

EASTGROUP

PROPERTIES

2018

THIRD QUARTER

Conference Call

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Supplemental Information

September 30, 2018

Consolidated Balance Sheets	3
Consolidated Statements of Income and Comprehensive Income.....	4
Reconciliations of GAAP to Non-GAAP Measures	5
Consolidated Statements of Cash Flows	6
Same Property Portfolio Analysis.....	7
Additional Financial Information.....	8
Development and Value-Add Properties Summary.....	9
Development and Value-Add Properties Transferred to Real Estate Properties	10
Debt and Equity Market Capitalization	11
Continuous Equity Program.....	12
Adjusted Debt-to-Pro Forma EBITDAre Reconciliation	13
Acquisitions and Sales	14
Real Estate Improvements and Leasing Costs	15
Leasing Statistics and Occupancy Summary	16
Core Market Operating Statistics	17
Lease Expiration Summary	18
Top 10 Customers by Annualized Base Rent	19
Unconsolidated Investment Information.....	20
Financial Statistics	21
Outlook for 2018.....	22
Glossary of REIT Terms	23

FORWARD-LOOKING STATEMENTS

The Company's assumptions and financial projections in this supplemental package are based upon "forward-looking" information and are being made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are inherently subject to known and unknown risks and uncertainties, many of which the Company cannot predict, including, without limitation: changes in general economic conditions; the extent of customer defaults or of any early lease terminations; the Company's ability to lease or re-lease space at current or anticipated rents; the availability of financing; the failure to maintain credit ratings with rating agencies; changes in the supply of and demand for industrial/warehouse properties; increases in interest rate levels; increases in operating costs; natural disasters, terrorism, riots and acts of war, and the Company's ability to obtain adequate insurance; changes in governmental regulation, tax rates and similar matters; and other risks associated with the development and acquisition of properties, including risks that development projects may not be completed on schedule, development or operating costs may be greater than anticipated or acquisitions may not close as scheduled. Although the Company believes the expectations reflected in the forward-looking statements are based upon reasonable assumptions at the time made, the Company can give no assurance that such expectations will be achieved. The Company assumes no obligation whatsoever to publicly update or revise any forward-looking statements. See also the information contained in the Company's reports filed or to be filed from time to time with the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended.

	<u>September 30, 2018</u>	<u>December 31, 2017</u>
ASSETS		
Real estate properties	\$ 2,511,646	2,336,734
Development and value-add properties	244,761	242,014
	<u>2,756,407</u>	<u>2,578,748</u>
Less accumulated depreciation	(796,037)	(749,601)
	<u>1,960,370</u>	<u>1,829,147</u>
Unconsolidated investment	7,686	8,029
Cash	257	16
Other assets	120,852	116,029
	<u>120,852</u>	<u>116,029</u>
TOTAL ASSETS	<u>\$ 2,089,165</u>	<u>1,953,221</u>
LIABILITIES AND EQUITY		
LIABILITIES		
Unsecured bank credit facilities	\$ 169,261	195,709
Unsecured debt	723,300	713,061
Secured debt	191,292	199,512
Accounts payable and accrued expenses	105,869	64,967
Other liabilities	29,512	28,842
Total Liabilities	<u>1,219,234</u>	<u>1,202,091</u>
EQUITY		
Stockholders' Equity:		
Common shares; \$.0001 par value; 70,000,000 shares authorized; 36,040,155 shares issued and outstanding at September 30, 2018 and 34,758,167 at December 31, 2017	4	3
Excess shares; \$.0001 par value; 30,000,000 shares authorized; no shares issued	-	-
Additional paid-in capital	1,176,034	1,061,153
Distributions in excess of earnings	(318,410)	(317,032)
Accumulated other comprehensive income	10,693	5,348
Total Stockholders' Equity	<u>868,321</u>	<u>749,472</u>
Noncontrolling interest in joint ventures	1,610	1,658
Total Equity	<u>869,931</u>	<u>751,130</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 2,089,165</u>	<u>1,953,221</u>

