LEED Building Investments

SECOND QUARTER 2026

Forward Looking Statements

FEDERAL REALTY INVESTMENT TRUST

FEDERAL REALTY OP LP

Certain matters included in this presentation may be forward looking statements within the meaning of federal securities laws. Actual future performance and results may differ materially from those included in forward looking statements. Please refer to the Appendix to this presentation for information about how to identify such forward-looking statements and for a non-exclusive list of factors that can cause actual results to be different from those we describe.

Information included in the presentation is as of June 30, 2026 unless otherwise noted.

Long History of Responsible Investing

EMBEDDED AS PART OF OUR BUSINESS

- → First LEED certification completed in 2012
- → Total investment of nearly $2.6 billion in buildings already having received or expected to receive a LEED certification*

Project	Use Type	LEED Level	Year Certified
Assembly Row Total Investment			**$740 million***
450 Artisan Way	Retail/Office	Gold	2015
449 Canal St (Montaje)	Retail/Residential	Gold	2019
455 Grand Union Blvd	Retail/Office	Gold	2022
485 Foley St (Miscela)	Retail/Residential	Gold	2022
Pike & Rose Total Investment			**$882 million***
900 Per Sei Place (Per Sei)	Retail/Residential	Certified	2015
11810 Grand Park Ave	Retail/Office	Silver	2016
11803 Grand Park Ave (Pallas)**	Retail/Residential	Certified	2017
Neighborhood	Project Wide	Gold	2018
11920 Grand Park Ave	Retail	Certified	2018
925 Rose Ave	Retail	Silver	2018
11870 Grand Park Ave	Retail/Residential	Certified	2018
940 Rose Ave	Retail/Residential/Hotel	Silver	2018
910 Rose Ave	Retail	Certified	2018
909 Rose Ave	Retail/Office	Gold	2020
Federal Corporate HQ	Office	Gold	2020
915 Meeting St	Retail/Office	Gold	2024
Santana Row Total Investment			**$560 million***
3003 Olin Ave (Levare)**	Residential	Certified	2013
700 Santana Row	Retail/Office	Certified	2021
One Santana West	Office	Gold	2023
Other Properties Total Investment			**$415 million***
Bethesda Row	Retail	Silver	2012
Montrose Crossing	Retail	Certified	2012
Chelsea**	Residential	Silver	2013
Montrose Crossing	Retail	Certified	2018
CocoWalk	Retail/Office	Gold	2021
Plaza El Segundo	Office	Certified	2021
Plaza El Segundo	Office	Gold	2023
Bala Cynwyd	Residential	Gold	In progress
Hoboken	Residential	Gold	In progress
Willow Grove	Residential	Gold	In Progress

*Some portion of the total project investments may not be allocable to support a green bond. No assurance can be given that projects in progress will achieve targeted level of LEED certification.

** All or a portion of this property has been sold.

Eligible Green Projects

POTENTIAL INVESTMENTS TO SUPPORT GREEN BONDS

- → $750 million on Green Bonds issued October 2020 and April 2023
  - All proceeds of both offerings fully allocated to Eligible Green Projects
- → Approximately $757-$795 million of total investments available to support future green bonds*
- → All projects listed have been completed or are currently under construction
- → Additional LEED projects may be added that are not yet under construction

Project	Use Types	LEED Level	Year Certified
October 2020 Green Bonds			**$400.0 million**
Net Proceeds			**$394.2 million**
Remaining to be Allocated			**$0 million**
Proceeds Allocated/Projects			**$394.2 million**
449 Canal Street (Montaje)	Retail/Residential	Gold	2019
925 Rose Avenue	Retail	Silver	2018
940 Rose Avenue	Retail/Residential/Hotel	Silver	2018
909 Rose Avenue	Retail/Office	Gold	2020
909 Rose Avenue - FRT HQ	Office	Gold	2020
April 2023 Green Bonds			**$350.0 million**
Net Proceeds			**$345.7 million**
Remaining to be Allocated			**$0 million**
Proceeds Allocated/Projects			**$345.7 million**
455 Grand Union	Retail/Office	Gold	2022
485 Foley Street (Miscela)	Retail/Residential	Gold	2022
Cocowalk	Retail/Office	Gold	2021
909 Rose Avenue – FRT HQ Remaining	Office	Gold	2020

Eligible to Support Green Bonds*	Use Types	LEED Level	Year Certified
Total Investment			**$425-$448 million***
915 Meeting Street	Retail/Office	Gold	2024
Bala Cynwyd	Residential	Gold	In progress
Hoboken	Residential	Gold	In progress
Willow Grove	Residential	Gold	In progress

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Appendix: Forward Looking Statements

Certain statements included in this presentation are forward-looking statements. Those statements include statements regarding the intent, belief or current expectations of Federal Realty Investment Trust ("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," "targets" 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 vacancy;
- risks that we may not be able to proceed with or obtain necessary approvals for any 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;
- risks related to natural disasters, climate change and public health crises (such as worldwide pandemics), 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.

Given these uncertainties, readers are cautioned not to place undue reliance on these forward-looking statements. We also make no promise to update any of the forward-looking statements, or to publicly release the results if we revise any of them

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