

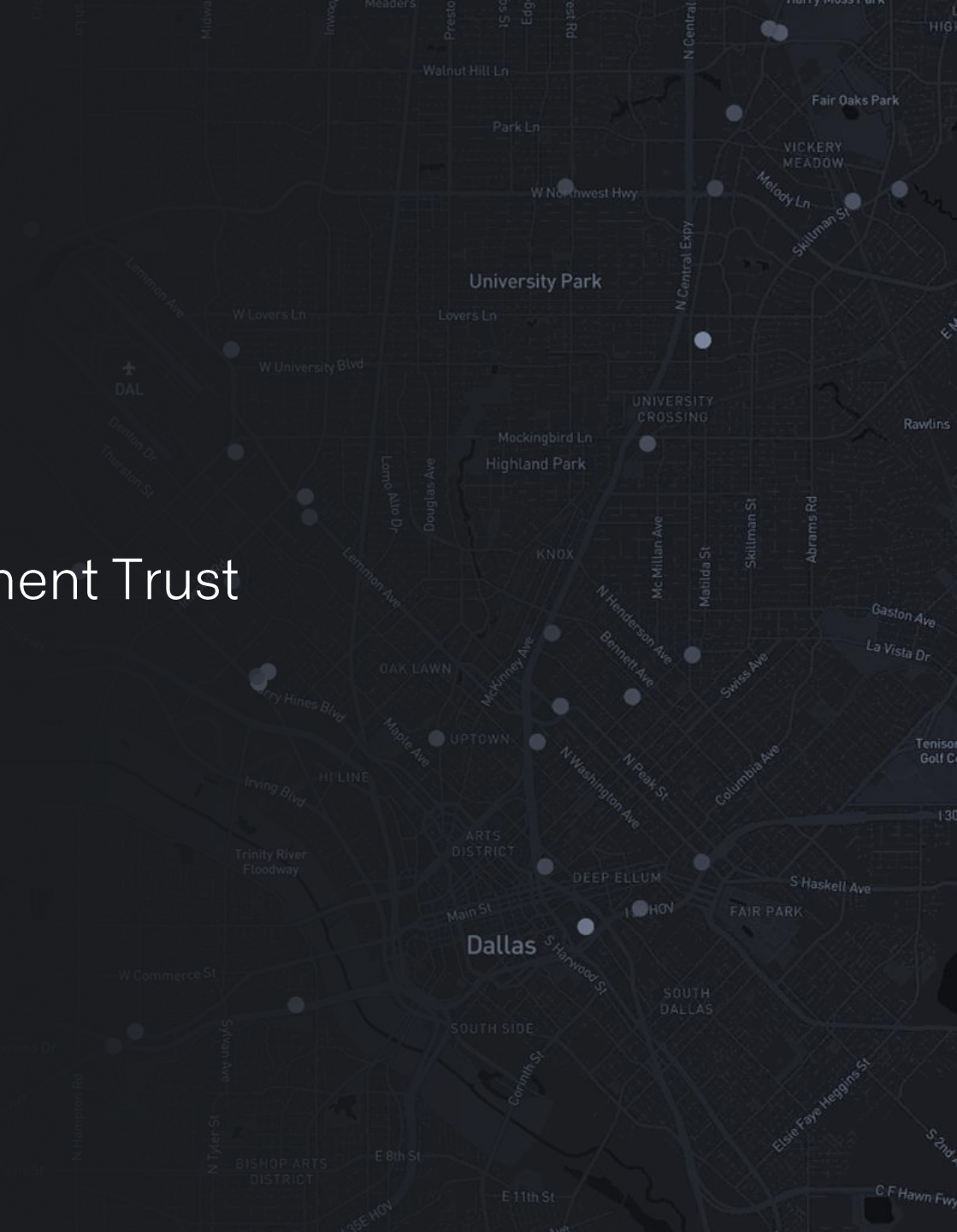
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REIT Portfolio Insights

