

MEDIA ALERT



FOR IMMEDIATE RELEASE

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FALL IN LOVE THIS VALENTINE'S DAY AT ROCKVILLE TOWN SQUARE: INTRODUCING THE NEW "OUT TO LUNCH" WEEK



February 6-14, 2008

2-Course Pre-Fixe Lunch Specials

(beverages, tax, and gratuity not included)

ROCKVILLE, Md. (February 1, 2008) –

During Valentine's week, fall in love with the wide array of restaurant options at Rockville Town Square. We are thrilled to announce lunch specials to honor the residents of Rockville, city employees and Rockville Town Square shoppers and diners starting this Wednesday, February 6th and running through Valentine's Day.

Whether you've been looking to try something new or you're craving one of your all-time favorites, this is the time to indulge. All of the participating restaurants at Rockville Town Square are offering a 2-course lunch for \$10. Simply mention the "Out to Lunch" promotion to receive the specials.

Below is a list of the participating restaurants and the menu items offered:

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FEDERAL REALTY ANNOUNCES OUT TO LUNCH DINING PROGRAM AT
ROCKVILLE TOWN SQUARE IN ROCKVILLE, MARYLAND

February 1, 2008

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- **Austin Grill** - Mix and Match Combos: Your choice of any 2 for \$10 (Soup, Salad, Chili, Quesadillas or Tacos)
- **Bobby's Crabcakes** - Crabcake Sandwich or Chicken Salad/Tuna Salad/Grilled Chicken Breast Sandwich and Soup
- **Gordon Biersch** - Soup & Mixed Green Salad or Lunch Ravioli filled with Goat Cheese
- **Greystone Grill** - Stonehouse Pasta or 5 oz Bay Crab Cake
- **La Tasca** - Choose any 3 Tapas from a special menu for \$10
- **Lebanese Taverna** - Marinated Grilled Chicken Kabob or Marinated Grilled Lamb Kabob, both entrees served with house salad, rice and baklava
- **Moe's Southwest Grill** - Your choice of any Burrito & Fajita entrée and nachos for \$10
- **Robeks Fruit Smoothies & Healthy Eats** - Wrap or Salad with 12oz Smoothie, Cookie or Muffin; or Wrap or Salad with Soup, Cookie or Muffin
- **Stonefish Grill** - Fried Green Tomato & Blackened Shrimp Salad and soup or Creole Catfish and soup (Choice of Soup: Southwest Corn Chowder, Maryland Crab or Vegetable Soup)
- **Sushi Damo** - Chicken Teriyaki bento and Miso soup (includes house salad, mini-California roll, chef's side dish, chicken teriyaki & rice) or Grilled salmon bento and Miso soup (includes house salad, mini-California roll, chef's side dish, grilled salmon & rice)
- **Thai Pavilion** - Drunken Noodle Chicken or Peppery Garlic Chicken (both entrees served with Balsamic Green Salad and Veggie Spring Roll)

For more information, please call 301-998-8395 or visit rockvilletownsquare.com

About Rockville Town Square

Rockville Town Square consists of 180,000 square feet of street level restaurants and shops including a 37,562 square foot Super Fresh grocery store that is scheduled to open in late summer 2008, 644 condominiums and apartments, 2,000 parking spaces and a public square. Montgomery County's flagship 100,000 square foot library with modern design, adds a rich element to Rockville Town Square. Adjacent to the library is VisArts: Metropolitan Center for the Visual Arts at Rockville, a 40,000 square foot state of the art visual arts center offering classes and workshops, exhibitions for adults and children, special events and event space. The design of the 15-acre pedestrian-oriented project, with its wide basket-weave brick sidewalks, large trees, islands of flowers, and colorfully painted residences overlooking a fountain and benches, is modeled after Italian piazzas.

Federal Realty Investment Trust is an equity real estate investment trust (REIT) specializing in the ownership, management, development, and redevelopment of high quality retail assets. Federal Realty's portfolio is located primarily in strategic metropolitan markets in the Northeast, Mid-Atlantic and California. Federal Realty is an S&P MidCap 400 company and its shares are traded on the NYSE under the symbol FRT.

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