

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K  
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934  
Date of Report (Date of earliest event reported) December 31, 2000

Federal Realty Investment Trust  
-----

(Exact name of registrant as specified in its charter)

|  |  |   |
|--|--|---|
| -----<br>Maryland<br>-----<br>(State or other jurisdiction<br>of incorporation)                      | 1-7533<br>-----<br>(Commission<br>File Number) | 52-0782497<br>-----<br>(IRS Employer<br>Identification No.) |
| 1626 East Jefferson Street, Rockville, Maryland<br>-----<br>(Address of principal executive offices) | 20852-4041<br>-----<br>(Zip Code)              |   |

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

Exhibit Index appears on Page 3.

Item 5. Other Events

Federal Realty Investment Trust hereby files as exhibit 99 the following supplemental data pertaining to its portfolio of properties at December 31, 2000.

Item 7. Financial Statements and Exhibits

(c) Exhibits.

99 Supplemental portfolio information at December 31, 2000

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: February 15, 2001

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

EXHIBIT INDEX

| Exh No. | Exhibit   | Page No. |
|---------|---|----------|
| -----   | -----   | -----    |
| 99      | Supplemental portfolio information at December 31, 2000 | 4        |

FEDERAL REALTY INVESTMENT TRUST

Supplemental Information  
December 31, 2000

TABLE OF CONTENTS

|    |  |      |
|----|--|------|
| 1. | Debt Summary.....  | E-2  |
| 2. | Occupancy  |      |
|    | Percentage Leased.....                                       | E-3  |
|    | Regional Breakdown.....                                      | E-4  |
| 3. | Leases Signed Analysis                                       |      |
|    | Comparable and Non-Comparable.....                           | E-5  |
| 4. | Lease Expirations  |      |
|    | Average Rent on Leases Expiring.....                         | E-6  |
|    | Leases Expiring on Anchor and Small Shops.....               | E-7  |
| 5. | Major Tenants by Revenue Contribution.....                   | E-8  |
| 6. | Street Retail Operating & Development Overview.....          | E-9  |
| 7. | Development Pipeline.....                                    | E-10 |
| 8. | 2000 Year End Earnings Press Release, February 15, 2001..... | E-11 |
| 9. | Glossary of Terms.....                                       | E-15 |

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

FEDERAL REALTY INVESTMENT TRUST  
DEBT ANALYSIS (excluding capital leases and interest rate swaps)  
December 31, 2000

|  | Maturity   | Rate             | Balance<br>(in thousands) |         |
|--|--|------------------|---------------------------|---------|
|  | -----  | ----             | -----                     |         |
| <b>Mortgages</b>   |  |                  |                           |         |
| Leesburg Plaza   | 10/01/08   | 6.100%           | \$9,900                   |         |
| Federal Plaza  | 03/10/01   | 8.950%           | 26,675                    |         |
| Tysons Station   | 09/01/01   | 9.875%           | 3,988                     |         |
| 164 E Houston Street   | 10/06/08   | 7.500%           | 337                       |         |
| 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                    |         |
| Escondido (Municipal bonds)  | 10/01/16   | Variable (a)     | 9,400                     |         |
|  |  |                  | -----                     |         |
|  |  |                  | \$202,300                 |         |
|  |  |                  | =====                     |         |
| <b>Notes payable</b>   |  |                  |                           |         |
| Revolving credit facilities  |  | libor + .80% (b) | \$ 78,000                 |         |
| Term note with banks   |  | libor + .95% (c) | 125,000                   |         |
| Construction loan on Woodmont East<br>{may be extended to 8/29/04} | 08/29/02   | libor + 1.25%    | 16,241                    |         |
| Note issued in connection with<br>renovation of Perring Plaza      | 01/31/13   | 10.00%           | 2,501                     |         |
| Note issued in connection with land purchase                       | 08/14/00   | libor + 1.5%     | 3,400                     |         |
| Other  | various  | various          | 104                       |         |
|  |  |                  | -----                     |         |
|  |  |                  | \$225,246                 |         |
|  |  |                  | =====                     |         |
| <b>Unsecured Public Debt</b>                                       |  |                  |                           |         |
| 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 (d)  | 03/10/04   | 6.370%           | 39,500                    |         |
| 6.99% Medium Term Notes (d)  | 03/10/06   | 6.894%           | 40,500                    |         |
| 8.75% Notes  | 12/01/09   | 8.750%           | 175,000                   |         |
|  |  |                  | -----                     |         |
|  |  |                  | \$410,000                 |         |
|  |  |                  | =====                     |         |
|  | Total fixed rate debt                                    |                  | \$680,794                 | 74.58%  |
|  | Total variable rate debt                                 |                  | 232,041                   | 25.42%  |
|  |  |                  | -----                     | -----   |
|  | Total debt   |                  | \$912,835                 | 100.00% |
|  |  |                  | =====                     | =====   |
|  | <b>Weighted average interest rate:</b>                   |                  |                           |         |
|  | -----  |                  |                           |         |
|  | Fixed rate debt  |                  | 7.56%                     |         |
|  | Variable on revolving credit facilities<br>and term note |                  | 7.22% (e)                 |         |
|  | Variable on muncipal 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) Effective July 17, 2000 interest rate increased to LIBOR + .80% from LIBOR +.65%
- (c) Effective July 17, 2000 interest rate increased to LIBOR + .95% from LIBOR +.75%
- (d) The Trust purchased interest rate swaps or hedges on these notes, thereby decreasing the effective interest.
- (e) Weighted average interest rate on revolving credit facilities and term note for year ended December 31, 2000.