Federal Realty Investment Trust

March 2022

www.pelion.co



Company Profile

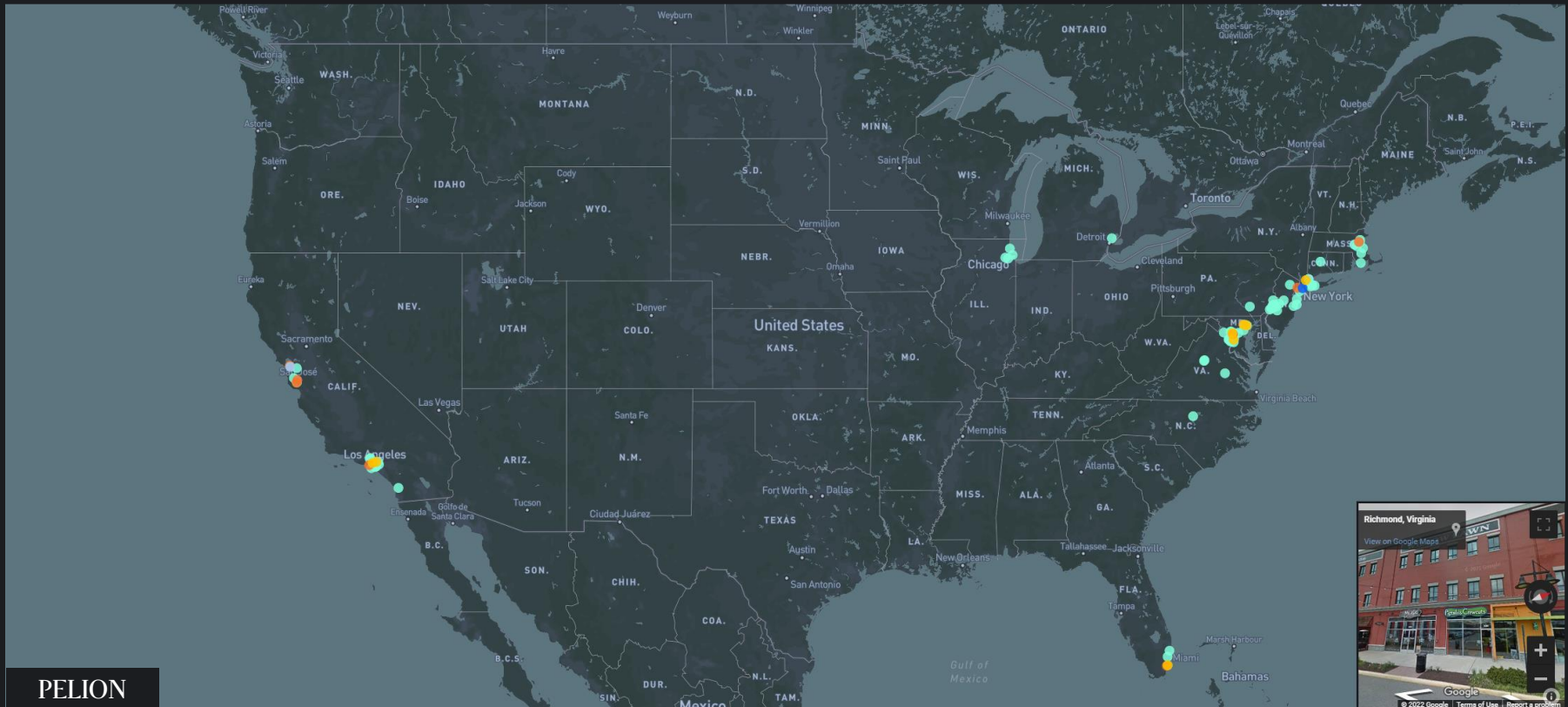
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Federal Realty is a recognized leader in the ownership, operation and redevelopment of high-quality retail-based properties located primarily in major coastal markets from Washington, D.C. to Boston as well as San Francisco and Los Angeles.

Company Type:	Public REIT	Geographic Focus:	USA Coastal
Sector:	Retail	No. of Properties:	104
Asset Class Focus:	Shopping Center	Size (sq. ft.):	25.1M
Largest Tenant:	2.7% (TJX Companies)	Occupancy:	91.1% (Q4 2021)

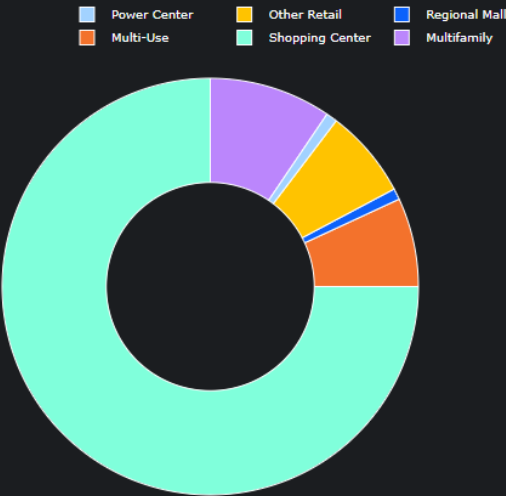
● Multifamily ● Shopping Center ● Multi-Use ● Regional Mall ● Other Retail ● Power Center



