

Federal Realty Investment Trust (FRT)

Real Estate / REIT - Retail · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE	MARKET CAP	52-WK HIGH	TRAILING PE	GROSS MARGIN	ROE	PIOTROSKI	1-YR RETURN
\$106.32	\$9.2B	\$128.21	21.2	54.0%	13%	7/9	+8.4%
2026-10-16	VOLUME	52-WK LOW	P/S	NET MARGIN	ROIC	ALTMAN Z	5-YR RETURN
	1.0M	\$90.03	6.92	32.7%	5%	1.2	+5.7%

Federal Realty Investment Trust (FRT) stands out as a premier entity specializing in the acquisition, management, and redevelopment of high-quality retail properties. These assets are strategically situated primarily in prominent coastal metropolitan areas, spanning the Eastern Seaboard from Washington D.C. to Boston, and extending to key West Coast cities such as San Francisco and Los Angeles. Established in 1962, Federal Realty's core objective is to generate enduring, consistent growth by concentrating investments in communities where consumer demand for retail offerings significantly surpasses existing supply. The company is particularly skilled at developing vibrant, integrated urban districts, exemplified by projects like Santana Row in San Jose, California; Pike & Rose in North Bethesda, Maryland; and Assembly Row in Somerville, Massachusetts. These dynamic, mixed-use environments seamlessly blend shopping, dining, residential, and commercial spaces, fostering cherished destination experiences for their local populations. FRT's extensive portfolio encompasses 106 properties, accommodating roughly 3,100 businesses across 25 million square feet of commercial space, alongside approximately 3,200 residential units. Demonstrating exceptional financial stability, Federal Realty boasts an unparalleled track record in the REIT sector, having increased its quarterly shareholder dividends for 54 consecutive years. As an S&P 500 index constituent, its shares are publicly traded on the NYSE under the ticker FRT.

SECTOR Real Estate INDUSTRY REIT - Retail EXCHANGE NYSE MARKET CAP \$9.2B EMPLOYEES 314 (SEC-filed) CEO Donald C. Wood IPO 1973-05-03
COUNTRY US
909 Rose Avenue, North Bethesda, MD 20852-4041 · Tel 301-998-8100 · federalrealty.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

60 / 100

Street mean **\$125.27** (11 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

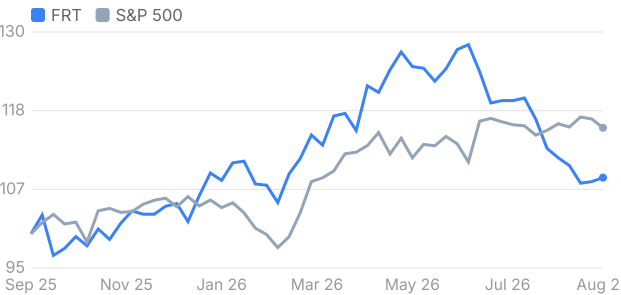
ROUTINE SELLING — LOW SIGNAL

\$0M sold / 6 mo, zero open-market buys

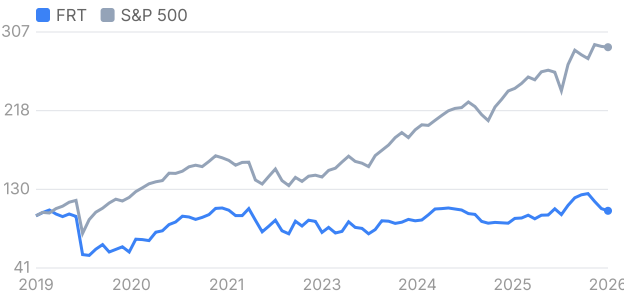
2 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · **FRT +8.4%** · **S&P 500 +15.9%** · spread **-7.5pp**



7 Years vs S&P 500 · **FRT +5.7%** · **S&P 500 +189.9%** · spread **-184.2pp**



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

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3 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE

60

OF 100

Score Breakdown

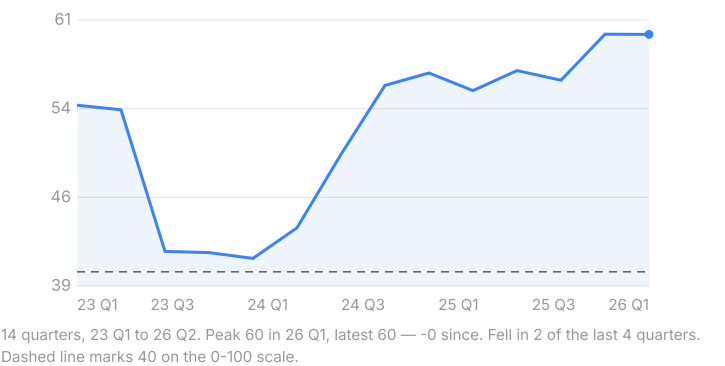
Profitability	75/100
Growth	63/100
Momentum	90/100
Quality	80/100
Earnings Quality	72/100
Balance Sheet	37/100
Value	52/100
Risk (safety)	30/100
Overall	60.2/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
BRX	57
ADC	58
NNN	45
MAC	32
REG	53
KIM	53
FRT	60

IS Score Trend — quarterly



4 TWO READINGS

business vs price

BUSINESS QUALITY

60 / 100

IS Score 60.2 / 100 · -0.0 from peak of 60

Quarter	Business Quality
23 Q1	54
23 Q2	54
23 Q3	40
23 Q4	40
24 Q1	40
24 Q2	45
24 Q3	54
24 Q4	56
25 Q1	54
25 Q2	56
25 Q3	54
25 Q4	58
26 Q1	60

Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BEARISH

Technical Score 20 / 100 · Power -59 · 4 of 22 indicator votes bullish

Date	Price Structure
07-23	105%
08-13	4%
09-03	4%
09-25	4%
10-16	4%

Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

These two disagree — business quality 60, price structure 20 out of 100, so the business reads better than the price does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 60.2	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 57 → 56 → 60 → 60	the direction matters more than the level
Technical vote share back above 50%	now 9%	price structure no longer broken
Institutional holder count rises two quarters running	peak 621 → now 621	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

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This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

