

# SANTANA ROW

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## **SATELLITE HEALTHCARE TO OPEN NEW CORPORATE OFFICES AT 300 SANTANA ROW**

***Silicon Valley-based company to become first office tenant  
in the newly completed "green" building***

**SAN JOSE, Calif. (April 12, 2010)** – Santana Row announced today that Silicon Valley-based **Satellite Healthcare** will be relocating its corporate offices to **300 Santana Row**, becoming the first office tenant to move into the newly completed building. The not-for-profit provider of dialysis services and kidney disease therapy will occupy 16,000 square feet, or roughly a quarter of the building's office space.

"With Satellite Healthcare's continued growth, we needed more space to support key functions," said **Mark Burke**, President and CEO of Satellite Healthcare, Inc. "We were pleased to secure a space in 300 Santana Row that not only allows for consolidation of our corporate offices in an environmentally responsible green building but also delivers a unique urban environment for both staff and guests."

Satellite Healthcare is one of the nation's largest not-for-profit providers of dialysis services. With its affiliated services Satellite WellBound, Satellite Dialysis, Satellite Laboratory Services and Satellite Research, Satellite Healthcare gives patients personal and compassionate care empowering them with wellness education and provides a wide range of treatment options and innovative health care services. The company currently operates nearly 50 centers in six states.

Currently based in Mountain View, the company will consolidate its Satellite Healthcare, Satellite WellBound, Satellite Dialysis & Satellite Research corporate offices into a single floor in 300 Santana Row. They are expected to move this summer.

"We are excited to welcome Satellite Healthcare to Silicon Valley's newest office address," said **Jan Sweetnam**, Vice President and Western Region Chief Operating Officer for Federal Realty Investment Trust. "300 Santana Row offers one of the most dynamic campuses in Silicon Valley."

300 Santana Row features state-of-the-art technology within an environmentally-friendly, contemporary glass and steel design. Located at the prime intersection of Santana Row and Stevens Creek Boulevard, the five-story building has 65,000 square feet of Class A office space located above 15,000 square feet of street-level retail space. The building is expected achieve LEED-certified gold status.

For more information about 300 Santana Row, visit [santanarow.com](http://santanarow.com).

### **About Santana Row**

Santana Row is Silicon Valley's premier destination for shopping, dining and nightlife. Santana Row features 578,000 square feet of retail, more than two dozen acclaimed restaurants, a 213-room boutique hotel and six-screen movie theatre, all surrounded by landscaped gardens, parks and plazas. Above the retail pedestal are 514 residential units, featuring a fitness center and resort-style pool, and 114,000 square feet of office space. Santana Row is a property of Federal Realty Investment Trust (NYSE:FRT), headquartered in Rockville, Maryland.

### **About Federal Realty**

Federal Realty Investment Trust is an equity real estate investment trust specializing in the ownership, management, development, and redevelopment of high quality retail assets. Federal Realty's portfolio (excluding joint venture properties) contains approximately 18.2 million square feet located primarily in strategically selected metropolitan markets in the Northeast, Mid-Atlantic, and California. In addition, the Trust has an ownership interest in approximately 1.0 million square feet of retail space through a joint venture in which the Trust has a 30% interest. Our operating portfolio (excluding joint venture properties) was 94.5% leased to national, regional, and local retailers as of December 31, 2009, with no single tenant accounting for more than approximately 2.6% of annualized base rent. Federal Realty has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 42 consecutive years, the longest record in the REIT industry. 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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