Federal Realty Investment Trust  
Percentage Leased Analysis  
December 31, 2000

| Overall Operating Occupancy<br>(Quarter to Quarter Analysis) | At December 31, 2000 |            |        | At December 31, 1999 |            |        |
|--|----------------------|------------|--------|----------------------|------------|--------|
|  | Type                 | Size       | Leased | Occupancy            | Size       | Leased |
| Retail Properties (leasable square feet)                     | 14,101,425           | 13,504,384 | 96%    | 14,040,093           | 13,494,066 | 96%    |
| Rollingwood Apartments (# of units)                          | 282                  | 282        | 100%   | 282                  | 278        | 99%    |

| Overall Operating Occupancy<br>(Rolling 12 Months) | At December 31, 2000 |            |        | At September 30, 2000 |            |        |
|--|----------------------|------------|--------|-----------------------|------------|--------|
|  | Type                 | Size       | Leased | Occupancy             | Size       | Leased |
| Retail Properties (leasable square feet)           | 14,101,425           | 13,504,384 | 96%    | 13,929,402            | 13,397,528 | 96%    |
| Rollingwood Apartments (# of units)                | 282                  | 282        | 100%   | 282                   | 282        | 100%   |

| Overall Operating Occupancy<br>(Rolling 12 Months) | At June 30, 2000 |            |        | At March 31, 2000 |            |        |
|--|------------------|------------|--------|-------------------|------------|--------|
|  | Type             | Size       | Leased | Occupancy         | Size       | Leased |
| Retail Properties (leasable square feet)           | 14,179,596       | 13,619,718 | 96%    | 14,171,079        | 13,506,203 | 95%    |
| Rollingwood Apartments (# of units)                | 282              | 276        | 98%    | 282               | 282        | 100%   |

| Same Center Occupancy<br>(Quarter to Quarter Comparison) | At December 31, 2000 |            |        | At December 31, 1999 |            |        |
|--|----------------------|------------|--------|----------------------|------------|--------|
|  | Type                 | Size       | Leased | Occupancy            | Size       | Leased |
| Retail Properties (leasable square feet)                 | 13,748,913           | 13,188,363 | 96%    | 13,744,117           | 13,204,946 | 96%    |
| Rollingwood Apartments (# of units)                      | 282                  | 282        | 100%   | 282                  | 278        | 99%    |

| Same Center Occupancy<br>(Rolling 12 Months) | At December 31, 2000 |            |        | At September 30, 2000 |            |        |
|--|----------------------|------------|--------|-----------------------|------------|--------|
|  | Type                 | Size       | Leased | Occupancy             | Size       | Leased |
| Retail Properties (leasable square feet)     | 13,748,913           | 13,188,363 | 96%    | 13,563,527            | 13,038,704 | 96%    |
| Rollingwood Apartments (# of units)          | 282                  | 282        | 100%   | 282                   | 282        | 100%   |