6 SMART MONEY CONFLUENCE

EDGE · disclosure sources

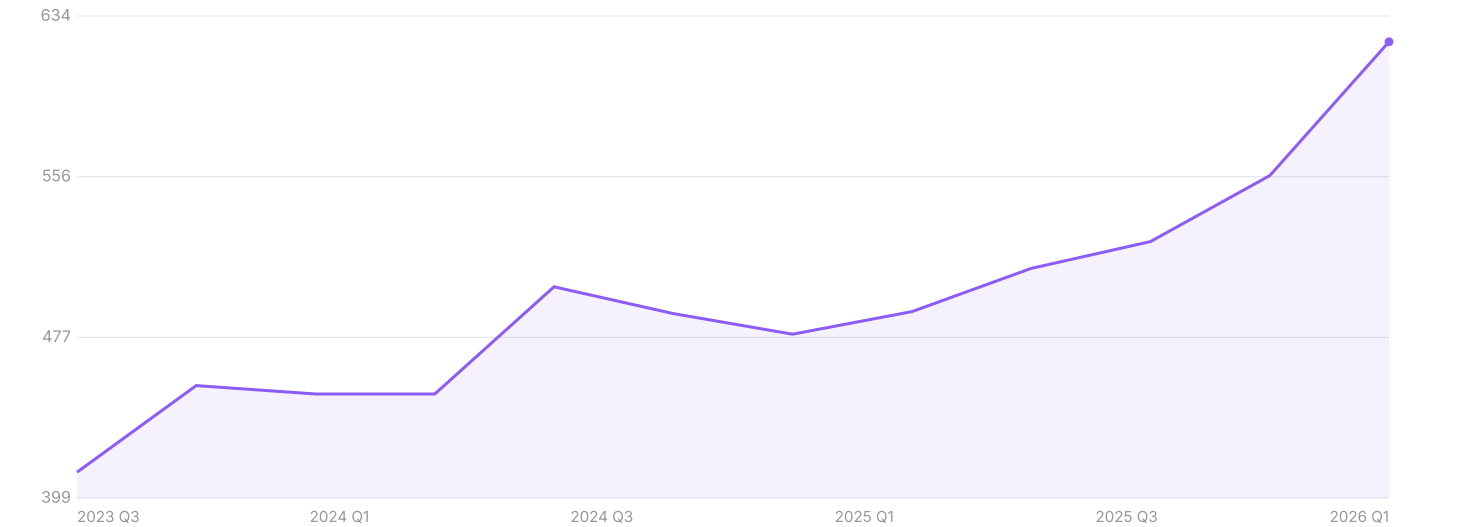
SITE CONVERGENCE SCORE 2 of 4 top 13% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 0 buys none disclosed	INSIDER BUYS (180D) 0 none disclosed
ETF FUNDS (30D) 587 up / 496 down net +91 funds	INSTITUTIONS ADDED (13F) 65 managers opening or increasing		

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND

13F · filed 45 days after quarter end

Institutions holding — 12 quarters



QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	621	87.1M	\$10.5B	101.0%	ex-outlier 89.2%
2026 Q1	556	78.5M	\$8.2B	91.1%	
2025 Q4	524	84.1M	\$8.3B	97.5%	
2025 Q3	511	76.1M	\$7.6B	88.3%	
2025 Q2	490	82.4M	\$7.7B	95.6%	
2025 Q1	479	82.6M	\$8.0B	95.9%	
2024 Q4	489	85.1M	\$9.5B	98.8%	
2024 Q3	502	81.3M	\$9.3B	94.3%	
2024 Q2	450	79.0M	\$7.9B	91.7%	
2024 Q1	450	79.4M	\$8.1B	92.2%	
2023 Q4	454	77.8M	\$8.0B	90.3%	
2023 Q3	412	78.7M	\$7.1B	91.3%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 101.01%. Institutions cannot hold more of a company than exists. The reported 87.1M shares exceed the 86.2M outstanding, and a single filer accounts for the excess: BlackRock, Inc. reports 10,151,866 shares against 8,642,048 the prior quarter, a 1x jump, which alone would be 11.8% of the company. Excluding that filing, ownership is 89.2%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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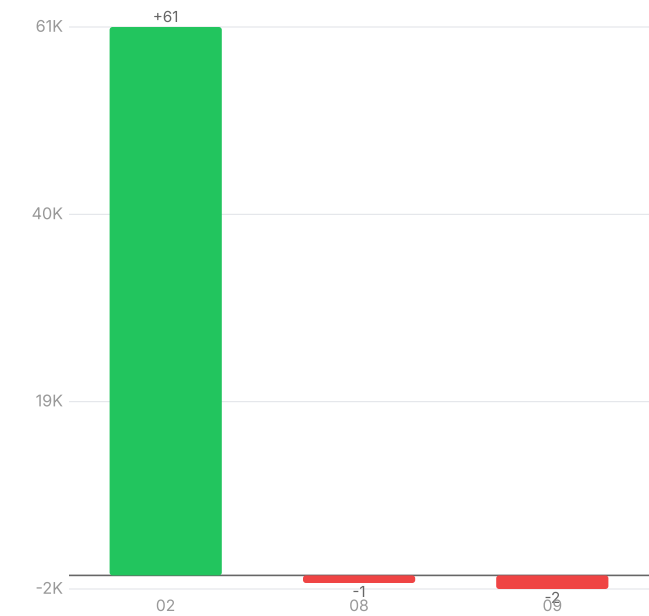
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Lamb - Hale Nicole	director	2026-09-30	SELL	200	\$0.02M	5,913
Lamb - Hale Nicole	director	2026-09-30	SELL	100	\$0.01M	5,813
Lamb - Hale Nicole	director	2026-09-30	SELL	380	\$0.04M	5,433
Lamb - Hale Nicole	director	2026-09-30	SELL	140	\$0.02M	5,293
Lamb - Hale Nicole	director	2026-09-30	SELL	200	\$0.02M	5,093
Lamb - Hale Nicole	director	2026-09-30	SELL	40	\$0.00M	5,053
Lamb - Hale Nicole	director	2026-09-30	SELL	60	\$0.01M	4,993
Lamb - Hale Nicole	director	2026-09-30	SELL	80	\$0.01M	4,913

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	10	1,500	\$0.2M	Counted
F — Tax withholding	1	840	\$0.1M	None — compensation
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Routine Selling — Low Signal	OPEN-MARKET SELLS \$0.2M 10 txns / 6 mo	OPEN-MARKET BUYS \$0.0M 0 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 CONGRESSIONAL TRADING EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2022-05-23	2022-06-10
Ro Khanna	House	BUY	\$1,001 - \$15,000	2022-05-05	2022-06-10
Bill Cassidy	Senate	SELL	\$1,001 - \$15,000	2018-12-07	2019-08-07
Bill Cassidy	Senate	SELL	\$1,001 - \$15,000	2018-12-07	2019-08-06
Bill Cassidy	Senate	BUY	\$1,001 - \$15,000	2017-03-29	2017-04-26

HOUSE 12-MO 0 trades None purchases	SENATE 12-MO 0 trades None purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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11 INSTITUTIONAL OWNERSHIP & 13F FLOW live 13F data

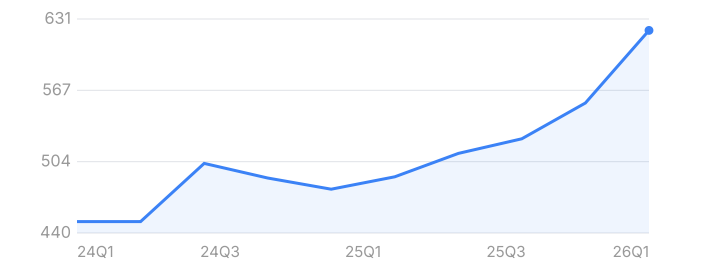
13F FILERS (LAST COMPLETE Q) 556	13F SHARES 78M 91.1% of shares out	NEW / CLOSED 83 / 39 positions, QoQ	INCREASED / REDUCED 225 / 153 positions, QoQ
PUT/CALL (13F) 1.67 option positions	FREE FLOAT 92.2% 80M sh		

2.8 • Largest Reporting 13F Managers

MANAGER	SHARES	VALUE
Wealth Enhancement Advisory Servic	53,310	\$5M
State Of Alaska, Department Of Rev	35,960	\$4M
Czech National Bank	22,968	\$2M
Y-Intercept	18,113	\$2M
Ifm Investors Pty Ltd	17,278	\$2M
Atria Investments, Inc	14,209	\$2M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

