

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K/A

Current Report
Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported):
September 30, 2001

Federal Realty Investment Trust

(Exact name of registrant as specified in its charter)

Maryland

1-07533

52-0782497

(State or other jurisdiction of
incorporation)

(Commission File
Number)

(I.R.S. Employer
Identification No.)

1626 East Jefferson Street, Rockville, Maryland

20852-4041

(Address of principal executive offices)

(Zip Code)

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

FEDERAL REALTY INVESTMENT TRUST

Item 5. Other Events

This Form 8-K/A is being filed for the sole purpose of amending the Debt Summary which was attached as Exhibit E-2 to the Registrant's Current Report on Form 8-K filed with the Commission on November 1, 2001.

The following table summarizes the Registrant's outstanding debt (excluding capital leases and interest rate swaps) as of September 30, 2001.

FEDERAL REALTY INVESTMENT TRUST
DEBT ANALYSIS (excluding capital leases and interest rate swaps)
September 30, 2001

		Maturity	Rate	Balance (in thousands)	
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Mortgages					
	Leesburg Plaza	10/01/08	6.510%	\$ 9,900	
	Federal Plaza	06/01/11	6.750%	36,387	
	Tysons Station	09/01/11	7.400%	6,992	
	164 E Houston Street	10/06/08	7.500%	312	
	Barracks Road	11/01/15	7.950%	44,300	
	Hauppauge	11/01/15	7.950%	16,700	
	Lawrence Park	11/01/15	7.950%	31,400	
	Wildwood	11/01/15	7.950%	27,600	
	Wynnewood	11/01/15	7.950%	32,000	
	Brick Plaza	11/01/15	7.415%	33,000	
	Friendship Center	09/22/03	libor + 1.35%	17,000	
	Construction loan on Woodmont East (may be extended to 8/29/04)	08/29/02	libor + 1.35%	22,361	
	Construction loan on Santana Row (may be extended to 4/16/06)	04/16/04	libor + 2.125%	23,047	
	Escondido (Municipal bonds)	10/01/16	variable	9,400	(a)
				\$ 310,399	
				=====	
Notes payable					
	Revolving credit facilities	12/19/03	libor + .80%	\$ 165,000	
	Term note with banks	12/19/03	libor + .95%	125,000	(b)
	Note issued in connection with renovation of Perring Plaza	01/31/13	10.00%	2,418	
	Note issued in connection with land purchase	06/30/02	libor + 1.25%	3,400	
	Other	various	various	66	
				\$ 295,884	
				=====	
Unsecured Public Debt					
	5 1/4% Convertible subordinated debentures	04/30/02	5.250%	\$ 289	
				=====	
	5 1/4% Convertible subordinated debentures	10/28/03	5.250%	\$ 75,000	
				=====	
	8% Notes (fixed)	04/21/02	8.000%	\$ 25,000	
	6.625% Notes (fixed)	12/01/05	6.625%	40,000	
	7.48% Debentures	08/15/26	7.480%	50,000	
	6.82% Medium Term Notes	08/01/27	6.820%	40,000	
	6.74% Medium Term Notes (c)	03/10/04	6.370%	39,500	
	6.99% Medium Term Notes (c)	03/10/06	6.894%	40,500	
	8.75% Notes	12/01/09	8.750%	175,000	
				\$ 410,000	
				=====	
	Total fixed rate debt			\$ 851,364	77.99%
	Total variable rate debt			240,208	22.01%
				-----	-----
	Total debt			\$1,091,572	100.00%
				=====	=====
	Weighted average interest rate:				

	Fixed rate debt			7.27%	
	Variable on revolving credit facilities			5.34%	(d)
	Variable on municipal bonds				(a)

- (a) The bonds bear interest at a variable rate determined weekly to be the interest rate which would enable the bonds to be remarketed at 100% of their principal amount.
- (b) The Trust purchased interest rate swaps or hedges on this note, thereby locking in the interest rate at 6.22%.
- (c) The Trust purchased interest rate swaps or hedges on these notes, thereby decreasing the effective interest.
- (d) Weighted average interest rate on revolving credit facilities for nine months ended September 30, 2001.

DEBT MATURITIES (excluding capital leases and interest rate swaps)
(In thousands) (assumes all extensions are exercised)

Year	Scheduled Amortization	Maturities	Total	Percent of Debt Expiring	Cumulative Percent of Debt Expiring
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2001	\$ 149	\$ -	\$ 149	0.0%	0.0%
2002	639	28,689	29,328	2.7%	2.7%
2003	846	382,000	382,846	35.1%	37.8%
2004	2,811	61,861	64,672	5.9%	43.7%
2005	3,064	40,000	43,064	4.0%	47.7%
2006	3,411	63,547	66,958	6.1%	53.8%
2007	3,686	-	3,686	0.3%	54.1%
2008	3,918	9,541	13,459	1.2%	55.3%
2009	4,095	175,045	179,140	16.4%	71.7%
2010	4,427	-	4,427	0.4%	72.1%
Thereafter	21,401	282,442	303,843	27.9%	100.0%
	\$ 48,447	\$1,043,125	\$1,091,572	100.00%	

SIGNATURES

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

FEDERAL REALTY INVESTMENT TRUST

Date: December 6, 2001

By: /s/ CECILY A. WARD

Cecily A. Ward
Vice President, Chief Financial Officer
and Treasurer