB ASC Topic 718 that were issued in the year shown. With the exception of the performance based restricted share units issued to Mr. Berkes in 2021, all other awards in this column were valued based on the closing price of our shares on the grant date. The performance-based restricted share units issued to Mr. Berkes in February 2021 are tied to our total shareholder return versus the total shareholder return for the BBRESHOP over the performance period. These restricted share units were valued based on our data and that of the index using a Monte Carlo simulation method. The key assumptions used in the valuation were: (a) stock price volatility of 38.0% for the Company and 38.8% for the index; (b) risk-free interest rate of 0.31%; and (c) no dividend yield assumption given that the award includes dividend equivalent rights that are earned only if the underlying shares are earned. Based on the performance goals and these assumptions, the award was valued at \$97.01 per share.

(4) Amounts shown in this column represent the cash amount paid under our annual bonus plan and include amounts deferred by our NEOs into our non-qualified deferred compensation plan.

(5) The amounts shown in this column for the most recent fiscal year include: (a) contributions to our 401(k) plan of \$7,625 for each of our NEOs; and (b) payments for various life, long-term disability and other medical related insurance of \$27,766 for Mr. Wood, \$7,988 for Mr. Berkes, \$3,966 for Mr. Guglielmono and \$6,896 for Ms. Becker.

➤ **GRANTS OF PLAN BASED AWARDS TABLE**

The following equity awards were made in 2022 to our NEOs.

Name	Grant Date	All Other Stock Awards: Number of Shares of Stock or Units ⁽¹⁾	Grant Date Fair Value ⁽²⁾
Donald C. Wood	2/9/2022 ⁽³⁾	4,225	\$ 534,420
	2/9/2022 ⁽⁴⁾	46,960	\$ 5,939,970
Jeffrey S. Berkes	2/9/2022 ⁽³⁾	1,705	\$ 215,665
	2/9/2022 ⁽⁴⁾	7,827	\$ 990,037
Daniel Guglielmono	2/9/2022 ⁽⁴⁾	7,044	\$ 890,996
Dawn M. Becker	2/9/2022 ⁽³⁾	1,056	\$ 133,573
	2/9/2022 ⁽⁴⁾	4,696	\$ 593,997

(1) Dividends are paid on these shares issued at the same rate and time as paid to all other holders of our shares as declared by our Board from time to time.

(2) Represents the grant date fair value of share awards as computed in accordance with FASB ASC Topic 718.

(3) Issued under our annual bonus plan for the 1-year performance period ending December 31, 2021. These shares vest equally over 3 years.

(4) Issued under our long-term incentive program for the 3-year performance period ending December 31, 2021. These shares vest equally over 3 years.

➤ **OUTSTANDING EQUITY AWARDS AT FISCAL YEAR END TABLE**

The following table sets forth information about outstanding equity awards held by our NEOs as of December 31, 2022:

Name	Stock Awards		Equity incentive plan awards: number of unearned shares, units or other rights that have not vested	Equity incentive plan awards: market or payout value of unearned shares, units or other rights that have not vested ⁽⁹⁾
	Number of Shares or Units of Stock That Have Not Vested	Market Value of Shares or Units of Stock That Have Not Vested ⁽⁹⁾		
Donald C. Wood	4,225 ⁽¹⁾	\$ 426,894		
	46,960 ⁽¹⁾	\$ 4,744,838		
	1,488 ⁽²⁾	\$ 150,348		
	34,805 ⁽²⁾	\$ 3,516,697		
	1,182 ⁽³⁾	\$ 119,429		
	14,089 ⁽³⁾	\$ 1,423,553		
Jeffrey S. Berkes	1,705 ⁽¹⁾	\$ 172,273		
	7,827 ⁽¹⁾	\$ 790,840		
	822 ⁽²⁾	\$ 83,055		
	6,961 ⁽²⁾	\$ 703,339		
	435 ⁽³⁾	\$ 43,952		
	2,818 ⁽³⁾	\$ 284,731		
	7,450 ⁽⁴⁾	\$ 752,748		
	8,354 ⁽⁵⁾	\$ 844,088	5,221 ⁽⁶⁾	\$ 527,530
Daniel Guglielmono	7,044 ⁽¹⁾	\$ 711,726		
	6,265 ⁽²⁾	\$ 633,016		
	2,536 ⁽³⁾	\$ 256,237		
	895 ⁽⁷⁾	\$ 90,431		
	6,855 ⁽⁸⁾	\$ 692,629		
Dawn M. Becker	1,056 ⁽¹⁾	\$ 106,698		
	4,696 ⁽¹⁾	\$ 474,484		
	558 ⁽²⁾	\$ 56,380		
	4,177 ⁽²⁾	\$ 422,044		
	295 ⁽³⁾	\$ 29,807		
	1,691 ⁽³⁾	\$ 170,859		

- (1) One-third of these shares vested on February 12, 2023 and the remaining shares will vest equally on February 12 of each of 2024 and 2025.
- (2) One-half of these shares vested on February 12, 2023 and the remaining shares will vest on February 12, 2024.
- (3) These shares vested on February 12, 2023.
- (4) One-half of these shares vested on February 12, 2023 and the remaining shares will vest on February 12, 2024.
- (5) One-fourth of these shares vested on February 12, 2023. The remaining shares will vest equally on February 12 of each of 2024 through 2026.
- (6) The number of shares represent the threshold payout level. The final number of shares earned cannot be determined until after December 31, 2024, the end of the performance period.
- (7) These shares will vest on August 15, 2023.
- (8) These shares will vest equally on August 3 of each of 2023 through 2026.
- (9) The value of shares is calculated based on \$101.04, the closing price of our shares on the NYSE on December 30, 2022.

➤ OPTIONS EXERCISED AND STOCK VESTED IN 2022

The following table includes information with respect to shares held by our NEOs that vested in 2022. None of our NEOs holds any options or exercised any options during 2022.

Name	Stock Awards	
	Number of Shares Acquired on Vesting	Value Realized on Vesting ⁽¹⁾
Donald C. Wood	47,161	\$ 5,670,167
Jeffrey S. Berkes	15,277	\$ 1,836,754
Daniel Guglielmone	10,513	\$ 1,228,897
Dawn M. Becker	6,157	\$ 740,256

(1) The amounts in this column were calculated using the closing price of a share on the date the shares vested.

➤ NON-QUALIFIED DEFERRED COMPENSATION

We maintain a non-qualified deferred compensation plan that is open to participation by 48 members of our management team, including our NEOs. Each participant can elect to defer up to 100% of his or her base salary and cash payment under our annual bonus plan with deferral elections made in December of each year for amounts to be earned in the following year. A number of widely available investment options are made available to each plan participant who then decides how to allocate amounts deferred among those investment options. The amount earned by plan participants on their deferrals is calculated by our third party plan administrator as if the amounts deferred had actually been invested in the investment options selected by each participant. We do not make any contributions to the deferred compensation plan for any individual nor do we guaranty any rate of return on amounts deferred. Amounts deferred into the plan, including amounts earned on the deferrals, are generally payable to the participant shortly after he or she retires or is otherwise no longer employed by us; however, there are a few other alternatives where amounts may be paid to a participant sooner. 2022 activity for the NEOs who participate in our plan is described below.