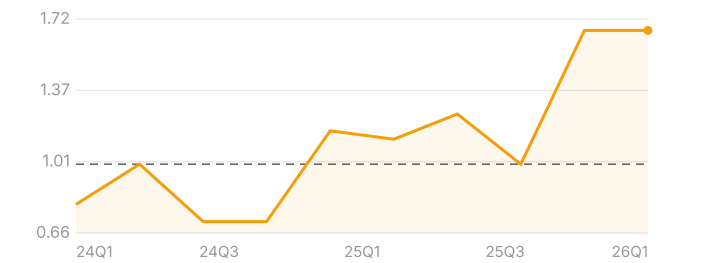
13F Filers Holding FRT — quarterly



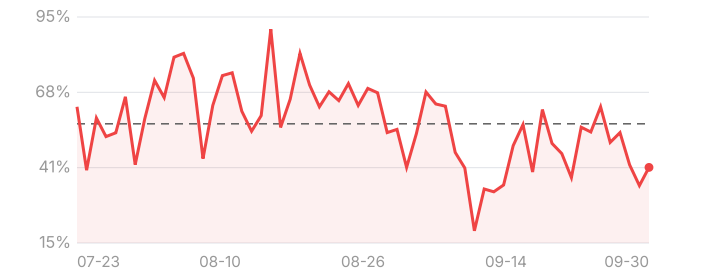
2.9 • Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSLX	0.5%	\$319M
VNQ	0.5%	\$319M
VGSNX	0.5%	\$319M
VITSX	0.0%	\$297M
VTI	0.0%	\$297M
VSMPX	0.0%	\$297M

Institutional Put/Call — quarterly



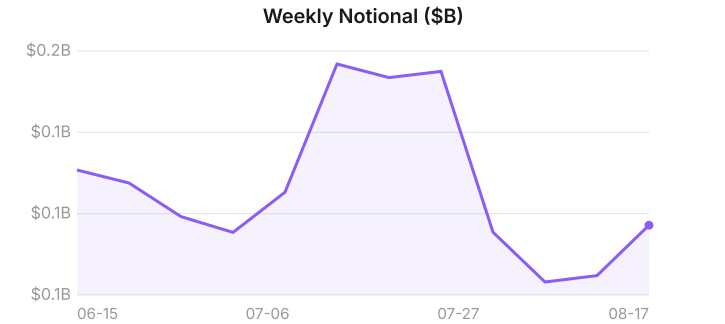
12 SHORT VOLUME — DAILY, 60 SESSIONS EDGE · live FINRA feed



Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 41.5% 2026-10-15	20-DAY AVG 45.0% 50-day 56.9%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 42% · N: 36% · B: 74% latest session
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13 DARK POOL ACTIVITY EDGE · live ATS data



Where FRT Trades in the Dark

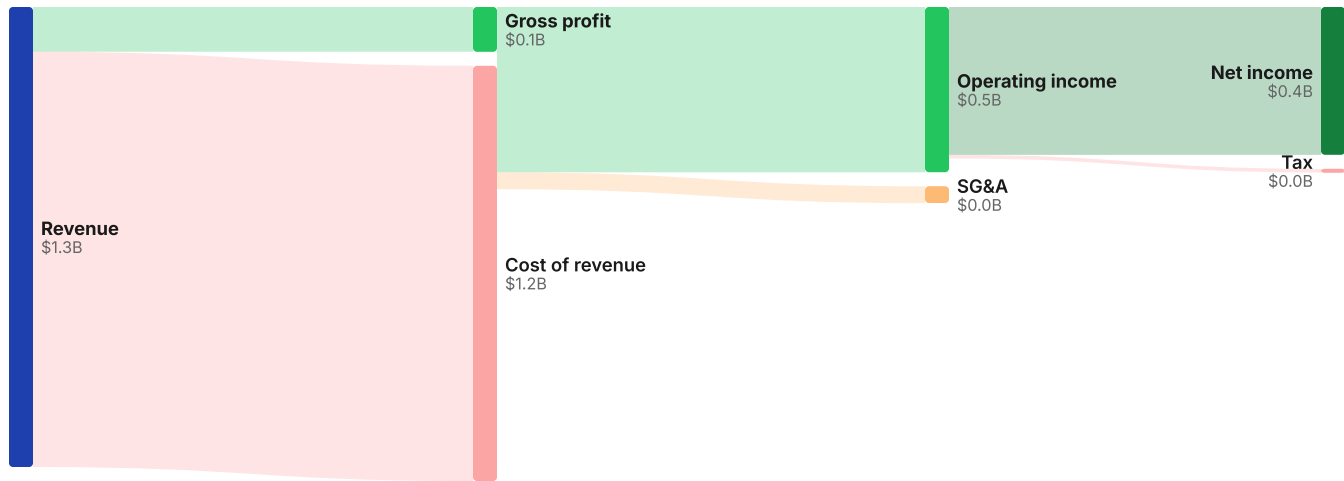
ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	0.9M	38 sh
Ubsa Ubs Ats	0.6M	37 sh
Sgmt Sigma X2	0.5M	34 sh
Mlix Instinct X	0.5M	48 sh
Mstx Ms Trajectory Cross (Ats-1)	0.5M	30 sh
Mspl Ms Pool (Ats-4)	0.4M	137 sh

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REVENUE FLOW — FY2025

live income data

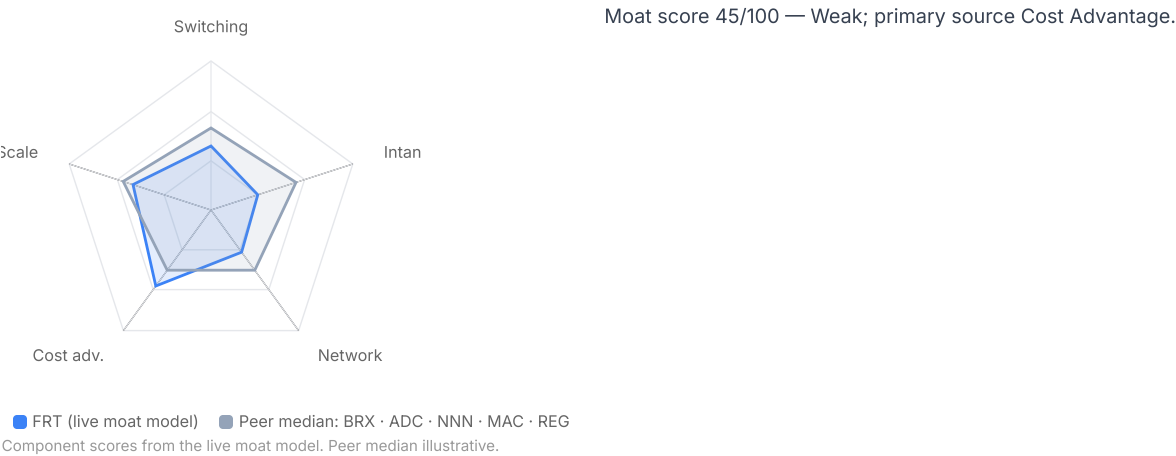


Where a dollar of Federal Realty Investment Trust revenue goes. All values FY2025 filings, live. Product segmentation not yet parsed for this symbol — revenue shown unsegmented.

