

FOR IMMEDIATE RELEASE

Blueridge Restaurant Group Signs Lease for New Glenwood's Restaurant at Chesterbrook Shopping Center in McLean, VA

New Location Marks Glenwood's First Northern Virginia Restaurant and Continues Blueridge Restaurant Group's Regional Expansion

COLUMBIA, Md. — Blueridge Restaurant Group (“BRRG”), the Maryland-based hospitality company behind Glenwood's, has signed a lease to open a new Glenwood's restaurant at Federal Realty's Chesterbrook Shopping Center in McLean, Virginia. The new restaurant will mark Glenwood's first location in Northern Virginia and represents the next step in BRRG's long-term regional growth strategy.

Glenwood's is an upscale American restaurant built on the belief that good food, attentive service, and a warm, inviting atmosphere are timeless and never go out of style. Known for chef-prepared, made-from-scratch cuisine, polished hospitality, and warm, thoughtfully designed restaurants, Glenwood's currently operates locations in Columbia, Rockville, and Owings Mills, Maryland.

The approximately 7,000 square foot McLean restaurant is expected to seat about 170 guests and will feature nightly live entertainment, an outdoor patio, valet parking, and a private dining room highlighted by a temperature-controlled, floor-to-ceiling wine display. Construction is expected to begin in early 2027, with an anticipated opening in fall 2027.

"We've spent years building Glenwood's into a trusted regional dining brand known for exceptional hospitality and consistently high-quality experiences," said David Jones, BRRG's Managing Member. "McLean is an important next step for us. It is a community that values quality, hospitality, and great restaurants, and Chesterbrook provides an exceptional setting to introduce Glenwood's to Northern Virginia."

"Since acquiring Chesterbrook five years ago, it has been incredibly rewarding to see our vision for the center come to life. Glenwood's decision to open its first Virginia location at Chesterbrook is a tremendous testament to the center's evolution and enduring appeal," said Mike Ennes, Senior Vice President of Asset Management for Federal. "As part of that continued evolution, Glenwood's will bring its fresh, made-from-scratch cuisine, polished hospitality and refined atmosphere to Chesterbrook in 2027, adding a highly regarded full-service restaurant to the center's dining offerings."

Glenwood's McLean is expected to create approximately 90 full and part-time jobs across management, culinary, hospitality, and support positions.

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The opening is part of BRRG's continued investment in established suburban markets throughout the Washington-Baltimore region. The company continues to evaluate additional opportunities along the East Coast as part of its long-term growth strategy.

About Glenwood's

Glenwood's is an upscale American restaurant built on the belief that good food, attentive service, and a warm, inviting atmosphere are timeless and never go out of style.

Each Glenwood's is thoughtfully designed to create an experience that is refined yet approachable, combining warm architecture and thoughtful design with chef-prepared American cuisine made from scratch using premium ingredients and attentive, personalized service.

Glenwood's believes exceptional restaurants are built through consistency, attention to detail, and a commitment to doing the small things well.

Glenwood's currently operates restaurants in Columbia, Rockville, and Owings Mills, Maryland, with its fourth location coming to McLean, Virginia, in 2027.

For more information, visit www.GlenwoodsDining.com.

About Blueridge Restaurant Group

Headquartered in Columbia, Maryland, Blueridge Restaurant Group ("BRRG") is a privately held hospitality company that owns and operates restaurant concepts throughout the Washington-Baltimore region. Its portfolio includes Glenwood's, with locations in Columbia, Rockville, and Owings Mills, Maryland, and Copper Canyon Grill, with locations in Gaithersburg, Silver Spring, Glenarden, and Arundel Mills, Maryland.

For more information, visit www.BrrgRestaurants.com.

About Chesterbrook Shopping Center

Chesterbrook Shopping Center, located in McLean, Virginia, is a premier retail destination owned by Federal Realty. Having just completed a full property renovation, the center features a modern and inviting atmosphere with a diverse mix of nationally recognized brands, local boutiques, and dining options. With its prime location and exceptional shopping experience, Chesterbrook Shopping Center serves as a vital part of the McLean community.

About Federal Realty

Federal Realty is a recognized leader in the ownership, operation and redevelopment of high-quality retail-based properties located primarily in major coastal markets and select underserved regions with strong economic and demographic fundamentals. Founded in 1962, Federal Realty's mission is to deliver long-term, sustainable growth through investing in communities where

retail demand exceeds supply. This includes a portfolio of open-air shopping centers and mixed-use destinations; such as Santana Row, Pike & Rose, and Assembly Row, which together reflect the company's ability to create distinctive, high-performing environments that serve as vibrant destinations for their communities. Federal Realty's 103 properties include approximately 3,700 tenants in 28.8 million commercial square feet, and approximately 2,700 residential units.

Federal Realty has increased its quarterly dividends per common share for 59 consecutive years on an annualized basis, the longest record in the REIT industry. Federal Realty is an S&P 500 index member and its shares are traded on the NYSE under the symbol FRT.

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