

FEDERAL REALTY INVESTMENT TRUST  
Form 8-K  
July 30, 2003

---

## 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) June 30, 2003

---

## Federal Realty Investment Trust

(Exact name of registrant as specified in its charter)

---

Maryland  
(State or other jurisdiction  
of incorporation)

1-07533  
(Commission  
File Number)

52-0782497  
(IRS Employer  
Identification No.)

1626 East Jefferson Street, Rockville, Maryland  
(Address of principal executive offices)

20852-4041  
(Zip Code)

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

---

**Item 7. Financial Statements and Exhibits.**

(c) Exhibits

99.1 Supplemental portfolio information at June 30, 2003 (including press release dated July 30, 2003)

**Item 9. Regulation FD Disclosure (Information provided under Item 12-Results of Operations and Financial Condition).**

The following information is being provided under Item 12-Results of Operations and Financial Condition. It is being furnished under Item 9 of this Form 8-K in accordance with interim guidance issued by the SEC in release No. 33-8216. As a result, the information in this report shall not be deemed filed for purposes of Section 18 of the Securities Exchange Act of 1934 (the Exchange Act).

On July 30, 2003, Federal Realty Investment Trust issued supplemental data pertaining to its operations as well as a press release to report its financial results for the quarter ended June 30, 2003. The supplemental data and press release are furnished as Exhibit 99.1 hereto.

**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: July 30, 2003

/s/ Larry E. Finger

---

Larry E. Finger  
Senior Vice President,  
Chief Financial Officer and Treasurer

EXHIBIT INDEX

<u>Exh No.</u>	<u>Exhibit</u>	<u>Page No.</u>
99	Supplemental information at June 30, 2003	4