

## Company Data

Name	<b>Federal Realty Investment Trust</b>
Address	<b>1626 E. Jefferson Street Rockville, MD 20852</b>
Main Telephone	<b>301-998-8100</b>
Main Fax	<b>301-998-3700</b>
Website Address	<a href="http://www.federalrealty.com">www.federalrealty.com</a>
Chief Executive Officer	<b>Donald C. Wood</b>
Chief Financial Officer	<b>Larry E. Finger</b>
Investor Relations Contact	<b>Karen Fox</b>
Telephone	<b>301-998-8358</b>
Fax	<b>301-998-3713</b>
E-mail	<a href="mailto:ir@federalrealty.com">ir@federalrealty.com</a>

## Company Description

Federal Realty Investment Trust owns, manages, develops, and redevelops prime retail properties. The Trust's real estate portfolio contains more than 120 properties, consisting of neighborhood and community shopping centers and main street retail properties in strategic metropolitan markets across the United States. These markets include Boston, New York, Philadelphia, Washington, D.C., Chicago, San Antonio, Portland, San Francisco, Los Angeles, San Jose, and San Diego.

## End-of-Year Pricing &amp; Yield Data

Price	Annual Dividend	Dividend Yield
\$28.12	\$1.94	6.9%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
31.32%	24.39%	10.50%

Data as of 12/31/02

Source: NAREIT