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
REVENUES				
Income from real estate operations	\$ 75,306	68,712	221,146	202,704
Other revenue	20	34	1,268	90
	<u>75,326</u>	<u>68,746</u>	<u>222,414</u>	<u>202,794</u>
EXPENSES				
Expenses from real estate operations	21,718	20,109	63,847	59,360
Depreciation and amortization	22,970	21,011	67,463	62,101
General and administrative	3,060	3,205	10,263	11,586
	<u>47,748</u>	<u>44,325</u>	<u>141,573</u>	<u>133,047</u>
OPERATING INCOME	27,578	24,421	80,841	69,747
OTHER INCOME (EXPENSE)				
Interest expense	(8,804)	(8,704)	(26,253)	(26,405)
Gain on sales of real estate investments	4,051	-	14,273	21,855
Other	216	255	1,192	725
NET INCOME	<u>23,041</u>	<u>15,972</u>	<u>70,053</u>	<u>65,922</u>
Net income attributable to noncontrolling interest in joint ventures	(31)	(88)	(103)	(329)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	<u>23,010</u>	<u>15,884</u>	<u>69,950</u>	<u>65,593</u>
Other comprehensive income - cash flow hedges	553	224	5,345	650
TOTAL COMPREHENSIVE INCOME	<u>\$ 23,563</u>	<u>16,108</u>	<u>75,295</u>	<u>66,243</u>
BASIC PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Net income attributable to common stockholders	\$ 0.64	0.46	1.99	1.94
Weighted average shares outstanding	<u>35,716</u>	<u>34,215</u>	<u>35,204</u>	<u>33,857</u>
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Net income attributable to common stockholders	\$ 0.64	0.46	1.98	1.93
Weighted average shares outstanding	<u>35,798</u>	<u>34,290</u>	<u>35,265</u>	<u>33,905</u>

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
NET INCOME	\$ 23,041	15,972	70,053	65,922
(Gain) on sales of real estate investments	(4,051)	-	(14,273)	(21,855)
(Gain) loss on sales of non-operating real estate	-	-	(86)	40
(Gain) on sales of other	-	-	(427)	-
Interest income	(32)	(62)	(122)	(185)
Other revenue	(20)	(34)	(1,268)	(90)
Depreciation and amortization	22,970	21,011	67,463	62,101
Company's share of depreciation from unconsolidated investment	33	31	95	93
Interest expense ⁽¹⁾	8,804	8,704	26,253	26,405
General and administrative expense ⁽²⁾	3,060	3,205	10,263	11,586
Noncontrolling interest in PNOI of consolidated 80% joint ventures	(77)	(145)	(237)	(493)
PROPERTY NET OPERATING INCOME (PNOI)	\$ 53,728	48,682	157,714	143,524
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	\$ 23,010	15,884	69,950	65,593
Depreciation and amortization	22,970	21,011	67,463	62,101
Company's share of depreciation from unconsolidated investment	33	31	95	93
Depreciation and amortization from noncontrolling interest	(45)	(56)	(133)	(160)
(Gain) on sales of real estate investments	(4,051)	-	(14,273)	(21,855)
FUNDS FROM OPERATIONS (FFO) ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$ 41,917	36,870	123,102	105,772
NET INCOME	\$ 23,041	15,972	70,053	65,922
Interest expense ⁽¹⁾	8,804	8,704	26,253	26,405
Depreciation and amortization	22,970	21,011	67,463	62,101
Company's share of depreciation from unconsolidated investment	33	31	95	93
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION (EBITDA)	54,848	45,718	163,864	154,521
(Gain) on sales of real estate investments	(4,051)	-	(14,273)	(21,855)
EBITDA for Real Estate (EBITDAre)	\$ 50,797	45,718	149,591	132,666
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Net income attributable to common stockholders	\$ 0.64	0.46	1.98	1.93
Funds from operations (FFO) attributable to common stockholders	\$ 1.17	1.08	3.49	3.12
Weighted average shares outstanding for EPS and FFO purposes	35,798	34,290	35,265	33,905

⁽¹⁾ Net of capitalized interest of \$1,542 and \$1,284 for the three months ended September 30, 2018 and 2017, respectively; and \$4,545 and \$4,242 for the nine months ended September 30, 2018 and 2017, respectively.