| Same Center Occupancy<br>(Rolling 12 Months) | At June 30, 2000 |            |        | At March 31, 2000 |            |        |
|--|------------------|------------|--------|-------------------|------------|--------|
|  | Type             | Size       | Leased | Occupancy         | Size       | Leased |
| Retail Properties (leasable square feet)     | 14,074,930       | 13,521,971 | 96%    | 14,066,413        | 13,418,914 | 95%    |
| Rollingwood Apartments (# of units)          | 282              | 276        | 98%    | 282               | 282        | 100%   |

Federal Realty Investment Trust  
Regional Occupancy Analysis  
December 31, 2000

---

| Region       | Total Square Footage | Occupancy 12/31/00 |
|--------------|----------------------|--------------------|
| Northeast    | 7,154,417            | 95%                |
| Mid-Atlantic | 5,915,121            | 96%                |
| West Coast   | 1,031,887            | 97%                |

---

| Region       | Total Square Footage | Occupancy 12/31/00 |
|--------------|----------------------|--------------------|
| Northeast    |                      |                    |
| Anchor       | 4,453,059            | 98%                |
| Small Shops  | 2,701,358            | 90%                |
| Mid-Atlantic |                      |                    |
| Anchor       | 2,771,038            | 99%                |
| Small Shops  | 3,144,083            | 94%                |
| West         |                      |                    |
| Anchor       | 336,397              | 95%                |
| Small Shops  | 695,490              | 98%                |

Federal Realty Investment Trust  
Retail Leasing Activity  
December 31, 2000

-----  
Comparable

| Rolling 12 Months | Number of Leases Signed | Square Feet | Weighted Average Lease Term (Years) | Average Prior Rent Per Square Foot | Average Current Rent Per Square Foot | Annualized Increase in Rent | Percentage Increase over Prior Rent | Estimated Tenant Improvement Costs |
|-------------------|-------------------------|-------------|-------------------------------------|------------------------------------|--------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| 4th Quarter 2000  | 69                      | 197,642     | 5.9                                 | \$19.40                            | \$21.58                              | \$430,649                   | 11%                                 | \$313,000                          |
| 3rd Quarter 2000  | 52                      | 282,354     | 10.3                                | \$12.85                            | \$15.29                              | \$687,804                   | 19%                                 | \$1,407,000                        |
| 2nd Quarter 2000  | 67                      | 214,111     | 5.8                                 | \$16.97                            | \$18.85                              | \$402,991                   | 11%                                 | \$866,000                          |
| 1st Quarter 2000  | 64                      | 297,054     | 9.1                                 | \$16.38                            | \$18.89                              | \$746,945                   | 15%                                 | \$5,128,000                        |
| Total             | 252                     | 991,161     | 7.9                                 | \$16.10                            | \$18.39                              | \$2,268,389                 | 14%                                 | \$7,714,000                        |

Non-Comparable

| Rolling 12 Months | Number of Leases Signed | Square Feet | Weighted Average Lease Term (Years) | Average Rent Per Square Foot | Annualized Current Rent | Estimated Tenant Improvement Costs |
|-------------------|-------------------------|-------------|-------------------------------------|------------------------------|-------------------------|------------------------------------|
| 4th Quarter 2000  | 23                      | 101,245     | 10.0                                | \$31.82                      | \$3,221,510             | \$0                                |
| 3rd Quarter 2000  | 26                      | 138,794     | 17.0                                | \$30.05                      | \$4,170,745             | \$116,000                          |
| 2nd Quarter 2000  | 16                      | 84,287      | 11.7                                | \$29.37                      | \$2,475,607             | \$248,000                          |
| 1st Quarter 2000  | 10                      | 50,126      | 12.8                                | \$24.07                      | \$1,206,432             | \$1,026,000                        |
| Total             | 75                      | 374,452     | 13.5                                | \$29.57                      | \$11,074,294            | \$1,390,000                        |