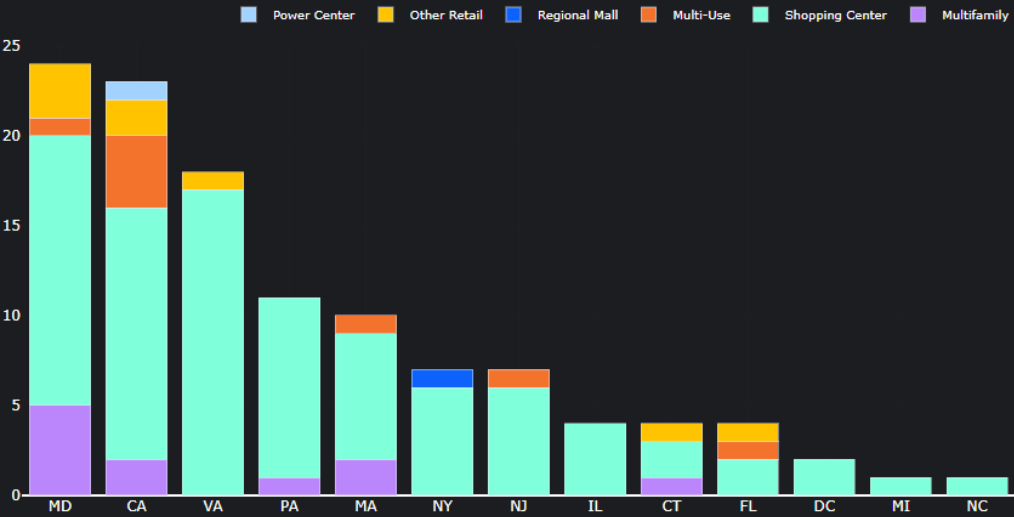
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Geographic Characteristics