⁽²⁾ Net of capitalized development costs of \$1,271 and \$1,056 for the three months ended September 30, 2018 and 2017, respectively; and \$3,504 and \$3,650 for the nine months ended September 30, 2018 and 2017, respectively.

	Nine Months Ended September 30,	
	2018	2017
OPERATING ACTIVITIES		
Net income	\$ 70,053	65,922
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	67,463	62,101
Stock-based compensation expense	4,033	4,266
Net gain on sales of real estate investments and non-operating real estate	(14,359)	(21,815)
Gain on casualties and involuntary conversion	(1,150)	-
Changes in operating assets and liabilities:		
Accrued income and other assets	628	881
Accounts payable, accrued expenses and prepaid rent	13,997	10,586
Other	1,330	765
NET CASH PROVIDED BY OPERATING ACTIVITIES	141,995	122,706
INVESTING ACTIVITIES		
Development and value-add properties	(118,489)	(80,462)
Purchases of real estate properties	(52,934)	(36,739)
Real estate improvements	(26,779)	(18,783)
Net proceeds from sales of real estate investments and non-operating real estate	24,508	39,934
Proceeds from casualties and involuntary conversion	1,483	-
Repayments on mortgage loans receivable	1,977	96
Changes in accrued development costs	1,896	2,032
Changes in other assets and other liabilities	(9,804)	(10,835)
NET CASH USED IN INVESTING ACTIVITIES	(178,142)	(104,757)
FINANCING ACTIVITIES		
Proceeds from unsecured bank credit facilities	311,641	281,342
Repayments on unsecured bank credit facilities	(336,789)	(255,988)
Proceeds from unsecured debt	60,000	-
Repayments on unsecured debt	(50,000)	-
Repayments on secured debt	(8,410)	(55,478)
Debt issuance costs	(1,857)	(129)
Distributions paid to stockholders (not including dividends accrued)	(45,449)	(64,623)
Proceeds from common stock offerings	112,325	78,956
Proceeds from dividend reinvestment plan	166	170
Other	(5,239)	(2,711)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	36,388	(18,461)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	241	(512)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	16	522
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 257	10
SUPPLEMENTAL CASH FLOW INFORMATION		
Cash paid for interest, net of amounts capitalized of \$4,545 and \$4,242 for 2018 and 2017, respectively	\$ 23,112	24,978

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2018	2017	% Change	2018	2017	% Change
Annual Same Property Portfolio Analysis (Straight-Line Basis) ⁽¹⁾						
Square feet as of period end	34,219	34,219		34,219	34,219	
Average occupancy	96.5%	96.5%	0.0%	96.9%	96.4%	0.5%
Occupancy as of period end	96.5%	96.8%	-0.3%	96.5%	96.8%	-0.3%
Income from real estate operations	\$ 66,425	64,104	3.6%	\$ 198,366	190,531	4.1%
Less cash received for lease terminations	(44)	(74)		(197)	(215)	
Add straight-line rent write-offs for lease terminations	10	9		24	17	
Income excluding lease termination income	66,391	64,039	3.7%	198,193	190,333	4.1%
Expenses from real estate operations	(19,204)	(18,500)	3.8%	(57,190)	(55,043)	3.9%
PNOI excluding income from lease terminations	\$ 47,187	45,539	3.6%	\$ 141,003	135,290	4.2%

Annual Same Property Portfolio Analysis (Cash Basis) ⁽¹⁾						
Income from real estate operations	\$ 66,111	63,391	4.3%	\$ 197,141	188,998	4.3%
Less cash received for lease terminations	(44)	(74)		(197)	(215)	
Income excluding lease termination income	66,067	63,317	4.3%	196,944	188,783	4.3%
Expenses from real estate operations	(19,118)	(18,479)	3.5%	(56,981)	(54,885)	3.8%
PNOI excluding income from lease terminations	\$ 46,949	44,838	4.7%	\$ 139,963	133,898	4.5%