Federal Realty Investment Trust  
 Leases Expiring  
 December 31, 2000

|      | Total<br>Square Feet<br>Expiring (1) | Percent<br>of Total<br>Portfolio(2) | Average<br>Rent Per<br>Square Foot |
|------|--------------------------------------|-------------------------------------|------------------------------------|
|      | -----                                | -----                               | -----                              |
| 2001 | 384,916                              | 3%                                  | \$19.34                            |
| 2002 | 363,731                              | 2%                                  | \$19.18                            |
| 2003 | 346,496                              | 2%                                  | \$20.38                            |
| 2004 | 391,828                              | 3%                                  | \$23.17                            |
| 2005 | 376,133                              | 3%                                  | \$23.01                            |

(1) Excludes lease expirations with options

(2) Total portfolio square footage at December 31, 2000 is 14,921,597 representing the physical square footage of the properties including redevelopments, which may exceed the rentable square footage used to express occupancy.

Federal Realty Investment Trust  
 Leases Expiring - Anchors and Small Shops  
 December 31, 2000

|            | Total<br>Square Feet<br>Expiring (1) | Percent<br>of Total<br>Portfolio (2) |
|------------|--------------------------------------|--------------------------------------|
|            | -----                                | -----                                |
| 2001       |                                      |                                      |
| Anchor     | 0                                    | 0%                                   |
| Small Shop | 384,916                              | 3%                                   |
| 2002       |                                      |                                      |
| Anchor     | 66,670                               | (less than)1%                        |
| Small Shop | 297,061                              | 2%                                   |
| 2003       |                                      |                                      |
| Anchor     | 19,600                               | (less than)1%                        |
| Small Shop | 326,896                              | 2%                                   |
| 2004       |                                      |                                      |
| Anchor     | 31,000                               | (less than)1%                        |
| Small Shop | 360,828                              | 2%                                   |
| 2005       |                                      |                                      |
| Anchor     | 18,500                               | (less than)1%                        |
| Small Shop | 357,633                              | 2%                                   |

(1) Excludes lease expirations with options

(2) Total portfolio square footage at December 31, 2000 is 14,921,597 representing the physical square footage of the properties including redevelopments, which may exceed the rentable square footage used to express occupancy.

Federal Realty Investment Trust  
Major Tenants by Revenue Contribution  
December 31, 2000

| Tenant<br>-----                  | Square<br>Footage<br>----- | Percent of<br>Revenue (1)<br>----- |
|----------------------------------|----------------------------|------------------------------------|
| Ahold USA, Inc.                  | 385,557                    | 2.08%                              |
| The Gap, Inc.                    | 190,598                    | 1.93%                              |
| Bed, Bath & Beyond, Inc.         | 323,021                    | 1.93%                              |
| CVS Corporation                  | 164,687                    | 1.89%                              |
| Genuardi Supermarkets, Inc.      | 192,205                    | 1.63%                              |
| The TJX Companies                | 386,200                    | 1.54%                              |
| Barnes & Noble Superstores, Inc. | 164,189                    | 1.42%                              |
| Toys R Us, Inc.                  | 329,604                    | 1.39%                              |
| Dollar Tree Stores, Inc.         | 180,357                    | 1.10%                              |
| Kmart Corporation                | 508,580                    | 1.08%                              |

(1) Revenue equals 2000 minimum plus percentage rent

Federal Realty Investment Trust  
Street Retail Operating & Development Overview  
December 31, 2000

| (in thousands, except sf data) | For the year ended December 31, |           |           |           |           |
|--------------------------------|---------------------------------|-----------|-----------|-----------|-----------|
|                                | 1996                            | 1997      | 1998      | 1999      | 2000      |
| Real Estate Assets (1)         | \$203,946                       | \$393,623 | \$473,626 | \$563,386 | \$709,005 |
| Revenues                       | \$29,118                        | \$41,894  | \$62,524  | \$71,029  | \$79,013  |
| Net Operating Income           | \$18,532                        | \$27,092  | \$40,680  | \$48,538  | \$54,210  |
| Square Feet (2)                | 1,606,000                       | 1,982,000 | 2,081,000 | 2,686,000 | 2,771,000 |

(1) From time to time, the Trust reevaluates the assets that make up "street retail". The Trust has reclassified Barracks Road, Uptown, Fresh Meadows and Rollingwood as "street retail" since these properties are more closely aligned with street retail than with community shopping centers. At December 31, 2000, street retail includes stabilized assets, assets which are in various stages of redevelopment, and \$177 million related to new development in process.

