

FEDERAL REALTY INVESTMENT TRUST

Form 8-K

January 15, 2004

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) January 13, 2004

Federal Realty Investment Trust

(Exact name of registrant as specified in its charter)

| | | |
|--|--------------------------------------|---|
| Maryland | 1-07533 | 52-0782497 |
| _____ (State or other jurisdiction of incorporation) | _____ (Commission File Number) | _____ (IRS Employer Identification No.) |
| 1626 East Jefferson Street, Rockville, Maryland | | 20852-4041 |
| _____ (Address of principal executive offices) | | _____ (Zip Code) |

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

Item 7. Financial Statements and Exhibits.

(c) Exhibits

99.1 Press release, dated January 13, 2004, of Federal Realty Investment Trust

Item 12. Results of Operations and Financial Condition.

The following information is being furnished under Item 12. Results of Operations and Financial Condition. This information, including the exhibits attached hereto, shall not be deemed filed for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the Exchange Act), or otherwise subject to the liabilities of that Section. The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or under the Exchange Act, regardless of any general incorporation language in such filing, except to the extent, if any, expressly set forth by specific reference in such filing.

On January 13, 2004, Federal Realty Investment Trust issued supplemental data in the form of a press release to update its earning guidance for 2003 and 2004. This press release is 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.

Date: January 13, 2004

FEDERAL REALTY INVESTMENT TRUST

/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> |
|----------------|---|-----------------|
| 99.1 | Press release, dated January 13, 2004, of Federal Realty Investment Trust | 3 |