Name	Executive Contributions in Last Fiscal Year ⁽¹⁾	Registrant Contributions in Last Fiscal Year	Aggregate Earnings in Last Fiscal Year	Aggregate Withdrawals/ Distributions	Aggregate Balance at Last Fiscal Year-End
Donald C. Wood	\$ 250,000	\$ -	\$ (2,126,341)	\$ -	\$ 8,949,810
Jeffrey S. Berkes	\$ 269,531	\$ -	\$ (52,677)	\$ -	\$ 382,048
Dawn M. Becker	\$ 57,500	\$ -	\$ (456,259)	\$ -	\$ 2,060,810

(1) All amounts in this column are included in either the "Salary" or "Non-Equity Incentive Plan Compensation" column of the Summary Compensation Table for 2022.

➤ POTENTIAL PAYMENTS ON TERMINATION OF EMPLOYMENT AND CHANGE-IN-CONTROL

We have entered into severance agreements with each of our NEOs that require us to make certain payments and provide certain benefits to them in the event of a termination of employment or change in control of the Company. Regardless of the reason for an NEO's termination of employment, he or she will be entitled to receive upon termination a distribution of any amounts in our non-qualified deferred compensation plan as described in the "Non-Qualified Deferred Compensation" section above. No NEO is entitled to receive a new partial award under the annual bonus plan or our long-term incentive plan for the year in which the termination occurs. The agreements with each of our NEOs contain provisions restricting the executive from engaging in competing behavior and soliciting and/or hiring our employees for a period of time after termination. The payments that will

be made to an NEO on termination vary depending on the reason for termination and may be conditioned on the signing of a release in favor of the Company.

The amount of compensation payable to each of our NEOs under various termination scenarios is reflected below assuming that the separation of service was effective on December 31, 2022.

Name	Type of Compensation	For Cause Termination ⁽¹⁾	Termination Without Cause ⁽¹⁾	Change-in-Control Termination ^{(1) (5)}	Termination on Death ⁽¹⁾	Termination on Disability ⁽¹⁾
Donald C. Wood	Cash Benefits (multiple)	6 months	1.5x	3.0x	N/A	N/A
	Cash Benefits (amount)	\$ 500,000	\$ 4,171,875	\$ 8,343,750	\$ -	\$ 1,375,745
	Medical Benefits ⁽²⁾	\$ 16,918	\$ 1,617,377	\$ 1,693,508	\$ 1,345,000	\$ 1,633,836
	Accelerated Equity ⁽³⁾	\$ -	\$ 10,381,759	\$ 10,381,759	\$ 10,381,759	\$ 10,381,759
	Other Benefits ⁽⁴⁾	\$ -	\$ 60,250	\$ 167,165	\$ -	\$ -
	Excise Tax Gross-Up	N/A	N/A	\$ -	N/A	N/A
Total		\$ 516,918	\$ 16,231,261	\$ 20,586,182	\$ 11,726,759	\$ 13,391,340
Jeffrey S. Berkes	Cash Benefits (multiple)	N/A	1.0x	2.0x	N/A	N/A
	Cash Benefits (amount)	\$ -	\$ 1,368,750	\$ 2,737,500	\$ 718,750	\$ 718,750
	Medical Benefits ⁽²⁾	\$ -	\$ 25,844	\$ 51,687	\$ -	\$ 25,844
	Accelerated Equity ⁽³⁾	\$ -	\$ 3,675,027	\$ 3,675,027	\$ 3,675,027	\$ 3,675,027
	Other Benefits ⁽⁴⁾	\$ -	\$ -	\$ -	\$ -	\$ -
	Excise Tax Gross-Up	N/A	N/A	N/A	N/A	N/A
Total		\$ -	\$ 5,069,621	\$ 6,464,214	\$ 4,393,777	\$ 4,419,621
Daniel Guglielmone	Cash Benefits (multiple)	1 month	N/A	2.0x	N/A	N/A
	Cash Benefits (amount)	\$ 47,917	\$ -	\$ 2,087,500	\$ -	\$ 549,169
	Medical Benefits ⁽²⁾	\$ 3,160	\$ -	\$ 75,837	\$ -	\$ 37,919
	Accelerated Equity ⁽³⁾	\$ -	\$ 2,384,039	\$ 2,384,039	\$ 2,384,039	\$ 2,384,039
	Other Benefits ⁽⁴⁾	\$ -	\$ -	\$ 90,375	\$ -	\$ -
	Excise Tax Gross-Up	N/A	N/A	N/A	N/A	N/A
Total		\$ 51,077	\$ 2,384,039	\$ 4,637,751	\$ 2,384,039	\$ 2,971,127
Dawn M. Becker	Cash Benefits (multiple)	6 months	1.0x	2.0x	N/A	N/A
	Cash Benefits (amount)	\$ 287,500	\$ 1,020,313	\$ 2,040,625	\$ -	\$ 508,981
	Medical Benefits ⁽²⁾	\$ 8,159	\$ 12,238	\$ 32,635	\$ -	\$ 16,318
	Accelerated Equity ⁽³⁾	\$ -	\$ 1,260,272	\$ 1,260,272	\$ 1,260,272	\$ 1,260,272
	Other Benefits ⁽⁴⁾	\$ -	\$ 60,250	\$ 90,375	\$ -	\$ -
	Excise Tax Gross-Up	N/A	N/A	\$ -	N/A	N/A
Total		\$ 295,659	\$ 2,353,073	\$ 3,423,907	\$ 1,260,272	\$ 1,785,570

(1) Bonus years used in the calculation for termination without cause and change-in-control are 2021, 2020 and 2019, the last three completed fiscal years. The cash payments on termination with cause are 1 month of base pay for every year of service above 5 years, capped at 6 months of base pay. The cash payment on death and disability for Mr. Berkes is a pro-rated bonus for the year in which the event occurs. The cash payments on disability for Mr. Wood, Mr. Guglielmone and Ms. Becker represent 1 year of base salary less amounts received from disability insurance maintained by the Company, grossed up for taxes on non-tax exempt payments.

(2) Amounts represent our estimate of the COBRA equivalent rates for health care benefits and current life and long-term disability premiums for Mr. Wood, Mr. Guglielmone and Ms. Becker. The period of time for which these benefits are provided varies as follows: (a) termination without cause – 9 months for Mr. Wood and Ms. Becker; 1 year for Mr. Berkes;

(b) change-in-control – 3 years for Mr. Wood and 2 years for each other NEO; (c) termination for cause – 6 months; and (d) disability – 1 year. The amounts paid to Mr. Berkes are reduced by the amounts he pays for these benefits at the time of the event. All amounts shown in this column for Mr. Wood also include the estimated costs (calculated in accordance with GAAP) of satisfying the obligations under his Health Continuation Coverage Agreement.

