

Edgar Filing: FEDERAL REALTY INVESTMENT TRUST - Form 8-K/A

FEDERAL REALTY INVESTMENT TRUST

Form 8-K/A

December 06, 2001

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K/A

Current Report
Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported):
September 30, 2001

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)	(I.R.S. 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

FEDERAL REALTY INVESTMENT TRUST

Item 5. Other Events

This Form 8-K/A is being filed for the sole purpose of amending the Debt Summary which was attached as Exhibit E-2 to the Registrant's Current Report on Form 8-K filed with the Commission on November 1, 2001.

The following table summarizes the Registrant's outstanding debt (excluding capital leases and interest rate swaps) as of September 30, 2001.

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FEDERAL REALTY INVESTMENT TRUST
DEBT ANALYSIS (excluding capital leases and interest rate swaps)
September 30, 2001

		Maturity -----	Rate ----
Mortgages			
	Leesburg Plaza	10/01/08	6.510
	Federal Plaza	06/01/11	6.750
	Tysons Station	09/01/11	7.400
	164 E Houston Street	10/06/08	7.500
	Barracks Road	11/01/15	7.950
	Hauppauge	11/01/15	7.950
	Lawrence Park	11/01/15	7.950
	Wildwood	11/01/15	7.950
	Wynnewood	11/01/15	7.950
	Brick Plaza	11/01/15	7.415
	Friendship Center	09/22/03	libor + 1.35
	Construction loan on Woodmont East (may be extended to 8/29/04)	08/29/02	libor + 1.35
	Construction loan on Santana Row (may be extended to 4/16/06)	04/16/04	libor + 2.125
	Escondido (Municipal bonds)	10/01/16	variable
Notes payable			
	Revolving credit facilities	12/19/03	libor + .80
	Term note with banks	12/19/03	libor + .95
	Note issued in connection with renovation of Perring Plaza	01/31/13	10.00
	Note issued in connection with land purchase	06/30/02	libor + 1.25
	Other	various	various
Unsecured Public Debt			
	5 1/4% Convertible subordinated debentures	04/30/02	5.250
	5 1/4% Convertible subordinated debentures	10/28/03	5.250
	8% Notes (fixed)	04/21/02	8.000
	6.625% Notes (fixed)	12/01/05	6.625
	7.48% Debentures	08/15/26	7.480
	6.82% Medium Term Notes	08/01/27	6.820
	6.74% Medium Term Notes (c)	03/10/04	6.370
	6.99% Medium Term Notes (c)	03/10/06	6.894
	8.75% Notes	12/01/09	8.750

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Total fixed rate debt

Total variable rate debt

Total debt

Weighted average interest rate:

Fixed rate debt

Variable on revolving credit facilities

Variable on municipal bonds

- (a) The bonds bear interest at a variable rate determined weekly to be the interest rate which would enable the bonds to be remarketed at 100% of their principal amount.
- (b) The Trust purchased interest rate swaps or hedges on this note, thereby locking in the interest rate at 6.22%.
- (c) The Trust purchased interest rate swaps or hedges on these notes, thereby decreasing the effective interest.
- (d) Weighted average interest rate on revolving credit facilities for nine months ended September 30, 2001.

DEBT MATURITIES (excluding capital leases and interest rate swaps)
(In thousands) (assumes all extensions are exercised)

Year	Scheduled Amortization	Maturities	Total	Percentage Due Expire
2001	\$ 149	\$ -	\$ 149	
2002	639	28,689	29,328	
2003	846	382,000	382,846	
2004	2,811	61,861	64,672	
2005	3,064	40,000	43,064	
2006	3,411	63,547	66,958	
2007	3,686	-	3,686	
2008	3,918	9,541	13,459	
2009	4,095	175,045	179,140	
2010	4,427	-	4,427	
Thereafter	21,401	282,442	303,843	
	\$ 48,447	\$1,043,125	\$1,091,572	

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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: December 6, 2001

By: /s/ CECILY A. WARD

Cecily A. Ward
Vice President, Chief Financial Officer
and Treasurer

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