Sector Exposure



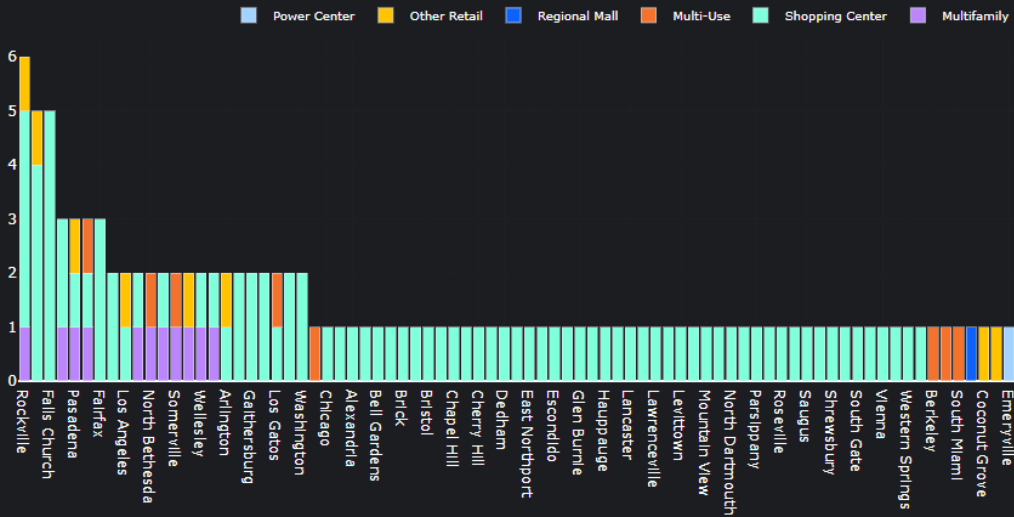
State Exposure



Global Exposure

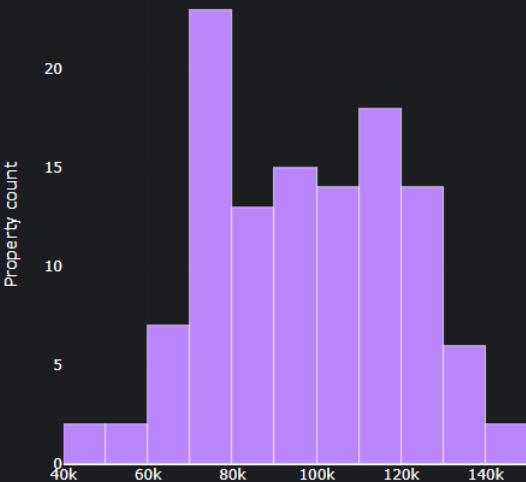


City Exposure

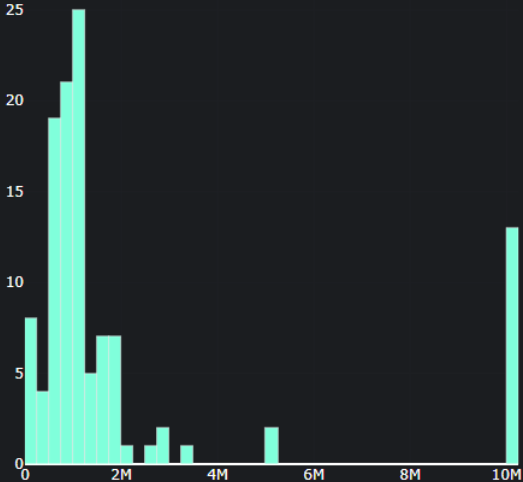


Demographic Characteristics