- (3) Values were calculated by multiplying the number of unvested shares that vest under each termination event using the closing price of the Company's shares on December 31, 2022. For the performance-based restricted share units issued to Mr. Berkes, the amount includes the value of the number of units, if any, that would have been earned based on performance through the date of termination, prorated for the portion of the performance period that had lapsed, plus dividend equivalent rights on those units.
- (4) Amounts are estimated costs for an administrative assistant and outplacement assistance for a period of 6 months in the event of a termination without cause and for a period of 12 months for Mr. Wood and 9 months for Mr. Guglielmo and Ms. Becker in the event of a change-in-control. The amount also includes the cost of providing a company vehicle to Mr. Wood for three years in the event of a change-in-control should he choose to use that benefit.
- (5) Change-in-control is deemed to have occurred when a person acquires a 20% interest in us, or our current Trustees, or those subsequently approved by our current Trustees, constitute less than 50% of our Board. Upon a change-in-control, each NEO is entitled to receive payments and benefits in the following circumstance: (a) the NEO is terminated from employment by the Company (other than for cause) or leaves for good reason within 2 years after the change-in-control; (b) Mr. Wood or Ms. Becker voluntarily leaves employment within the 30-day window following the 1-year anniversary of the change-in-control; or (c) Mr. Berkes is terminated from employment by the Company (other than for cause) or he leaves the Company as a result of a constructive termination within the 6-month period prior to or within 2 years after the change-in-control.

> CEO PAY RATIO

Our compensation and benefit programs are substantially similar throughout the Company and are designed to reward all employees who contribute to our success with a total compensation package that is competitive in the marketplace for each employee's position and performance. We are required to calculate and disclose the compensation of our median paid employee as well as the ratio of the total annual compensation paid to our CEO to the annual compensation of our median paid employee. The determination of our median paid employee was used taking our total employee population as of December 31, 2022, excluding our CEO, which included 318 full-time and part-time employees ranging from executive vice presidents to maintenance technicians. For the determination, we used annual base pay plus annual bonus at target levels plus overtime actually paid, the combination of which we believe most closely approximates the total annual direct compensation of our employees. For purposes of the calculation, base pay was annualized for the 64 employees who started with us in 2022. No other adjustments were made.

The actual total annual compensation of our Chief Executive Officer and median paid employee for 2022 was calculated in accordance with the requirements of the Summary Compensation Table included in this proxy statement. Based on this methodology, we have determined that the total annual compensation paid to our Chief Executive Officer in 2022 was \$8,916,031 and the total annual compensation paid to our median paid employee in 2022 was \$132,186 resulting in a ratio of 67:1.

We calculated our pay ratio in accordance with SEC rules; however, those rules allow companies discretion in methodologies used to identify the median paid employee and the compensation used to determine the median paid employee. As a result, this ratio is unique to our Company. Other companies may make their determinations differently so that the ratio may not be comparable across companies. We believe our ratio is a reasonable estimate. Our ratio is very heavily influenced by what employees/services we choose to provide through employees as opposed to through third parties who are not taken into account in the calculation of the pay ratio.

➤ PAY VERSUS PERFORMANCE DISCLOSURE

Year	Summary Compensation Table Total for PEO ⁽¹⁾	Compensation Actually Paid to PEO ⁽¹⁾	Average Summary Compensation Table Total for non-PEO NEOs ⁽²⁾	Average Compensation Actually Paid to non-PEO NEOs ⁽²⁾	Value of Initial Fixed \$100 Investment Based On:			
					Total Shareholder Return	Peer Group Total Shareholder Return ⁽³⁾	Net Income (in 000s)	FFO per Diluted Share ⁽⁴⁾
2022	\$8,916,031	\$ 6,570,796	\$2,177,775	\$1,669,484	\$ 89.10	\$104.09	\$395,661	\$6.32
2021	\$7,520,917	\$15,446,709	\$2,955,860	\$3,999,185	\$115.21	\$119.96	\$269,081	\$5.57
2020	\$7,481,796	\$ 1,832,214	\$1,753,182	\$ 859,320	\$ 69.44	\$ 73.36	\$135,888	\$4.38

(1) Mr. Wood was our principal executive officer for all years shown. Following are the adjustments made during each year to arrive at compensation actually paid to our principal executive officer during each year.

Adjustments	PEO		
	2022	2021	2020
Amounts reported under "Stock Awards" in SCT	\$ (6,474,391)	\$ (5,213,719)	\$ (5,830,493)
Change Fair Value of Awards Granted in Year and Unvested as of Year-End	\$ 5,171,732	\$ 7,421,261	\$ 3,899,517
Change in Fair Value from Prior Year-End to Current Year-End of Awards Granted Prior to Year that were Outstanding and Unvested as of Year-End	\$ (1,546,034)	\$ 4,544,000	\$ (3,866,637)
Change in Fair Value from Prior Year-End to Vesting Date of Awards Granted Prior to Year that Vested During Year	\$ 66,969	\$ 765,243	\$ (223,600)
Increase based on Dividends or Other Earnings Paid During Year prior to Vesting Date of Award	\$ 436,488	\$ 409,008	\$ 371,631
Total Adjustments	\$ (2,345,236)	\$ 7,925,792	\$ (5,649,582)

(2) For 2020, our other NEOs included Mr. Guglielmono and Ms. Becker. For 2021 and 2022, our other NEOs included Mr. Berkes, Mr. Guglielmono and Ms. Becker. Following are the adjustments made during each year to arrive at the average compensation actually paid to our other NEOs during each year.

Adjustments	Average of Other NEOs		
	2022	2021	2020
Amounts reported under "Stock Awards" in SCT	\$ (941,423)	\$ (1,903,744)	\$ (863,272)
Change Fair Value of Awards Granted in Year and Unvested as of Year-End	\$ 752,007	\$ 1,669,647	\$ 577,369
Change in Fair Value from Prior Year-End to Current Year-End of Awards Granted Prior to Year that were Outstanding and Unvested as of Year-End	\$ (433,020)	\$ 1,024,717	\$ (616,362)
Change in Fair Value from Prior Year-End to Vesting Date of Awards Granted Prior to Year that Vested During Year	\$ 5,263	\$ 149,658	\$ (51,710)
Increase based on Dividends or Other Earnings Paid During Year prior to Vesting Date of Award	\$ 108,881	\$ 103,048	\$ 60,114
Total Adjustments	\$ (508,292)	\$ 1,043,325	\$ (893,862)

(3) Peer group is the Bloomberg REIT Shopping Center Index ("BBRESHOP Index").

(4) The Company has identified FFO per diluted share as the most important additional financial metric used to link pay and performance. Our annual bonus program pays out based on our absolute level of FFO per diluted share achieved for the year and one-third of our long-term incentive plan pays out based on a metric tied to FFO per diluted share. FFO per diluted share is a non-GAAP financial measure of a real estate company's operating performance and is defined by the National Association of Real Estate Investment Trusts. We consider FFO per diluted share a meaningful measure of operating performance primarily because it avoids the assumption that the value of real estate assets diminishes predictably over time and is a primary way of evaluating our operating performance as compared to other real estate investment trusts. A reconciliation of FFO per diluted share to net income is included as Appendix A.