(2) Excludes new development square footage, redevelopment square footage, and Rollingwood Apartments.

| NORTHEAST                        | Square Feet | MID-ATLANTIC           | Square Feet |
|----------------------------------|-------------|------------------------|-------------|
| Connecticut                      |             | Virginia               |             |
| Greenwich Avenue                 | 81,000      | Barracks Road          | 484,000     |
| West Hartford                    | 125,000     | Pentagon Row           | N/A (2)     |
| Westport                         | 27,000      | Village at Shirlington | 203,000     |
| Massachusetts                    |             | WESTERN                |             |
| Coolidge Corner                  | 13,000      | Arizona                |             |
| New Jersey                       |             | Mill Avenue            | 40,000      |
| Central Avenue                   | 11,000      | California             |             |
| New York                         |             | Colorado Boulevard     | 68,000      |
| Forest Hills                     | 91,000      | Fifth Avenue           | 66,000      |
| Fresh Meadows                    | 410,000     | Hermosa Beach          | 25,000      |
|                                  |             | Hollywood Blvd.        | 198,000     |
|                                  |             | Old Town Center        | 97,000      |
|                                  |             | Post Street            | 101,000     |
|                                  |             | Santana Row            | N/A (2)     |
| MID-ATLANTIC                     |             | Third Street Promenade | 198,000     |
| District of Columbia             |             | Illinois               |             |
| Sam's Park N Shop                | 50,000      | Evanston               | 19,000      |
| Florida                          |             | Oak Street             | 5,000       |
| Winter Park                      | 28,000      | Oregon                 |             |
| Maryland                         |             | Tanasbourne            | N/A (2)     |
| Bethesda Row                     | 331,000     | Uptown                 | 100,000     |
| Rollingwood Apartments 282 units | (2)         | Texas                  |             |
|                                  |             | Houston Street         | N/A (2)     |

FEDERAL REALTY INVESTMENT TRUST  
 Development Pipeline  
 December 31, 2000

| Project   | Specifications  | Cost To Date   | Estimate To Complete 2001 | Estimate To Complete 2002 | Total Completed Cost | Expected Stabilized Return | Principal Tenants                      |
|---|---|----------------|---------------------------|---------------------------|----------------------|----------------------------|--|
| -----<br>(\$ in millions)                             |   |                |                           |                           |                      |                            |  |
| DEVELOPMENT IN PROGRESS                               |   |                |                           |                           |                      |                            |  |
| Bethesda Row - Woodmont East<br>Bethesda, Maryland    | 52,000 sf retail<br>78,000 sf office  | \$25           | \$7                       | -                         | \$32                 | 11.0%                      | Jaleo Restaurant<br>OpNet Technologies |
| Pentagon Row<br>Arlington, Virginia                   | 300,000 sf retail (1)<br>500 apartment units  | \$40           | \$34                      | -                         | \$74                 | 10.5%                      | Harris Teeter<br>Bed, Bath & Beyond    |
| Santana Row (Phase I)<br>San Jose, California         | 538,000 sf retail<br>501 residential units<br>200 hotel rooms   | \$97           | \$217                     | \$161                     | \$475                | 8.5% - 9%(2)               | Crate & Barrel                         |
|   |   | -----<br>\$162 | -----<br>\$258            | -----<br>\$161            | -----<br>\$581       |                            |  |
| -----   |   |                |                           |                           |                      |                            |  |
| FUTURE DEVELOPMENT                                    |   |                |                           |                           |                      |                            |  |
| The Shops at Tanasbourne<br>Portland, Oregon          | 400,000 sf retail<br>12,000 sf office   | \$14           |                           |                           |                      |                            |  |
| Lindbergh City Center<br>Atlanta, Georgia             | 300,000 sf retail (1)<br>320 apartments<br>120 hotel rooms<br>290 condominiums<br>1.3 million sf office | \$ 1           |                           |                           |                      |                            |  |
|   |   | -----<br>\$15  |                           |                           |                      |                            |  |
| -----   |   |                |                           |                           |                      |                            |  |
| Total New Development and<br>Construction in Progress |   | \$177          | =====                     |                           |                      |                            |  |

(1) Federal Realty will develop only the retail component of this project.  
 (2) Including land and infrastructure for future phases. Phase I comprises approximately 40% of the residential entitlement and approximately 75% of the retail entitlement.