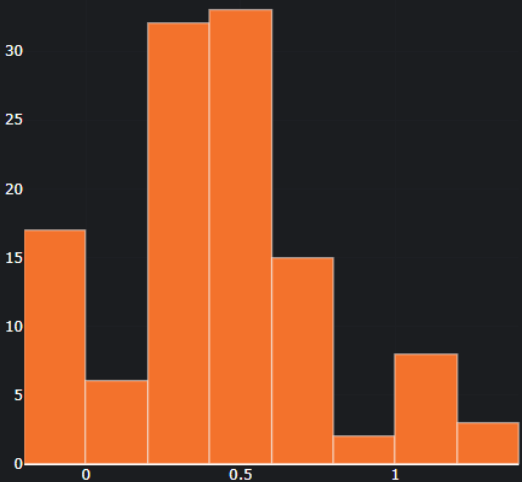
Median Household Income



Population

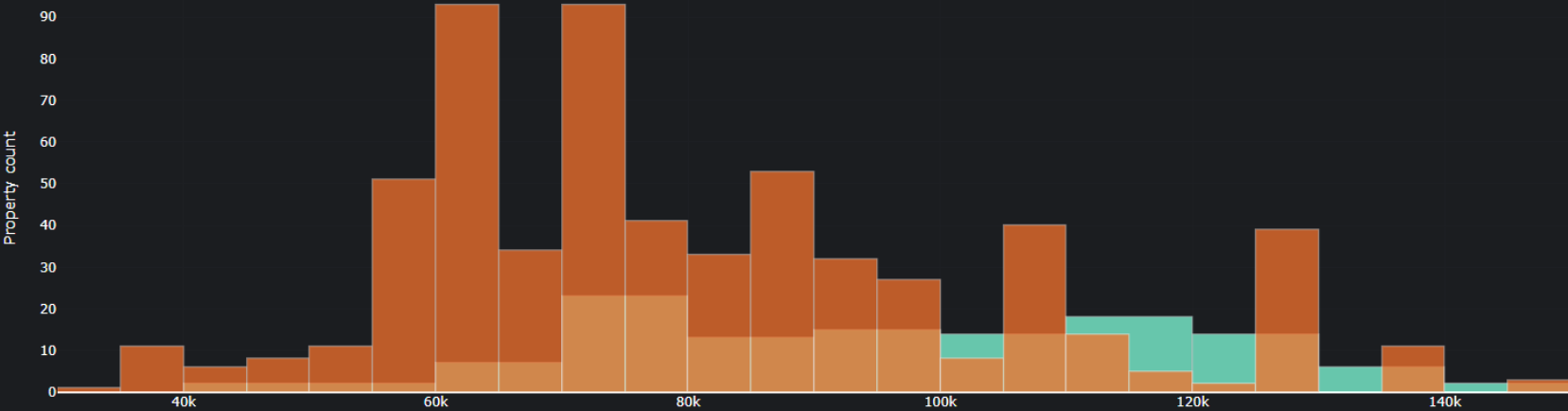


Projected Population Change %



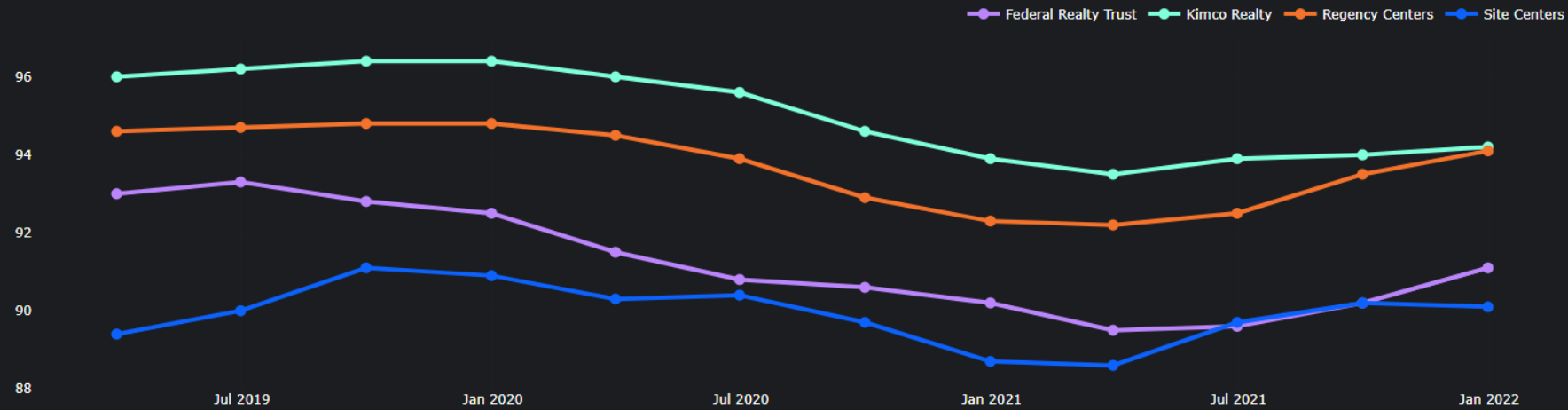
Median Household Income (\$)