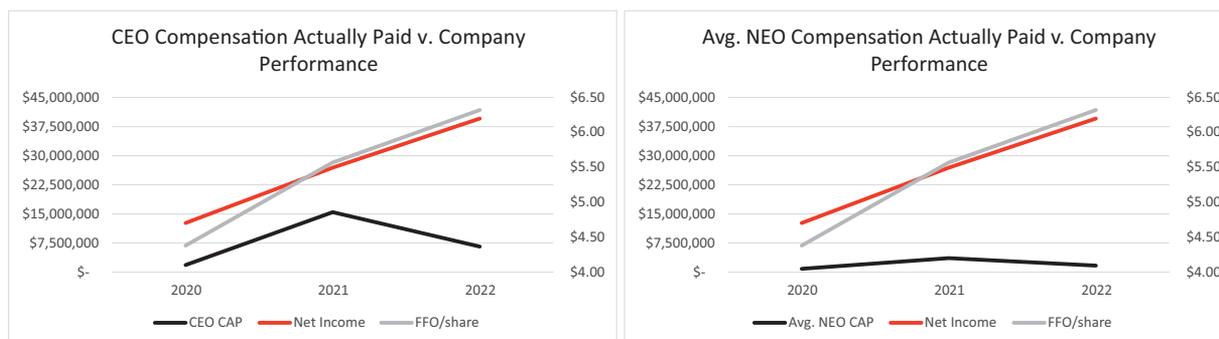
Relationship to Compensation Actually Paid

The following charts show the relationship of the compensation actually paid to our CEO and the average compensation actually paid to our other NEOs to the total shareholder return for the Company and for the BBRESHOP Index.



* Compensation actually paid is shown in thousands.

The following charts show the relationship of the compensation actually paid to our CEO and the average compensation actually paid to our other NEOs as compared to our GAAP reported net income and our FFO per diluted share.



* Net income is shown in ten thousands.

One of our primary compensation objectives is to align the financial interests of our NEOs with our shareholders. The high correlation shown above between the compensation actually paid to our CEO and other NEOs and the total shareholder return for us and the BBRESHOP Index reflect our success in achieving that objective. This is a direct result of the high percentage of our NEO's compensation that is paid in the form of Company shares and our equity retention policies which directly align the interests of our NEOs with the interests of our shareholders. There is a less direct correlation between the compensation of our NEOs and our net income because no portion of our compensation program is linked directly to net income. There is also little correlation between the compensation of our NEOs and FFO per diluted share because FFO per diluted share metric is directly used only for our annual bonus plan which is a relatively modest portion of our NEO's total compensation package and is a component of the calculation that determines only a third of our NEO's awards under our long-term incentive plan.

Other Important Financial Performance Measures for Executive Compensation

Following is a list of the most important financial and non-financial measures used to link executive compensation and company performance.

- Return on invested capital
- Relative TSR compared to BBRESHOP
- Relative FFO multiple premium
- Individual performance including consideration of things such as leasing and occupancy activity, investment activity and advancement of ESG objectives

Please see the Compensation Discussion and Analysis on pages 19 to 29 for more information on these measures and how they are taken into account in determining compensation for each of our NEOs.

> EQUITY COMPENSATION PLAN INFORMATION

The following table sets forth certain information on our only active equity compensation plan as of December 31, 2022.

Plan Category	Number of securities to be issued upon exercise of outstanding options, warrants and rights (Column A)	Weighted average exercise price of outstanding options, warrants and rights	Number of securities remaining available for future issuance (excluding securities reflected in Column A)
Equity compensation plans approved by security holders	1,829	\$95.77	1,455,029
Equity compensation plans not approved by security holders	-	-	-
Total	1,829	\$95.77	1,455,029

Proposal 3: Approving Frequency of Say on Pay Vote

You are being asked to vote, on an advisory, non-binding basis, how frequently we should conduct a non-binding shareholder advisory vote on the compensation of our NEOs. You can choose to hold that vote every one, two or three years or you can abstain from voting on this proposal. At our 2017 annual meeting, approximately 85% of the votes cast voted in favor of holding the say on pay vote annually. The Board recommends that shareholders again vote in favor of holding the say on pay vote annually. An “abstention” or broker “non-vote” will have no effect on the outcome of the vote on this proposal.



Our Board recommends a vote **FOR** an annual say on pay vote

The frequency for holding an advisory vote on the compensation of our NEOs requires the affirmative vote of a majority of votes cast at the Annual Meeting, in person or by proxy. If no frequency option receives the foregoing vote, then we will consider the option that receives the highest number of votes cast to be the frequency recommended by shareholders. Please note that when casting a vote on this proposal, you will not be voting to approve or disapprove the Board of Trustees’ recommendation and even though this vote is not binding on the Compensation Committee, the Board and the Compensation Committee value the opinions of our shareholders and will review the results of this vote and take them into consideration in determining how often to conduct the shareholder vote on the compensation of our named executive officers.

Proposal 4: Declaration of Trust Amendment to Increase Authorized Common Shares

You are being asked to vote, on an advisory, non-binding basis, on amending our Declaration of Trust to increase the Company’s number of authorized Common Shares from 100 million to 200 million. As permitted under Maryland law, Section 6.1 of our Declaration of Trust allows our Board, without any action by our shareholders, to amend the Declaration of Trust to increase the aggregate number of Common Shares the Company has the authority to issue. Given the importance of the Company’s capital structure to the value of our shareholders’ investment, the Board believes it is appropriate to solicit feedback from our shareholders in connection with such an amendment.

As of March 13, 2023, 81,511,030 of our Common Shares were issued and outstanding. In addition, an aggregate of approximately 2.85 million Common Shares are: (a) subject to outstanding equity awards, which include restricted shares, restricted share units, performance shares and options; and (b) reserved for future issuance in connection with the 2020 Performance Incentive Plan, the 2007 Employee Share Purchase Plan, the Dividend Reinvestment and Share Purchase Plan, conversion of our 5.417% Series 1 Cumulative Convertible Preferred Shares of Beneficial Interest, redemptions of downREIT units and our current at-the-market offering program.

Our Board has determined that it is advisable and in the best interests of the Company and our shareholders to amend our Declaration of Trust in order to have available on a timely basis additional authorized but unissued Common Shares in an amount adequate to provide for our future needs, which may include possible equity financings, opportunities for expanding our business through acquisitions, development or other investments, management incentives and employee benefit plans, stock dividends or stock splits, and for other general corporate purposes. The increase in our authorized Common Shares will become effective upon the filing of the Articles of Amendment to our Declaration of Trust with, and acceptance for record by, the Maryland State Department of Assessments and Taxation. To maintain our status as a real estate investment trust, we are required to distribute annually at least 90% of our taxable income as dividends to our shareholders and

historically, our policy has been to distribute 100% of our taxable income. Without the ability to retain a significant amount of working capital generated by our operations, we have to access both the debt and equity capital markets on a regular basis to fund the investment activities that are critical to increasing the value of the Company over time. If we do not increase the number of authorized common shares, we may limit our ability to make the investments needed to create long-term value. The authorized number of Common Shares under our Declaration of Trust has not been changed since 1999.