## Glossary of Terms

**Average occupancy costs:** Includes rent, common area maintenance expense, real estate taxes, merchant association dues and other charges

**Economic occupancy:** The square footage generating rental income expressed as a percentage of its total rentable square feet.

**Leases signed - comparable:** Represents leases signed on spaces for which there was a former tenant.

**Leases signed - noncomparable:** Represents leases signed on spaces for which there was no previous tenant, i.e. expansion space or space that was previously non-leasable.

**Leases signed - prior rent:** Total rent paid by the previous tenant; includes minimum and percentage rent.

**Net Operating Income:** Gross revenues, including interest income, less rental expenses and real estate taxes.

**Occupancy:** The currently leased portion of a property expressed as a percentage of its total rentable square feet; includes square feet covered by leases for stores not yet opened.

**Overall occupancy:** Occupancy for the entire portfolio -- includes all operating properties owned in reporting period.

**Same center occupancy:** Occupancy for only those properties owned and operating in the periods being compared. Excludes centers purchased or sold as well as properties under redevelopment and development.

**Tenant improvement costs:** Represents the total dollars committed for the improvement (fit-out) of a space as relates to a specific lease. The amounts shown represent not only the estimated cost to fit-out the tenant space, but may also include base building costs (i.e. expansion, escalators or new entrances) which are required to make the space leasable.

FOR IMMEDIATE RELEASE  
February 15, 2001

Contact:  
Andrew Blocher  
Vice President, Investor Relations & Finance  
(301) 998-8166

FEDERAL REALTY INVESTMENT TRUST ANNOUNCES  
RECORD YEAR-END 2000 OPERATING RESULTS

ROCKVILLE, MD (February 15, 2001) - Federal Realty Investment Trust (NYSE:FRT) today reported operating results for the year ending December 31, 2000.

- o Funds from operations (FFO) increased 8% to \$2.56 per diluted share
- o Overall occupancy remains strong at 95.8%
- o Construction underway at Santana Row

Financial Results  
- - - - -

Funds from operations for the year ended December 31, 2000 increased 6% to \$102.2 million from \$96.8 in 1999. On a per diluted share basis, funds from operations increased 8% from \$2.38 in 1999 to \$2.56 in 2000, beating First Call Consensus Estimates by \$0.01. Federal Realty reported net operating income, which includes interest income from mortgage notes receivable, of \$196.4 million, a 6% increase from the \$186.0 million reported for 1999. Growth in funds from operations and net operating income can largely be attributed to increased rental income, with a major contribution from the renovation and re-tenanting of certain properties in Federal Realty's shopping center portfolio, and a 12% decrease in general and administrative expenses from 1999 to 2000 due to non-recurring items in 1999. Given the current levels of interest rates, Federal Realty is comfortable with the consensus 2001 First Call FFO estimate of \$2.64 per share.

"Our property locations, in densely populated, high barrier-to-entry, affluent markets have allowed us to increase rental income and maintain strong occupancy rates through varied economic conditions both today, and over the past 38 years" commented Steven J. Guttman, president and chief executive officer of Federal Realty. "We are pleased with our continued progress in maximizing shareholder value through the redevelopment and re-tenanting of our core shopping center portfolio and the development and enhancement of our urban retail and mixed-use properties."

-MORE-

Portfolio Results

-----  
For the year, rental income increased from \$245.8 million in 1999 to \$260.7 million in 2000, a 6% increase. During 2000, the Trust signed leases for a total of 1.7 million square feet of retail, office and residential space. On a comparable retail space basis, the Trust re-leased 1.0 million square feet at an average increase in rent per square foot of 14%. The weighted-average rent on these same space leases was \$18.39 per square foot compared to the previous average rent of \$16.10 per square foot. At year-end 2000, overall occupancy remained strong at 95.8%, versus 96.1% reported for December 31, 1999.