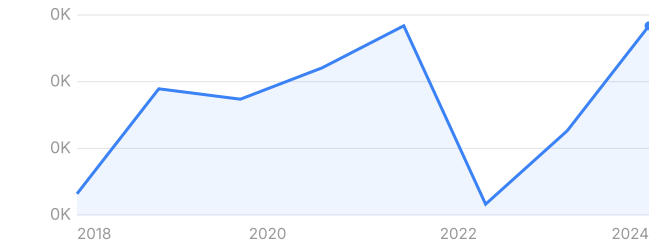
15

MOAT & COMPETITIVE POSITION

LIVE MODEL · 45/100 WEAK



3.8 · Employees (SEC filings)



16

CORPORATE INFORMATION — KEY OFFICERS

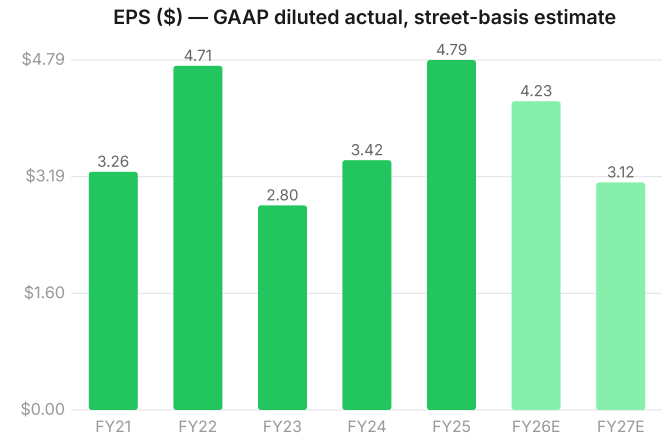
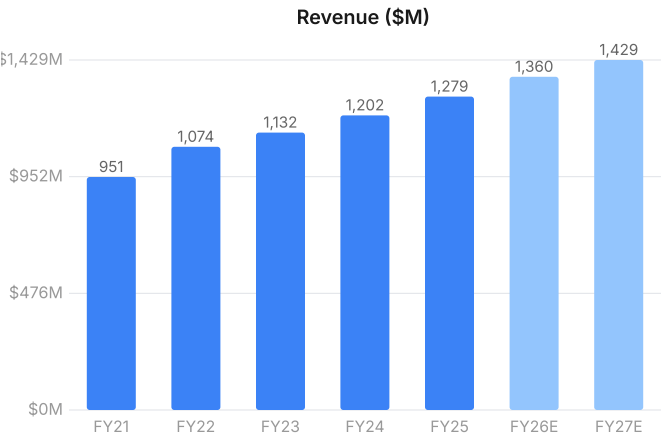
314 employees

OFFICER	TITLE
Donald C. Wood	Chief Executive Officer, President & Director
Daniel Guglielmone	Executive Vice President, Chief Financial Officer & Treasurer
Dawn Becker	Executive VP, Chief Legal Officer & Secretary
Barry Carty	Senior Vice President of East Coast Acquisitions

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17 REVENUE & EPS — HISTORY AND ESTIMATES

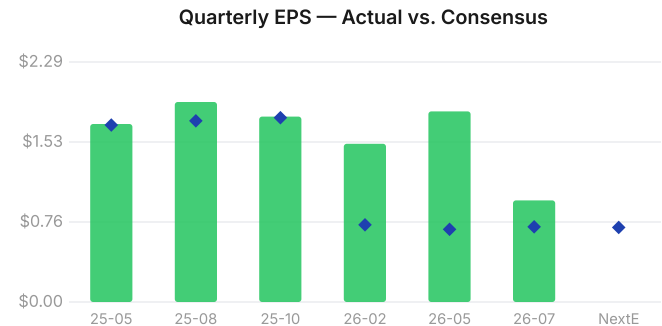
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

18 ESTIMATE VS. ACTUAL & SURPRISES

live data



BEATS (>2%) 4 of 6 recent quarters	AVG SURPRISE +52.3%	NEXT REPORT 2026-10-30	INCOME QUALITY 1.35 OCF + net income
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19 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

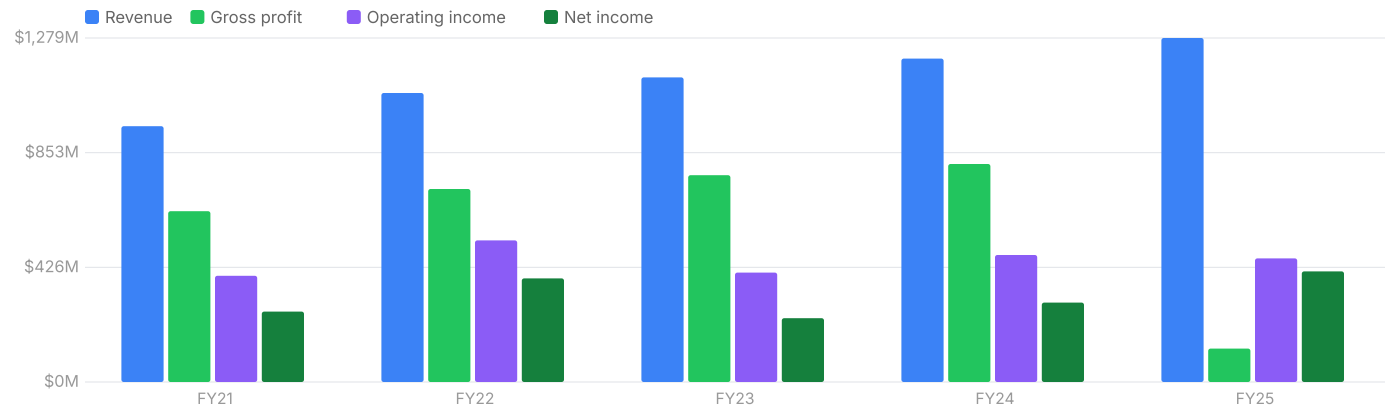
BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

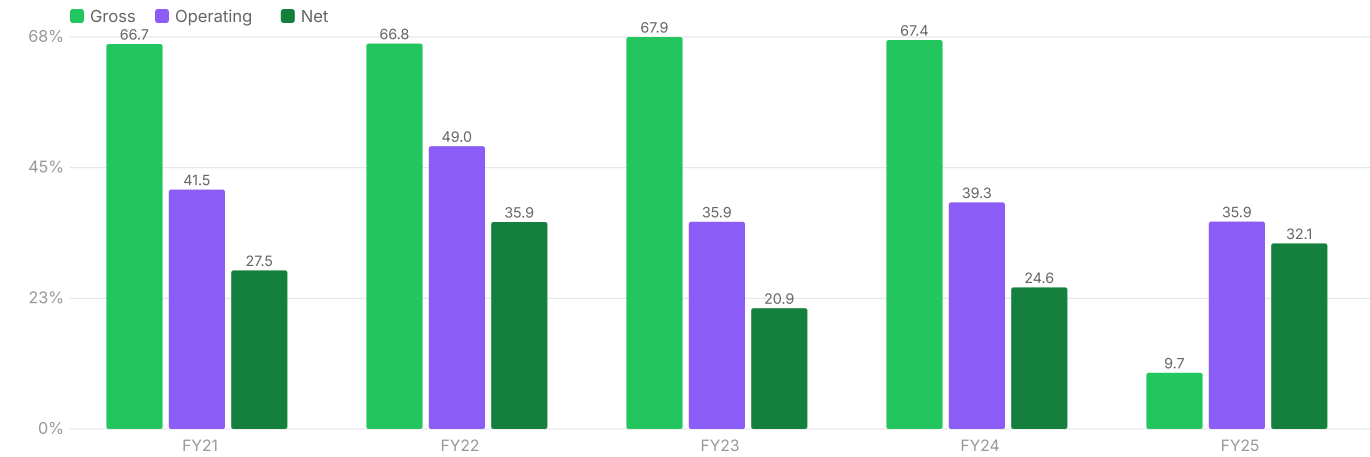
INCOME TRENDS — 5 YEAR

live financials



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Profit Margins (%)



YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+13.9%	+12.9%	+5.4%	+6.2%	+6.3%
Gross profit	+16.4%	+13.1%	+7.2%	+5.4%	-84.7%
Operating income	+36.3%	+33.4%	-22.8%	+16.2%	-2.7%
Net income	+98.5%	+47.4%	-38.5%	+24.6%	+39.2%

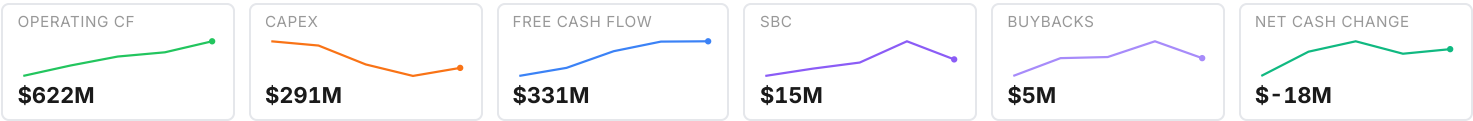
20 INCOME STATEMENT — FULL

live financials

\$M · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	951	1,074	1,132	1,202	1,279	
Cost of revenue	317	357	363	392	1,154	
Gross profit	635	718	769	811	124	
R&D expense	0	0	0	0	0	
SG&A expense	50	53	51	50	47	
Operating income	395	526	406	472	460	
EBITDA	677	835	737	822	973	
D&A	280	302	322	343	368	
Pretax income	269	396	247	304	424	
Income tax	0	0	0	0	0	
Net income	261	385	237	295	411	
Diluted EPS (\$)	3.26	4.71	2.80	3.42	4.79	
Diluted shares (M)	77	81	81	84	86	

CASH FLOW TRENDS

live data

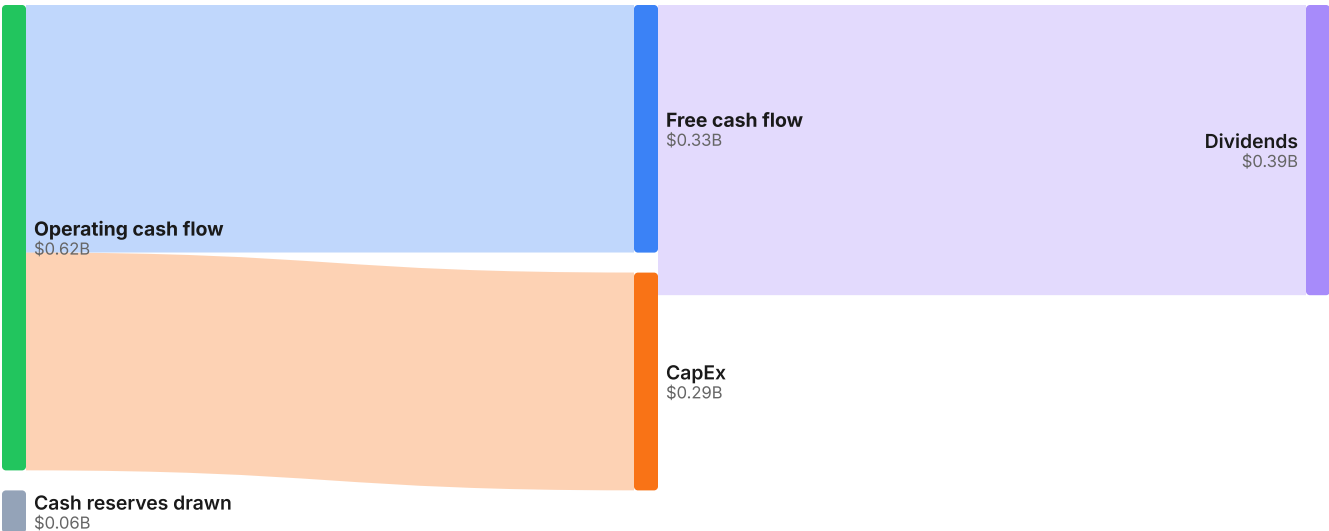


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WHERE THE CASH WENT — FY2025

cash Sankey, live data



Balance Sheet — Full

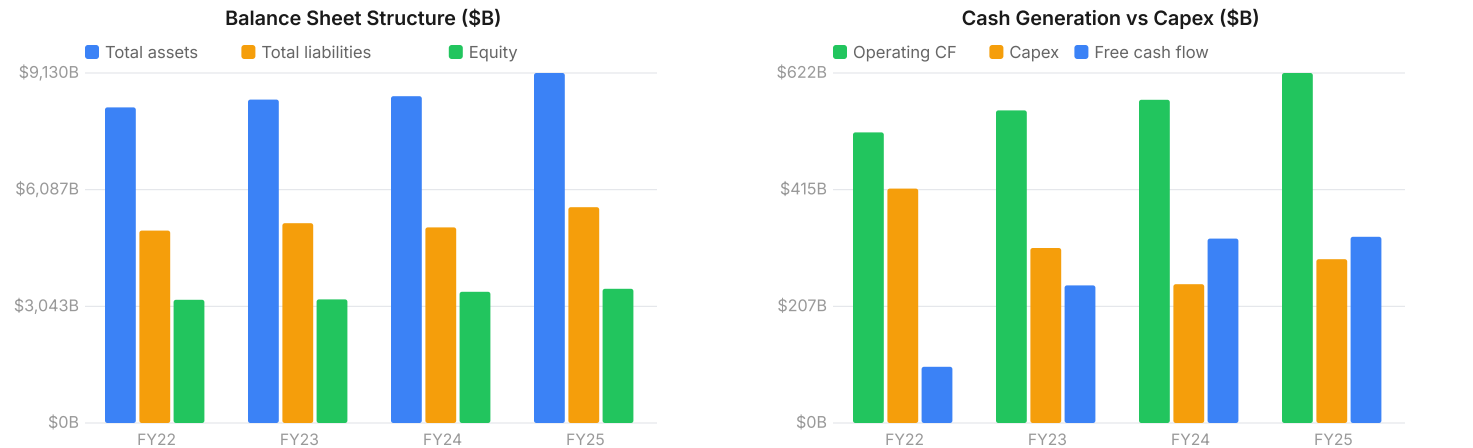
\$M	FY22	FY23	FY24	FY25	
Cash & equivalents	85.6	250.8	123.4	107.4	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	207.1	210.9	238.2	258.8	
Total current assets	292.7	461.8	361.6	357.2	
PP&E (net)	140.0	93.8	92.4	89.5	
Goodwill + intangibles	0.0	0.0	8.1	16.3	
Total assets	8,234.0	8,436.5	8,524.8	9,130.5	
Accounts payable	190.3	174.7	183.6	219.7	
Short-term debt	0.0	0.0	0.0	0.0	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	309.1	297.8	311.2	351.0	
Long-term debt	4,329.4	4,599.2	4,473.6	4,943.1	
Total liabilities	5,021.6	5,211.0	5,100.3	5,629.8	
Shareholders' equity	3,212.4	3,225.5	3,424.4	3,500.6	