The Company's issuance of Common Shares may dilute the equity ownership position of current holders of Common Shares and may be made without shareholder approval, unless otherwise required by applicable law or the NYSE.

The issuance of additional Common Shares could have a takeover defense effect, although this is not the intent of our Board in proposing the amendment. For instance, shares of our authorized but unissued Common Shares could be issued in one or more transactions that could have the effect of delaying, deferring or preventing a change in control of our Company. As of the date of this Proxy Statement, we are not aware of any attempt or plan to obtain control of us.

The holders of Common Shares of beneficial interest have no preemptive rights, and our Board has no plans to grant such rights with respect to any such shares.



Our Board unanimously recommends a vote **FOR the non-binding, advisory approval of an amendment to increase the number of authorized Common Shares**

Although this vote is not binding on the Board, the Board values the opinions of our shareholders and will consider the results of this vote. In the event our shareholders do not approve this amendment to increase our authorized Common Shares, the Board may delay effecting the amendment, effect a different amendment, or, in its discretion, proceed with the amendment as proposed if it determines that it is necessary or appropriate to do so.

The affirmative vote of a majority of votes cast at the Annual Meeting, in person or by proxy, is required to approve this proposal. An "abstention" or "broker non-vote" will have no effect on the outcome of the vote for this proposal.

Proposal 5: Ratification of Independent Registered Public Accounting Firm

Shareholders are being asked to ratify in a non-binding vote the selection of Grant Thornton, LLP ("GT") as our independent registered public accounting firm for the fiscal year ending December 31, 2023. Shareholder ratification of GT is not required by our governance documents; however, the Board is soliciting shareholder views on this matter. GT has served in this role since 2002 and the Board believes it is in the best interests of the Company and our shareholders for GT to continue in this role. If the selection of GT is not ratified, the Audit Committee may (but will not be required to) reconsider whether to retain GT. Even if the selection of GT is ratified, the Audit Committee may change the appointment of GT at any time if it determines such a change would be in the best interests of the Company and our shareholders. A representative of GT will be present at the Annual Meeting and will have the opportunity to make a statement if they so desire and answer appropriate questions from shareholders.

The Audit Committee reviews and approves in advance all audit and permissible non-audit services provided by GT to the Company as required by and in accordance with the rules and regulations of the SEC and the Sarbanes-Oxley Act of 2002.

The following table sets forth the fees for services rendered by GT for the years ended December 31, 2022 and 2021:

	2022	2021
Audit Fees ⁽¹⁾	\$ 930,131	\$ 974,141
Audit-Related Fees ⁽²⁾	\$ 70,925	\$ 64,050
Tax Fees ⁽³⁾	\$ -	\$ 248,005
All Other Fees	\$ -	\$ -
Total Fees	\$ 1,001,056	\$ 1,286,196

- (1) Audit fees include all fees and expenses for services in connection with: (a) the audit of our financial statements included in our annual reports on Form 10-K; (b) Sarbanes-Oxley Section 404 relating to our annual audit; (c) the review of the financial statements included in our quarterly reports on Form 10-Q; and (d) consents and comfort letters issued in connection with debt offerings and common share offerings.
- (2) Audit-related fees primarily include the audit of our employee benefit plan, which are paid by the plan and not the Company, and certain property level audits.
- (3) The amount shown for 2021 relates solely to tax compliance and preparation, including the preparation of original and amended tax returns and refund claims and tax payment planning.

The affirmative vote of a majority of votes cast at the Annual Meeting, in person or by proxy, is required to approve this proposal. An “abstention” or “broker non-vote” will have no effect on the outcome of the vote for this proposal.



Our Board recommends a vote **FOR** the ratification of the appointment of GT as our independent registered public accounting firm for fiscal year 2023

> AUDIT COMMITTEE REPORT

The following Report of the Audit Committee does not constitute soliciting material and should not be deemed filed or incorporated by reference into any other filing by us under the Securities Act of 1933 or the Securities Exchange Act of 1934, except to the extent the Company specifically incorporates this Report by reference therein.

The Audit Committee is made up entirely of trustees who meet all independence requirements under the rules of the SEC and NYSE and have the requisite financial competence to serve on the Audit Committee. The Audit Committee meets at least quarterly and operates pursuant to a written charter that is reviewed at least every three years. That charter can be accessed under the Investors/Corporate Governance section of our website at www.federalrealty.com. In 2022, the Audit Committee met four times and each meeting included an executive session with our independent registered public accounting firm and no members of management present.

The Audit Committee is directly responsible for the appointment, retention and oversight of GT, the independent registered public accounting firm retained to audit our financial statements, and also oversees management of our internal audit firm in performance of their financial functions. Specifically, management is responsible for the financial reporting process, including the system of internal controls, for the preparation of consolidated financial statements in accordance with generally accepted accounting principles in the United States and for reporting on internal control over financial reporting. Management uses Pricewaterhouse Coopers, LLC (“PwC”) to provide its internal audit function, including oversight of the ongoing testing of the effectiveness of our internal controls. The Audit Committee met regularly with PwC in 2022 and one meeting included an executive session with PwC with no members of GT or management present. GT is responsible for auditing the consolidated financial statements of the Company and expressing an opinion on the financial statements and the effectiveness of internal control over financial reporting.

During 2022, as part of its oversight function, the Audit Committee:

- Met with management and GT and discussed the Company's December 31, 2022 audited financial statements;
- Selected a new partner at GT to oversee the audit of the Company's financial statements beginning with fiscal year 2023, consistent with the legal requirement to change audit partners at least every 5 years. The new GT audit partner has extensive experience auditing real estate investment trusts and has never been part of the GT team auditing the Company;
- Discussed with GT the matters required to be discussed by the applicable requirements of the Public Company Accounting Oversight Board ("PCAOB") and the SEC;
- Reviewed and discussed with management and GT, individually and collectively, all annual and quarterly financial statements and operating results prior to their issuance;
- Received the written disclosures and the letter from GT required by applicable requirements of the PCAOB regarding GT's communications with the audit committee concerning independence, and has discussed with GT regarding its independence;
- Discussed with GT matters required to be discussed pursuant to applicable audit standards, including the reasonableness of judgments and the clarity and completeness of financial disclosures;
- Monitored the non-audit services provided by GT to ensure that performance of such services did not adversely impact GT's independence;
- Approved management's request to remove tax compliance and preparation from the scope of services provided by GT; and
- As part of the Committee's quarterly review of internal controls, the Committee discussed with management cybersecurity threats, cybersecurity training and ongoing areas of focus of management in protecting against cyber breaches. During those quarterly reviews in 2022, the Committee was advised that there were no breaches and that cybersecurity insurance had been procured.

Based on the Audit Committee's reviews and discussions with GT, PwC and management, the Audit Committee recommended to the Board of Trustees that the Board approve the inclusion of our audited financial statements in our Annual Report on Form 10-K for the fiscal year ended December 31, 2022 for filing with the SEC.