Development Activities

-----  
In November 2000, construction began in earnest at Santana Row, Federal Realty's mixed-use urban district in San Jose, California. The Trust has negotiated the terms of a guaranteed maximum price contract with Bovis Lend Lease for a significant portion of the hard construction costs associated with Phase I. In addition, Federal Realty has a signed commitment letter from three banks for a \$295 million construction loan. Leasing activity continues to progress with almost 40% of the Phase I retail space leased or under signed letter of intent. The company anticipates the first portions of Phase I to open during the second quarter of 2002.

At Bethesda Row, in Bethesda, Maryland, the 130,000 square foot mixed-use Woodmont East building continues to progress on schedule. Several retail tenants have opened for business since the first of this year, while the 77,000 square feet of office space is 100% leased and tenants are currently building out their spaces. In Arlington, Virginia, Federal Realty now anticipates an early second quarter opening of the first building of Pentagon Row. The 300,000 square foot mixed-use neighborhood is 90% committed, with 15 retail tenants actively building out their space.

-MORE-



Conference Call  
- - - - -

Federal Realty's fourth quarter earnings conference call is scheduled for 11:00 AM EST, Friday February 16, 2001. To participate, please call (800) 289-0436 five to ten minutes prior to the start time. Federal Realty will also provide an online Web Simulcast on the company's web site, [www.federalrealty.com](http://www.federalrealty.com). For

those interested parties who are unable to participate in the conference call, a re-broadcast will be available online at [www.federalrealty.com](http://www.federalrealty.com) beginning at 6:00

PM EST on February 16. A telephone recording of the call can also be heard by dialing (888) 203-1112. The passcode for this replay is 663631.

Federal Realty Investment Trust is an equity real estate investment trust specializing in the ownership, management, development and re-development of prime retail and urban mixed-use districts. The Trust's real estate portfolio contains more than 120 properties consisting of community and neighborhood shopping centers, urban mixed-use main street retail and apartment properties located in strategic metropolitan markets across the United States. The Trust is nationally recognized for its main street revitalization, value-added urban development programs. Federal Realty has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 33 consecutive years. Shares of the Trust are traded on the New York Stock Exchange under the symbol FRT.

Safe Harbor Language  
- - - - -

Certain matters discussed within this press release may be deemed to be forward looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Although Federal Realty Investment Trust believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Federal's expectations are detailed from time to time in the Company's SEC reports and filings, including its annual report on Form 10-K. Federal Realty assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