Cash Flow Statement — Full

\$M	FY22	FY23	FY24	FY25	
Net income	395.7	247.2	304.3	411.1	
D&A	302.4	321.8	342.6	367.8	
Stock-based compensation	13.7	14.3	16.4	14.6	
Working capital change	(2.8)	2.8	(2.5)	0.6	
Operating cash flow	516.8	555.8	574.6	622.4	
Capital expenditures	(416.7)	(311.1)	(246.8)	(291.3)	
Investing cash flow	(786.0)	(358.3)	(446.8)	(743.1)	
Buybacks	(4.9)	(5.0)	(6.7)	(4.9)	
Dividends paid	(347.3)	(359.2)	(371.6)	(388.1)	
Debt issuance / (repay)	279.1	211.5	(132.9)	460.0	
Financing cash flow	190.4	(33.8)	(252.3)	103.0	
Free cash flow	100.1	244.7	327.8	331.0	

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21 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	10.4%	13.9%	8.0%	9.6%	12.8%	13%	
ROA	3.4%	4.9%	2.8%	3.5%	4.7%	4.8%	
ROIC	6.0%	7.2%	5.5%	6.2%	6.6%	5.1%	
Gross margin	66.7%	66.8%	67.9%	67.4%	9.7%	54.0%	
Operating margin	41.5%	49.0%	35.9%	39.3%	35.9%	34.5%	
Net margin	27.5%	35.9%	20.9%	24.6%	32.1%	32.7%	
EBITDA margin	71.1%	77.7%	65.1%	68.4%	76.1%	77.3%	
FCF margin	3.2%	9.3%	21.6%	27.3%	41.3%	—	
VALUATION							
P/E	34.84	18.84	32.92	30.73	20.85	21.2	
P/B	3.53	2.46	2.63	2.86	2.64	2.7	
P/S	9.58	6.76	6.89	7.54	6.70	6.92	
P/FCF	295.47	72.58	31.88	27.62	16.22	16.4	
EV/EBITDA	19.42	13.95	16.61	16.43	13.86	13.7	
EV/Revenue	13.82	10.85	10.81	11.24	10.54	10.6	
Earnings yield	2.9%	5.3%	3.0%	3.3%	4.8%	4.76%	
FCF yield	0.3%	1.4%	3.1%	3.6%	6.2%	6.08%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.98	0.95	1.55	1.16	1.02	1.47	
Quick ratio	0.98	0.95	1.55	1.16	1.02	1.47	
Debt / equity	1.62	1.51	1.58	1.44	1.55	1.44	
Debt / assets	55.0%	54.3%	55.6%	53.5%	55.1%	53.6%	
Net debt / EBITDA	5.96	5.26	6.02	5.40	5.06	4.80	
Interest coverage	3.11	3.89	2.47	2.73	3.33	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.12	0.14	0.14	0.14	0.14	0.15	
Receivables turnover	5.79	5.86	5.67	5.58	5.34	5.1	
DSO (days)	63	62	64	65	68	72	
DPO (days)	267	218	183	167	120	129	
Cash conversion cycle	-204	-155	-119	-102	-52	-58	
GROWTH (YoY)							
Revenue growth	13.9%	12.9%	5.4%	6.2%	6.4%	—	
Net income growth	98.5%	47.4%	-38.5%	24.6%	39.2%	—	
EPS growth	90.6%	43.0%	-39.0%	20.0%	37.2%	—	
FCF growth	123.4%	224.5%	144.5%	34.2%	60.8%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	3.33	4.76	2.90	3.49	4.78	5.06	
Book value / share	32.85	36.48	36.31	37.45	37.78	41.98	
Revenue / share	12.11	13.27	13.87	14.20	14.88	15.50	
FCF / share	0.39	1.24	3.00	3.88	6.14	6.52	
Cash / share	2.06	1.06	3.07	1.46	1.25	-1.24	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.1%	0.1%	0.1%	0.0%	0.04%	
Altman Z-Score	1.25	1.03	1.03	1.20	1.09	1.2	
Piotroski F-Score	7	6	6	7	5	7/9	
Beneish M-Score	-2.65	-2.36	-2.64	-2.52	0.91	-2.57	

22 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	7 / 9	Strong		
Altman Z-Score	1.2	Distress (<1.81)	Distress	
Income quality	1.35	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.57	Non-manipulator	vs -2.22 threshold	

23 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.98	Revenue stability	0.99
Interest burden		0.70	Earnings stability	0.67
Operating margin		48.0%	Earnings persistence	0.90
Asset turnover		0.15×	Revenue CAGR 3y	6.5%
Financial leverage		2.67×	EPS CAGR 3y	2.0%
= ROE		13%	FCF CAGR 3y	48.7%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.04%	DIVIDEND YIELD 4.28%	TOTAL SHAREHOLDER RETURN 4.66% cash yield	SBC / REVENUE 1.1% dilution pressure
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24 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



25 PEER COMPARISON live peer engine

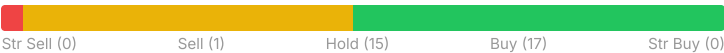
COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
BRX	\$8.5B	19.5	14%	20.8%	+5.8%	7/9	+3.1%
ADC	\$8.3B	36.0	4%	26.6%	+18.2%	5/9	-9.5%
NNN	\$7.9B	20.4	9%	40.1%	+6.5%	6/9	-0.3%
MAC	\$6.8B	-35.3	-6%	-10.8%	+1.6%	6/9	+36.3%
REG	\$13.4B	20.7	10%	27.9%	+11.2%	7/9	—
KIM	\$15.4B	25.7	6%	27.8%	+5.7%	7/9	—
KRG	\$4.9B	15.2	11%	—	-5.6%	5/9	—
PECO	\$4.9B	33.2	6%	21.8%	+8.1%	8/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

26 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

33 Analysts



MEAN TARGET (QTR) \$125.27 11 targets	TARGET VS. PRICE +17.8% last-quarter mean	NEXT REPORT 2026-10-30 street \$0.71
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$1.36B	\$1.37B / \$1.35B	\$4.23	\$4.25 / \$4.21	5
FY2027	\$1.43B	\$1.47B / \$1.39B	\$3.12	\$3.18 / \$3.03	5
FY2028	\$1.49B	\$1.55B / \$1.44B	\$3.42	\$3.54 / \$3.29	2

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27 STREET TARGETS & THIRD-PARTY RATING live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$120.86	+13.7%	7
Last Quarter	\$125.27	+17.8%	11
Last Year	\$120.89	+13.7%	36
All Time	\$119.85	+12.7%	62

Rolling mean of published targets vs. last close \$106.32. Aggregated from StreetInsider, Benzinga, Investing.