Submitted by the Audit Committee:

Gail P. Steinel, Chairperson
David W. Faeder
Elizabeth I. Holland
Anthony P. Nader, III

Beneficial Ownership

> OWNERSHIP OF PRINCIPAL SHAREHOLDERS

Name and Address of Beneficial Owner	Amount and Nature of Beneficial Ownership	Percentage of Our Outstanding Shares ⁽¹⁾
The Vanguard Group, Inc. ⁽²⁾ 100 Vanguard Blvd. Malvern, PA 19355	12,802,837	15.7%
State Street Corporation ⁽³⁾ State Street Financial Center, One Lincoln Street Boston, MA 02111	10,198,880	12.5%
BlackRock, Inc. ⁽⁴⁾ 55 East 52 nd Street New York, NY 10055	7,606,970	9.3%
Norges Bank (The Central Bank of Norway) ⁽⁵⁾ Bankplassen 2, PO Box 1179 Sentrum NO 0107 Oslo Norway	7,212,626	8.9%
Capital Research Global Investors ⁽⁶⁾ 333 South Hope Street, 55th Floor Los Angeles, CA 90071	5,956,420	7.3%
JPMorgan Chase & Co. ⁽⁷⁾ 383 Madison Avenue New York, NY 10179	4,377,501	5.4%

- (1) The percentage of outstanding shares is calculated by taking the number of shares stated in the Schedule 13G or 13G/A, as applicable, filed with the SEC divided by 81,511,030, the total number of shares outstanding on March 13, 2023.
- (2) Information based on a Schedule 13G/A filed with the SEC on February 9, 2023 by The Vanguard Group which states that The Vanguard Group, an investment advisor, has shared voting power over 159,514 shares, sole dispositive power over 12,419,458 shares and shared dispositive power over 383,379 shares.
- (3) Information based on a Schedule 13G/A filed with the SEC on February 9, 2023 by State Street Corporation which states that State Street Corporation, a parent holding company, has shared voting power over 8,985,419 shares and shared dispositive power over 10,198,486 shares.
- (4) Information based on a Schedule 13G filed with the SEC on January 24, 2023 by BlackRock, Inc., which states that BlackRock, Inc., a parent holding company, has sole voting power over 7,004,857 shares and sole dispositive power over 7,606,970 shares.
- (5) Information based on a Schedule 13G/A filed with the SEC on February 14, 2023 by Norges Bank (The Central Bank of Norway) which states that Norges Bank (The Central Bank of Norway) has sole voting power and sole dispositive power over 7,212,626 shares.
- (6) Information based on a Schedule 13G/A filed with the SEC on February 13, 2023 by Capital Research Global Investors which states that Capital Research Global Investors, an investment advisor, has sole voting and sole dispositive power over 5,956,420 shares.
- (7) Information based on a Schedule 13G/A filed with the SEC on January 20, 2023 by JPMorgan Chase & Co. which states that JPMorgan Chase & Co., a parent holding company, has sole voting power over 3,009,114, sole dispositive power over 4,375,184 shares and shared dispositive power over 716 shares.

> OWNERSHIP OF TRUSTEES AND EXECUTIVE OFFICERS

The table below reflects beneficial ownership of our Trustees and NEOs as of March 13, 2023 determined in accordance with Rule 13d-3 of the Securities Exchange Act of 1934, as amended. Unless noted in the footnotes following the table, each Trustee and NEO has sole voting and investment power as to all shares listed.

Name and Address of Beneficial Owner ⁽¹⁾	Common	Unvested Restricted Shares	Total Shares Beneficially Owned	Percentage of Outstanding Shares Owned ⁽²⁾
Dawn M. Becker	142,782	17,156	159,938	*
Jeffrey S. Berkes	38,893	31,447	70,340	*
David W. Faeder	24,769	0	24,769	*
Daniel Guglielmone	26,208	24,574	50,782	*
Elizabeth I. Holland	6,152	0	6,152	*
Nicole Y. Lamb-Hale	2,538	0	2,538	*
Thomas A. McEachin	299	0	299	*
Anthony P. Nader, III	2,538	0	2,538	*
Gail P. Steinel	14,442	0	14,442	*
Donald C. Wood ⁽³⁾	406,912	111,353	518,265	*
Trustees, trustee nominees and executive officers as a group (10 individuals)	665,533	184,530	850,063	1%

* Less than 1%

(1) The address for each of the named individuals is 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852.

(2) The percentage of outstanding shares owned is calculated by taking the number of shares reflected in the column titled "Total Shares Beneficially Owned" divided by 81,511,030, the total number of shares outstanding on March 13, 2023.

(3) Includes 53,879 shares owned by Stacey Wood Revocable Trust, 198,819 shares owned by Donald C. Wood Revocable Trust, 20,000 shares owned by Great Falls Trust, 46,500 shares owned by Wood Descendants Trust and 60,000 shares owned by IJKR II, LLC.

Information about the Annual Meeting

> NOTICE OF ELECTRONIC AVAILABILITY OF PROXY MATERIALS

We are furnishing proxy materials including this proxy statement and our 2022 Annual Report to Shareholders, including our Annual Report on Form 10-K for the year ended December 31, 2022 ("Annual Report"), to each shareholder by providing access to such documents on the Internet. On or about March 24, 2023, we mailed to our shareholders a "Notice of Internet Availability of Proxy Materials" ("Notice") containing instructions on how to access and review this proxy statement and our Annual Report and how to submit your vote on the Internet or by telephone. You cannot vote by marking the Notice and returning it. If you received the Notice, you will not automatically receive a printed copy of our proxy materials or Annual Report unless you follow the instructions for requesting these materials included in the Notice. This section does not apply if you previously requested to receive these materials by mail. Questions regarding the Notice or voting should be directed to our Investor Relations Department at (800) 937-5449 or by email at IR@federalrealty.com.

> WHY YOU ARE RECEIVING THESE MATERIALS

You are receiving these materials because you owned our shares as of March 13, 2023, the record date established by our Board of Trustees for our Annual Meeting. Everyone who owned our shares as of this date,

whether directly as a registered shareholder or indirectly through a bank, broker or other nominee, is entitled to vote at the Annual Meeting. We had 81,511,030 shares outstanding on March 13, 2023. Each share outstanding on the record date is entitled to one vote. A majority of the shares entitled to vote at the Annual Meeting must be present in person or by proxy for us to proceed with the Annual Meeting.

> ACCESSING MATERIALS

Shareholders can access this Proxy Statement, our Annual Report and our other filings with the SEC on the Investors page of our website at www.federalrealty.com. A copy of our Annual Report, including the financial statements and financial statement schedules (“Form 10-K”) is being provided to shareholders along with this Proxy Statement. The Form 10-K includes certain exhibits, which we will provide to you only upon request addressed to Investor Relations at 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852. The request must be accompanied by payment of a fee to cover our reasonable expenses for copying and mailing the Form 10-K.

In the future, if you wish to receive paper copies of our proxy materials, without charge, and are a registered shareholder, you may do so by written request addressed to American Stock Transfer & Trust, LLC. For those of you holding shares indirectly in “street name”, you must write your bank, brokerage firm, broker-dealer or nominee, to obtain paper copies. Any election you make on how to receive your proxy materials will remain in effect for all future annual meetings until you revoke it.