###

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

| OPERATING RESULTS  | Three Months Ended<br>December 31, |          | Twelve Months Ended<br>December 31, |              |
|--|------------------------------------|----------|-------------------------------------|--------------|
| -----  | 2000                               | 1999     | 2000                                | 1999         |
| -----  | ----                               | ----     | ----                                | ----         |
| Revenues   |                                    |          |                                     |              |
| Rental income  | \$68,100                           | \$64,755 | \$260,684                           | \$245,833    |
| Other property income                                    | 2,917                              | 3,055    | 11,065                              | 11,231       |
| Interest and other income                                | 1,773                              | 1,870    | 7,532                               | 7,649        |
|  | -----                              | -----    | -----                               | -----        |
|  | 72,790                             | 69,680   | 279,281                             | 264,713      |
| Expenses   |                                    |          |                                     |              |
| Rental   | 15,223                             | 14,623   | 56,280                              | 53,677       |
| Real estate taxes  | 6,900                              | 6,677    | 26,620                              | 25,021       |
| Interest   | 16,897                             | 15,985   | 66,418                              | 61,492       |
| Administrative   | 4,283                              | 4,232    | 13,318                              | 15,120       |
| Depreciation and amortization                            | 13,826                             | 12,698   | 53,259                              | 50,011       |
|  | -----                              | -----    | -----                               | -----        |
|  | 57,129                             | 54,215   | 215,895                             | 205,321      |
|  | -----                              | -----    | -----                               | -----        |
| Operating income before investors' share of operations   | 15,661                             | 15,465   | 63,386                              | 59,392       |
| Investor's share of operations                           | (1,772)                            | (1,577)  | (6,544)                             | (3,899)      |
|  | -----                              | -----    | -----                               | -----        |
| Income before gain (loss) on sale of real estate         | 13,889                             | 13,888   | 56,842                              | 55,493       |
| Gain (Loss) on sale of real estate                       | -                                  | -        | 3,681                               | (7,050)      |
|  | -----                              | -----    | -----                               | -----        |
| Net Income   | \$13,889                           | \$13,888 | \$ 60,523                           | \$ 48,443    |
| Dividends on preferred stock                             | (1,987)                            | (1,987)  | (7,950)                             | (7,950)      |
|  | -----                              | -----    | -----                               | -----        |
| Net income available for common shareholders             | \$11,902                           | \$11,901 | \$ 52,573                           | \$ 40,493    |
|  | =====                              | =====    | =====                               | =====        |
| Earnings per common share, basic                         | \$0.31                             | \$0.30   | \$1.36                              | \$1.02       |
|  | =====                              | =====    | =====                               | =====        |
| Earnings per common share, diluted                       | \$0.31                             | \$0.30   | \$1.35                              | \$1.02       |
|  | =====                              | =====    | =====                               | =====        |
| Weighted average shares outstanding, basic               | 38,750                             | 39,694   | 38,796                              | 39,574       |
| Weighted average shares outstanding, diluted             | 39,794                             | 40,662   | 39,910                              | 40,638       |
| Funds from Operations                                    |                                    |          |                                     |              |
| Net income available for common shareholders             | \$11,902                           | \$11,901 | \$52,573                            | \$40,493     |
| Add: (gain) loss on sale of real estate                  | 0                                  | -        | (3,681)                             | 7,050        |
| Add: depreciation and amortization of real estate assets | 12,604                             | 11,539   | 48,456                              | 45,388       |
| Add: amortization of initial direct costs of leases      | 917                                | 798      | 3,514                               | 3,033        |
| Add: income attributable to operating partnership units  | 289                                | 279      | 1,311                               | 831          |
|  | -----                              | -----    | -----                               | -----        |
| Funds from operations                                    | \$25,712                           | \$24,517 | \$102,173                           | \$96,795     |
|  | =====                              | =====    | =====                               | =====        |
| Funds from operations per share, diluted                 | \$0.65                             | \$0.60   | \$2.56                              | \$2.38       |
|  | =====                              | =====    | =====                               | =====        |
| BALANCE SHEET DATA                                       |                                    |          | December 31,                        | December 31, |
| -----  |                                    |          | 2000                                | 1999         |
| -----  |                                    |          | ----                                | ----         |
| Assets   |                                    |          |                                     |              |
| Real estate, at cost                                     |                                    |          | \$1,854,913                         | \$1,721,459  |
| Accumulated depreciation and amortization                |                                    |          | (351,258)                           | (317,921)    |
|  |                                    |          | -----                               | -----        |
|  |                                    |          | 1,503,655                           | 1,403,538    |
| Mortgage notes receivable                                |                                    |          | 47,360                              | 53,495       |
| Cash and investments                                     |                                    |          | 11,357                              | 11,738       |
| Receivables  |                                    |          | 13,092                              | 23,130       |
| Other assets   |                                    |          | 45,615                              | 42,147       |
|  |                                    |          | -----                               | -----        |
| Total assets   |                                    |          | \$1,621,079                         | \$1,534,048  |
|  |                                    |          | =====                               | =====        |
| Liabilities and Shareholders' Equity                     |                                    |          |                                     |              |
| Obligations under capital leases & mortgages payable     |                                    |          | \$ 323,911                          | \$ 172,573   |
| Notes payable  |                                    |          | 225,246                             | 162,768      |
| Senior Notes   |                                    |          | 410,000                             | 510,000      |
| 5 1/4% Convertible subordinated debentures               |                                    |          | 75,289                              | 75,289       |
| Other liabilities  |                                    |          | 118,979                             | 111,591      |
|  |                                    |          | -----                               | -----        |
| Shareholders' Equity                                     |                                    |          | 467,654                             | 501,827      |
|  |                                    |          | -----                               | -----        |
|  |                                    |          | \$1,621,079                         | \$1,534,048  |
|  |                                    |          | =====                               | =====        |