Federal Realty Trust Kimco Realty

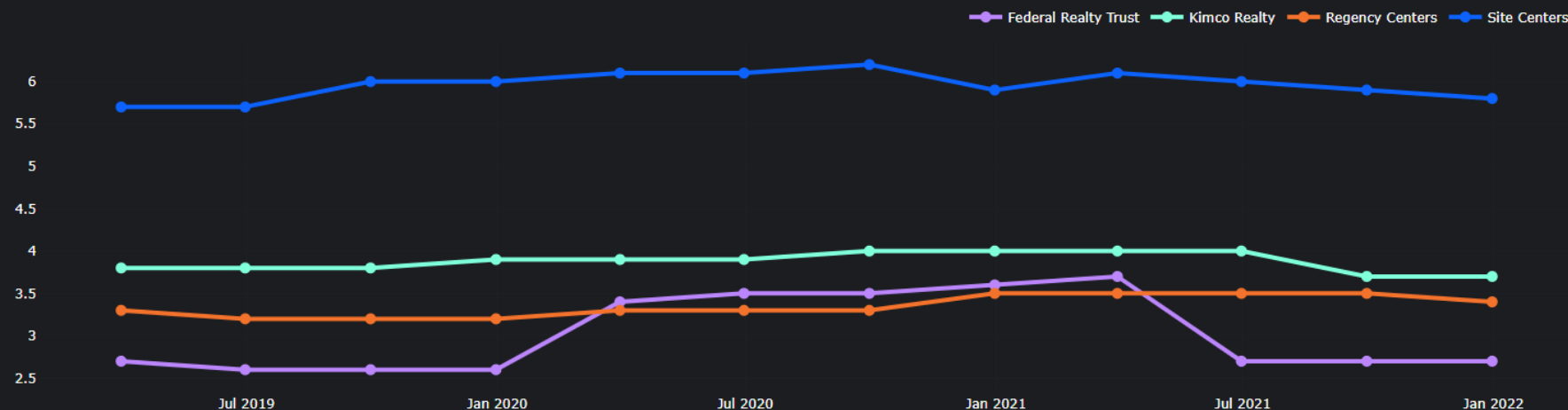


Portfolio Performance

Portfolio Occupancy



Largest Tenant %



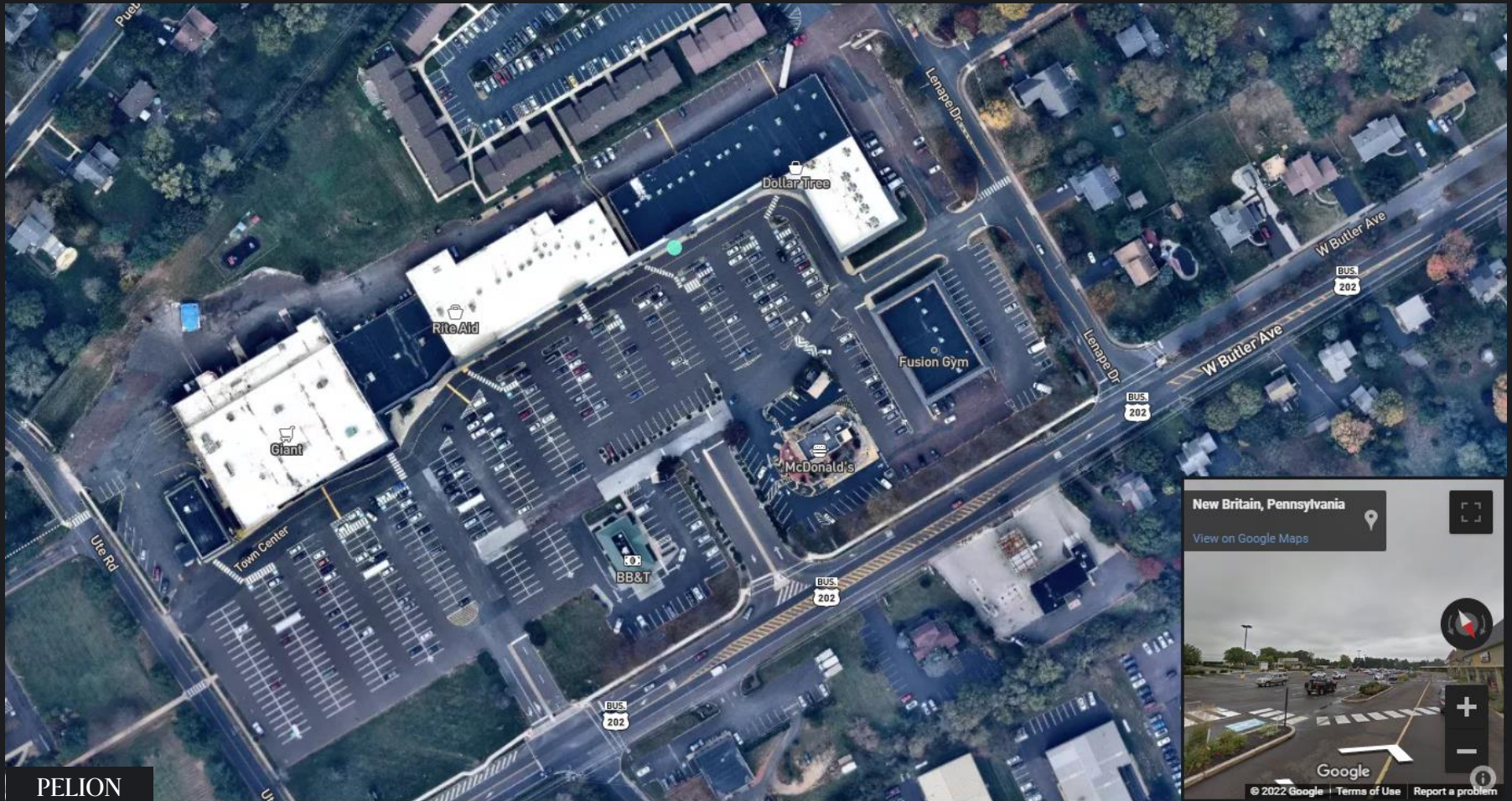
Sample Property – Andorra Shopping Center, Philadelphia, PA

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Sample Property – Town Center of New Britain, New Britain, PA

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