> HOW TO VOTE

If you own your shares directly with our transfer agent, American Stock Transfer & Trust, LLC, you are a registered shareholder. If you are a registered shareholder and fail to give any instructions on your proxy card on any proposal, the proxies identified on the proxy card will vote in the manner recommended by the Board of Trustees for each proposal. Registered shareholders can vote either in person at the Annual Meeting or by proxy without attending the Annual Meeting through one of the following methods:



By Internet

www.voteproxy.com, available 24/7



By Telephone

Call 1-800-776-9437, available 24/7



By Mail

Mark, sign and date your proxy card

If you vote by internet or telephone, you will need the control number on your Notice, proxy card or voting instruction form. Votes must be submitted by the conclusion of the Annual Meeting to be counted for the meeting. You may revoke your proxy at any time before it is voted at the Annual Meeting by notifying the secretary in writing, submitting a proxy dated later than your original proxy, or attending and voting at the Annual Meeting.

If you hold your shares indirectly in an account at a bank, brokerage firm, broker-dealer or nominee, you are a beneficial owner of shares held in “street name”. You will receive all proxy materials directly from your bank, brokerage firm, broker-dealer or nominee and you must either direct them as to how to vote your shares or obtain from them a proxy to vote at the Annual Meeting. Please refer to the notice of internet availability of proxy materials or the voter instruction form used by your bank, brokerage firm, broker-dealer or nominee for specific instructions on methods of voting. If you fail to give your bank, brokerage firm, broker-dealer or nominee specific instructions on how to vote your shares with respect to Proposals 1, 2, 3 or 4, that organization will inform the inspector of election that it does not have the authority to vote on the matter with respect to your shares. This is generally referred to as a “broker non-vote”. Broker non-votes will have no effect on the outcome of these matters. It is important for every shareholder’s vote to be counted on these matters so we encourage you to provide your bank, brokerage firm, broker-dealer or nominee with voting instructions. If you fail to give your bank, brokerage firm, broker-dealer or nominee specific instructions on how to vote your shares on Proposal 5, your bank, brokerage firm, broker-dealer or nominee will generally be able to vote on Proposal 5 as he, she or it determines.

You are urged to vote either by telephone (1-800-PROXIES or 1-800-776-9437) or on the Internet (www.voteproxy.com) by following the instructions on your Notice. If you elect to receive your proxy materials by mail, please make sure to complete, sign, date and return your proxy card promptly to make certain your shares will be voted at the Annual Meeting.

If you do not vote your shares, your shares will not be counted and we may not be able to hold the Annual Meeting. We encourage you to vote by proxy using one of the methods described above even if you plan to attend the Annual Meeting so that we will know as soon as possible whether enough votes will be present.

> **HOW TO PARTICIPATE IN THE ANNUAL MEETING**

You will be able to join our Annual Meeting as either a shareholder or a guest. All registered shareholders and shareholders that own in “street name” will be able to ask questions and vote their shares at the meeting by following the instructions below. Guests will be permitted to join the meeting but will not be permitted to ask questions.

You can access the Annual Meeting by joining through this link: <https://web.lumiagm.com/202329683>. If you are a registered shareholder owning shares directly in your name and you would like to be able to ask a question or vote at the Annual Meeting, you should click on “I have a control number”, enter the control number found on your proxy card or Notice you previously received, and enter the password “*federal2023*” to enter the meeting. The password is case sensitive. If you hold your shares in “street name” through a bank, brokerage firm, broker-dealer or nominee and you would like to be able to ask a question or vote at the Annual Meeting, you must first obtain a legal proxy from your bank, brokerage firm, broker-dealer or nominee and then submit a request for registration to American Stock Transfer & Trust Company, LLC: (1) by email to proxy@astfinancial.com; (2) by facsimile to 718-765-8730; or (3) by mail to American Stock Transfer & Trust Company, LLC, Attn: Proxy Tabulation Department, 6201 15th Avenue, Brooklyn, NY 11219. Requests for registration must be labeled as “Legal Proxy” and must be received by American Stock Transfer & Trust Company, LLC no later than 5:00 p.m. local time on April 26, 2023. You will receive a confirmation of your registration by email from American Stock Transfer & Trust Company, LLC after they receive your registration materials. The email will also include a control number so that you can ask a question or vote at the Annual Meeting by clicking on “I have a control number”. Shareholders who hold shares in “street name” will not be able to vote their shares or ask questions without first completing this registration process. Once you are in the meeting, you can vote your shares by clicking on the Proxy Voting Site link on the screen to submit your ballot. You may also continue to vote using the instructions provided in the Proxy Materials until the Annual Meeting concludes.

If you do not want to vote your shares during the meeting or ask a question, you can join the meeting as a guest using the same link above. You will not need to have your control number or to complete a registration in order to participate as a guest. We will have technicians ready to assist you with any technical difficulties you may have accessing the Annual Meeting webcast. Electronic check in begins at 8:30 a.m. local time on May 3, 2023, the day of the Annual Meeting, so that we may address any technical difficulties before the Annual Meeting webcast begins. If you encounter any difficulties accessing the Annual Meeting webcast during the check-in or meeting time, please go to <https://go.lumiglobal.com/faq> or call 718-931-8300, ext. 6449.

> **ELIMINATING DUPLICATIVE PROXY MATERIALS**

We have adopted a procedure approved by the SEC called “householding” under which multiple shareholders who share an address and do not participate in electronic delivery will receive only one copy of the annual proxy materials or Notice unless we receive contrary instructions from one or more of the shareholders. If you would like to opt out of householding and continue to receive multiple copies of the proxy materials or Notice at the same address, or if you have previously opted out of householding and would now like to participate, you can do so by notifying us in writing, by telephone or by email at: Investor Relations, 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852, (800) 937-5449, IR@federalrealty.com.

> SOLICITATION OF PROXIES

We will bear the cost of soliciting proxies from beneficial owners of our shares. Our trustees, officers and employees, acting without special compensation, and other agents may solicit proxies by telephone, internet, or otherwise. Copies of solicitation materials will be furnished to brokerage firms, fiduciaries, and other custodians who hold our shares of record for beneficial owners for forwarding to such beneficial owners. We may also reimburse persons representing beneficial owners of our shares for their reasonable expenses incurred in forwarding such materials.

Beneficial owners of our shares who authorize their proxies through the internet should be aware that they may incur costs to access the internet, such as usage charges from telephone companies or internet service providers and these costs must be borne by the shareholder.