Third-Party Composite Rating

B

DCF3/5

ROE4/5

ROA4/5

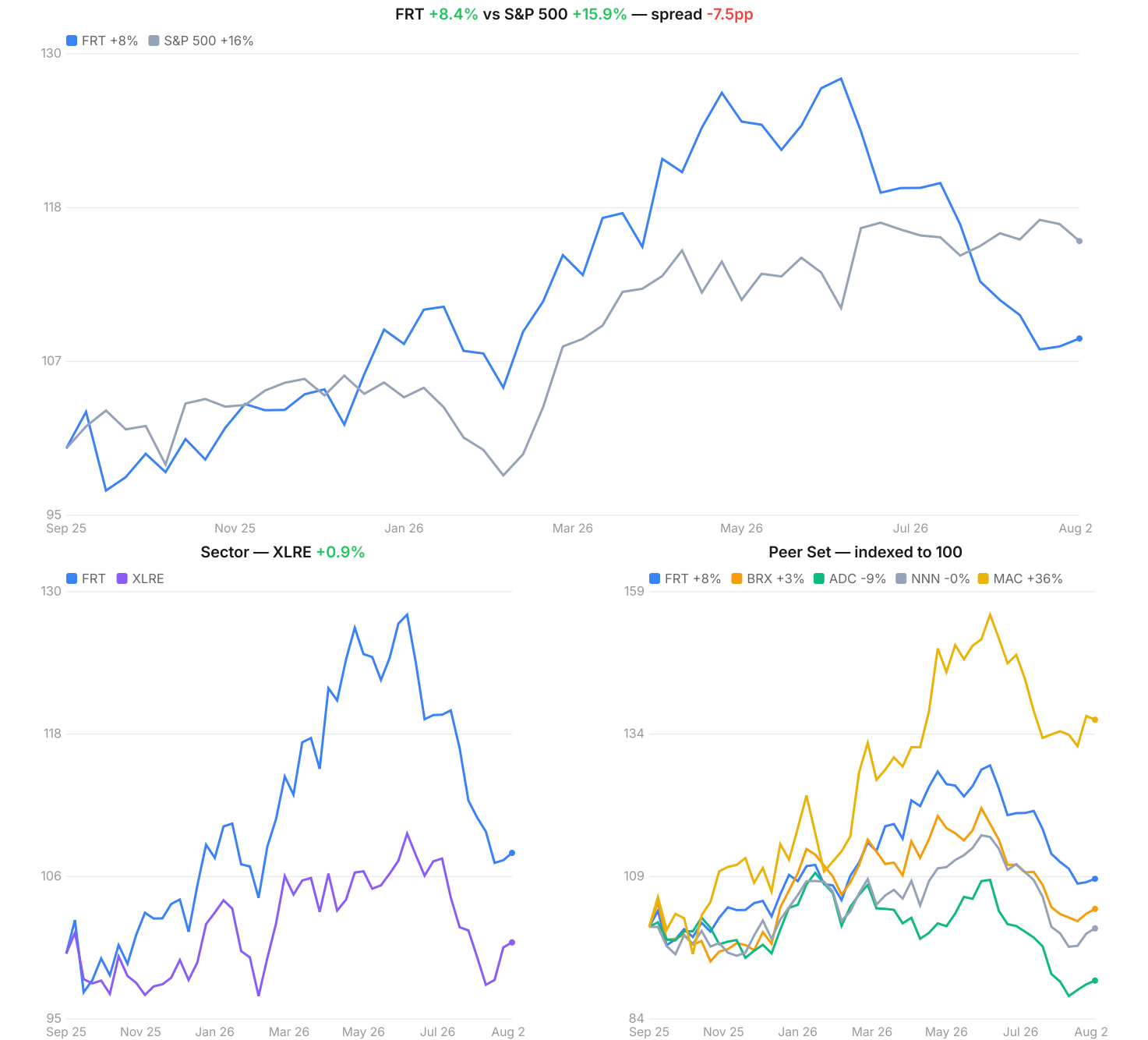
DEBT/EQ2/5

P/E2/5

P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

28 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$107.11	-0.79	-0.74%	Below
SMA 50	\$112.59	-6.27	-5.57%	Below
SMA 200	\$112.51	-6.19	-5.50%	Below
EMA 9	\$106.09	+0.23	+0.22%	Above
EMA 21	\$107.76	-1.44	-1.34%	Below
EMA 50	\$111.57	-5.25	-4.71%	Below
EMA 200	\$111.83	-5.51	-4.93%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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29 TECHNICAL POWER SCORE

EDGE · site engine · 20/100 composite

TECHNICAL VERDICT

BEARISH

Power Score -59

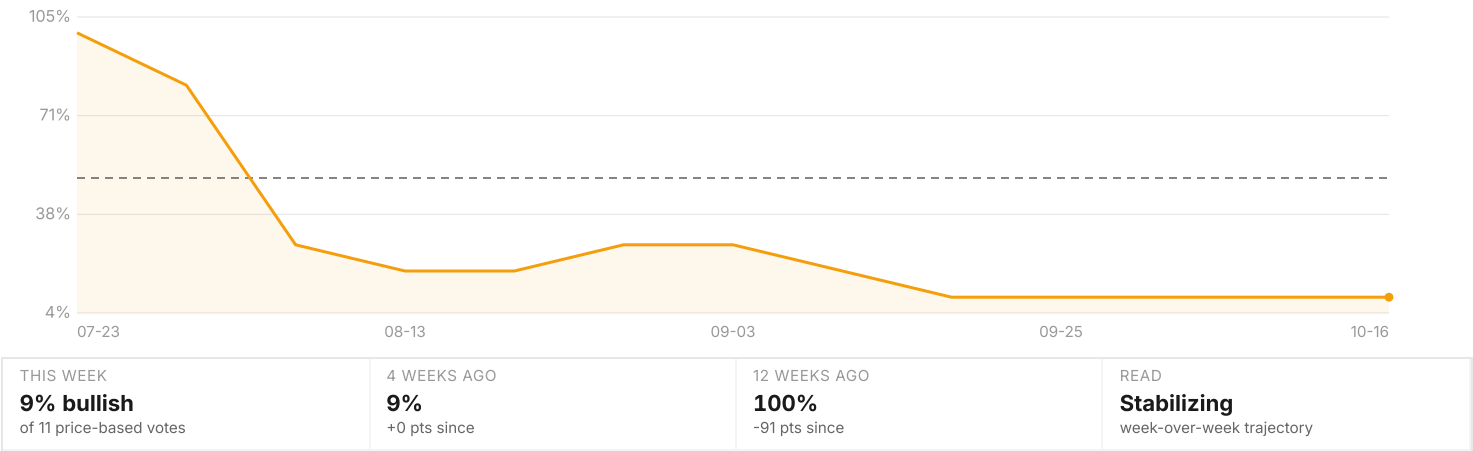
4 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		10
Momentum 25%		30
Volume 20%		12
Volatility 10%		0
Patterns 15%		50

BEARISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



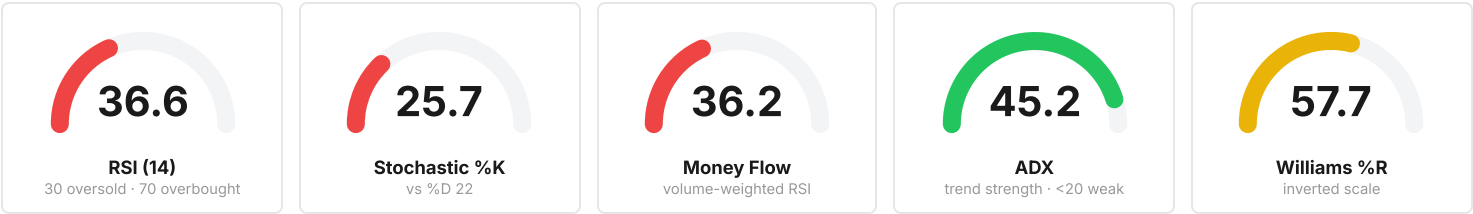
INDICATOR VOTE GRID

4 bull / 18 bear

● Price vs SMA 20	\$107.11	● Price vs SMA 50	\$112.59	● Price vs SMA 200	\$112.51
● EMA 9/21 Cross	106.1/107.8	● SMA 50/200	Golden	● ADX Direction	ADX 45
● Supertrend	\$110	● Parabolic SAR	\$108	● SMA Slope	-0.170
● RSI	36.6	● Stochastic K/D	26/22	● StochRSI K/D	86/81
● Williams %R	-58	● CCI	-39	● TSI vs Signal	-42.9
● CMO	-26.7	● ROC	-0.38%	● OBV Signal	Distrib
● Chaikin MF	-0.070	● MFI	36	● Force Index	-0M
● Elder Ray Bull	-0.60				

INDICATOR GAUGES

site technicals-tab style



30 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$105.69 / \$106.58 / \$107.48	S1 / S2	\$104.79 / \$103.90
Bollinger (20,2)	\$104.12 – \$110.10	Squeeze	Off
52-wk range	\$90.03 – \$128.21	Off 52-wk high	-17.1%
ATR (14)	\$1.63 (1.5%)	Historical vol	11.0%

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SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+0.8% Jan 55%	-1.0% Feb 35%	+0.5% Mar 71%	+2.4% Apr 60%	-2.0% May 30%	-0.6% Jun 55%	+2.5% Jul 80%	+1.1% Aug 55%	-0.1% Sep 50%	-0.1% Oct 50%	+2.8% Nov 55%	+2.9% Dec 70%
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Sample: 20 years — treat short histories as suggestive, not statistical.

32

RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	FRT	S&P 500
Weekly volatility (σ , 1y)	2.40%	1.83%
Best / worst week (1y)	+5.8% / -5.9%	—
Max drawdown (5y, monthly)	-48.1%	—
1-week VaR (95%)	-3.8%	—
Beta (5y)	0.92	1.00

33

EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

FRT EQUITY WEATHER (LIVE)

STORMY · -49

Trend

Momentum

Volume

Volatility

Breadth

-56

-26

-57

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

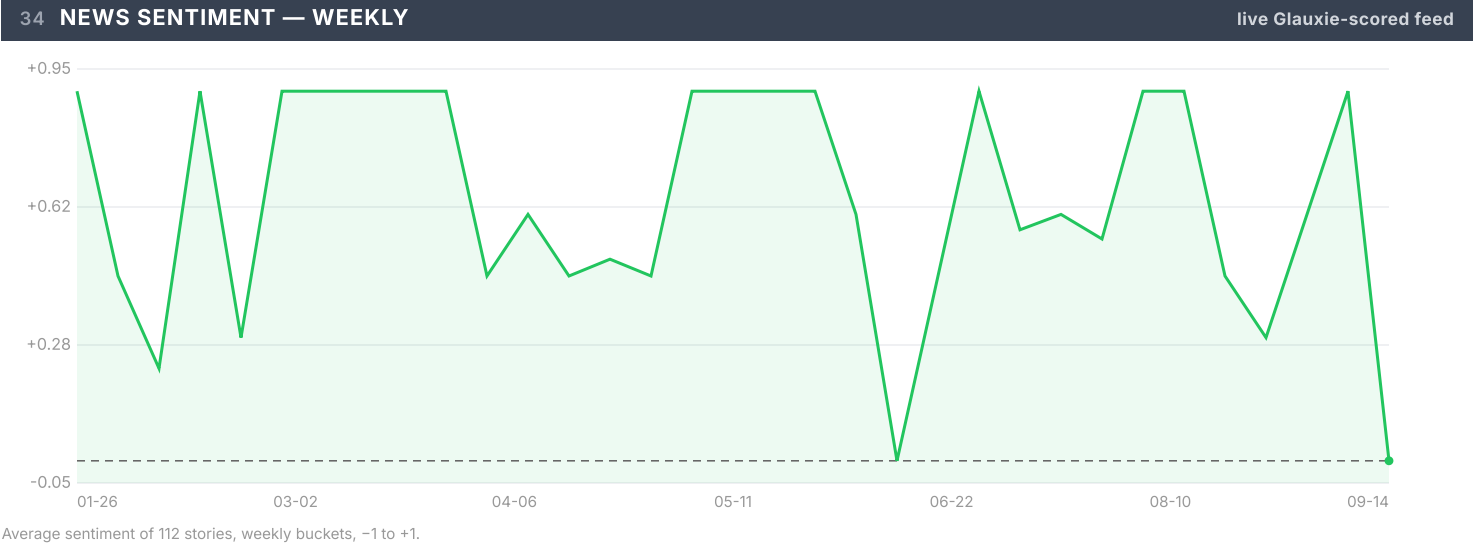
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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35 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Stormy

OVERALL	TREND	MOMENTUM	VOLUME
-48.9	-56.4	-26.4	-57.1
-22.8 vs industry	-15.8 vs industry	-29.1 vs industry	-30.9 vs industry

READING	FRT	REIT - RETAIL N=145	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-48.9	-26.1	-28.0	-20.5
Trend	-56.4	-40.7	-37.3	-21.3
Momentum	-26.4	+2.7	-17.0	-15.8
Volume	-57.1	-26.2	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

36 EXECUTIVE COMPENSATION

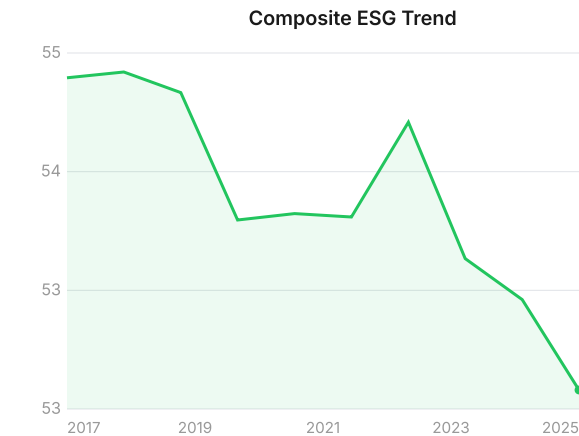
live proxy data · FY2014

EXECUTIVE	TOTAL COMP	STRUCTURE
Donald C. Wood, President and Chief Executiv	\$8.4M	90% equity+incentive
James M. Taylor, Jr., Executive Vice Preside	\$2.6M	84% equity+incentive
Dawn M. Becker, Executive Vice President - Chi	\$1.7M	75% equity+incentive

37 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	52
Social	51
Governance	56
Composite ESG	53



38 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

39 DISCLOSURES

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40 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-11-05 to 2026-07-31	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	47 rows · 2013 to 2026	
Insider transactions (Form 4)	edgar/form4	11 rows · 2026-08-03 to 2026-09-30	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.