> SHAREHOLDER PROPOSALS FOR THE 2024 ANNUAL MEETING

This solicitation is made by the Company on behalf of the Board. Proposals of shareholders intended to be presented at the 2024 Annual Meeting of Shareholders or nominations for persons for election to the Board of Trustees, must be delivered to us at 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852, Attention: Corporate Secretary and received by us no later than November 25, 2023 and no earlier than October 26, 2023, unless the date of the 2024 Annual Meeting of Shareholders is changed by more than 30 days from the date of the 2023 Annual Meeting of Shareholders, in which case such proposal or nomination must be received within a reasonable time before we begin to print and mail our proxy materials. All shareholder proposals and nominations must comply with the requirements set forth in our Bylaws and applicable state and federal laws. Shareholder proposals must comply with Rule 14a-8 under the Exchange Act in order to be included in the Company's proxy statement and proxy card for the 2024 Annual Meeting of Shareholders. Pursuant to our proxy access Bylaw provision, a shareholder, or a group of up to 20 shareholders, that has continuously owned for three years at least 3% of the Company's outstanding common shares, may nominate and include in the Company's annual meeting proxy materials up to the greater of two trustees or 20% of the number of trustees serving on the Board, if the shareholder(s) and the nominee(s) meet the requirements specified in Article II, Section 13 of our Bylaws. Our Bylaws are available by written request made to the General Counsel & Secretary, 909 Rose Avenue, Suite 200, North Bethesda, Maryland 20852.

In addition to satisfying the foregoing requirements under our Bylaws, to comply with the universal proxy rules, shareholders who intend to solicit proxies in support of nominees other than the Company's nominees to the Board of Trustees must satisfy the requirements of Rule 14a-19 under the Exchange Act, including by providing notice and the information required thereunder no later than March 4, 2024 (except that, if the date of the meeting has changed by more than 30 days from the previous year, then such notice must be provided by the later of 60 calendar days prior to the date of the annual meeting or the 10th day following the day on which we first publicly announce the date of the annual meeting).

For the Trustees,



Dawn M. Becker
*Executive Vice President—General
Counsel and Secretary*

Federal Realty Investment Trust
909 Rose Avenue, Suite 200
North Bethesda, Maryland 20852

YOUR PROXY IS IMPORTANT REGARDLESS OF THE NUMBER OF SHARES YOU OWN. PLEASE SUBMIT IT TODAY.

Appendix A Reconciliation of Non-GAAP Financial Measures

Funds from Operations:

Funds from operations (“FFO”) is a supplemental non-GAAP financial measure of real estate companies’ operating performance. The National Association of Real Estate Investment Trusts (“NAREIT”) defines FFO as follows: net income, computed in accordance with U.S. GAAP, plus real estate related depreciation and amortization, and excluding gains and losses on the sale of real estate or changes in control, net of tax, and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. We compute FFO in accordance with the NAREIT definition, and we have historically reported our FFO available for common shareholders in addition to our net income and net cash provided by operating activities. It should be noted that 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 fund cash needs, including the payment of dividends. We consider FFO available for common shareholders a meaningful, additional measure of operating performance primarily because it excludes the assumption that the value of the real estate assets diminishes predictably over time, as implied by the historical cost convention of GAAP and the recording of depreciation. We use FFO primarily as one of several means of assessing our operating performance in comparison with other REITs. 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.

An increase or decrease in FFO available for common shareholders does not necessarily result in an increase or decrease in aggregate distributions because our Board of Trustees is not required to increase distributions on a quarterly basis. However, we must distribute at least 90% of our annual taxable income to remain qualified as a REIT. Therefore, a significant increase in FFO will generally require an increase in distributions to shareholders although not necessarily on a proportionate basis.

The reconciliation of net income to FFO available for common shareholders for the years ended December 31, 2022, 2021 and 2020 is as follows:

	2022	2021	2020
	(in thousands, except per share data)		
Net income	\$ 395,661	\$ 269,081	\$ 135,888
Net income attributable to noncontrolling interests	\$ (10,170)	\$ (7,583)	\$ (4,182)
Gain on deconsolidation of VIE	\$ (70,374)	\$ -	\$ -
Gain on sale of real estate and change in control of interests, net	\$ (93,483)	\$ (89,892)	\$ (91,922)
Impairment charge, net	\$ -	\$ -	\$ 50,728
Depreciation and amortization of real estate assets	\$ 266,741	\$ 243,711	\$ 228,850
Amortization of initial direct costs of leases	\$ 27,268	\$ 26,051	\$ 20,415
Funds from operations	\$ 515,643	\$ 441,368	\$ 339,777
Dividends on preferred shares ⁽¹⁾	\$ (7,500)	\$ (8,042)	\$ (8,042)
Income attributable to operating partnership units	\$ 2,810	\$ 2,998	\$ 3,151
Income attributable to unvested shares	\$ (1,797)	\$ (1,581)	\$ (1,037)
Funds from operations available for common shareholders ⁽²⁾	\$ 509,156	\$ 434,743	\$ 333,849
Weighted average number of common shares, diluted ⁽¹⁾⁽²⁾⁽³⁾	80,603	78,072	76,621
Funds from operations available for common shareholders, per diluted share ⁽²⁾	\$ 6.32	\$ 5.57	\$ 4.38

⁽¹⁾ For the year ended December 31, 2022, dividends on our Series 1 preferred stock were not deducted in the calculation of FFO available to common shareholders, as the related shares were dilutive and included in “weighted average common shares, diluted.”

⁽²⁾ For the year ended December 31, 2020, FFO available for common shareholders includes a \$11.2 million charge related to early extinguishment of debt. If this charge was excluded, our FFO available for common shareholders for 2020 would have been \$345.0 million, and FFO available for common shareholders, per diluted share would have been \$4.52.

⁽³⁾ The weighted average common shares used to compute FFO per diluted common share includes downREIT operating partnership units that were excluded from the computation of diluted EPS. Conversion of these operating partnership units is dilutive in the computation of FFO per diluted common share but is anti-dilutive for the computation of diluted EPS for 2021 and 2020.

Corporate Information

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301.998.8100

CORPORATE COUNSEL

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Washington, DC

INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Grant Thornton LLP
New York, NY

TRANSFER AGENT AND REGISTRAR

American Stock Transfer & Trust Company
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Brooklyn, NY 11219
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COMMON STOCK LISTING

New York Stock Exchange
Symbol: FRT

MEMBERSHIPS

International Council of Shopping Centers
National Association of Real Estate Investment Trusts
Urban Land Institute

ANNUAL MEETING

Federal Realty Investment Trust will hold its Annual Shareholder Meeting virtually at 9:00 a.m. on May 3, 2023.

CORPORATE GOVERNANCE

The Trust's Corporate Governance Guidelines and the charters for the Audit Committee, the Compensation and Human Capital Management Committee and the Nominating and Corporate Governance Committee are available in the Investors section of our website at www.federalrealty.com.

AUTOMATIC CASH INVESTMENT AND DIRECT DEPOSIT

Federal Realty offers automatic cash investment, the option to automatically withdraw funds from a checking/savings or other bank account to purchase additional shares of FRT on the 1st and 15th of each month. Federal Realty also offers shareholders the option to directly deposit their dividends. To sign up for automatic cash investment or direct deposit, please call 800.937.5449 or visit www.astfinancial.com.

INTERNET | WWW.FEDERALREALTY.COM

Visitors to the site can search for and download Securities and Exchange Commission filings, review Federal Realty's Dividend Reinvestment Plan, obtain current stock quotes, read recent press releases, and see a listing of our properties and the properties' respective websites. Printed materials and email news alerts can also be requested.

INVESTOR RELATIONS CONTACT

You may communicate directly with Federal Realty's Investor Relations department via telephone at 800.658.8980 or by email at IR@federalrealty.com.



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