	Three Months Ended September 30,		
	2018	2017	% Change
Quarterly Same Property Portfolio Analysis (Straight-Line Basis) ⁽²⁾			
Square feet as of period end	36,435	36,435	
Average occupancy	96.4%	95.4%	1.0%
Occupancy as of period end	96.3%	95.8%	0.5%
Income from real estate operations	\$ 70,792	67,521	4.8%
Less cash received for lease terminations	(44)	(74)	
Add straight-line rent write-offs for lease terminations	10	9	
Income excluding lease termination income	70,758	67,456	4.9%
Expenses from real estate operations	(20,396)	(19,498)	4.6%
PNOI excluding income from lease terminations	\$ 50,362	47,958	5.0%

Quarterly Same Property Portfolio Analysis (Cash Basis) ⁽²⁾			
Income from real estate operations	\$ 70,228	66,500	5.6%
Less cash received for lease terminations	(44)	(74)	
Income excluding lease termination income	70,184	66,426	5.7%
Expenses from real estate operations	(20,310)	(19,477)	4.3%
PNOI excluding income from lease terminations	\$ 49,874	46,949	6.2%

⁽¹⁾ Includes properties which were included in the operating portfolio for the entire period from 1/1/17 through 9/30/18.

⁽²⁾ Includes properties which were included in the operating portfolio for the entire period from 7/1/17 through 9/30/18.

SELECTED INCOME STATEMENT INFORMATION

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
	<i>(Items below represent increases or (decreases) in FFO)</i>			
Straight-line (S/L) rent income adjustment	\$ 1,432	1,235	3,950	2,674
Bad debt expense on S/L rent	(86)	(21)	(209)	(158)
Net straight-line rent adjustment	1,346	1,214	3,741	2,516
Cash received for lease terminations	44	74	197	215
Less S/L rent write-offs	(10)	(9)	(24)	(17)
Net lease termination fee income	34	65	173	198
Bad debt expense (excluding S/L rent bad debt)	(110)	(113)	(73)	(174)
Gain on casualties and involuntary conversion ⁽¹⁾	-	-	1,150	-
Stock-based compensation expense	(1,210)	(1,179)	(4,033)	(4,266)
Debt issuance costs amortization	(342)	(311)	(1,006)	(943)
Acquired leases - above/below market rent adjustment amortization	217	129	477	406
Assumed mortgages - fair value adjustment amortization	7	7	21	23

WEIGHTED AVERAGE COMMON SHARES

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
Weighted average common shares	35,716	34,215	35,204	33,857
BASIC SHARES FOR EARNINGS PER SHARE (EPS)	35,716	34,215	35,204	33,857
Potential common shares:				
Unvested restricted stock	82	75	61	48
DILUTED SHARES FOR EPS AND FFO	35,798	34,290	35,265	33,905

⁽¹⁾ Included in *Other revenue* on the Consolidated Statements of Income and Comprehensive Income; included in FFO.

		Square Feet (SF)	Costs Incurred		Projected Total Costs	Anticipated		Wgt Avg %
			3rd Qtr 2018	Cumulative at 9/30/18		Conversion Date ⁽¹⁾	% Leased 10/17/18	
Lease-up								
Horizon XII	Orlando, FL	140,000	\$ 423	11,941	12,500	10/18	100%	
Eisenhauer Point 6	San Antonio, TX	85,000	483	5,403	5,700	11/18	100%	
West Road 5	Houston, TX	58,000	880	4,535	5,300	12/18	100%	
Eisenhauer Point 5	San Antonio, TX	98,000	391	7,492	8,000	01/19	100%	
Siempre Viva ⁽²⁾	San Diego, CA	115,000	13,934	13,934	14,400	01/19	100%	
CreekView 121 3 & 4	Dallas, TX	158,000	287	12,726	14,800	04/19	83%	
Falcon Field	Phoenix, AZ	96,000	358	7,907	9,000	05/19	25%	
Total Lease-up		750,000	16,756	63,938	69,700		87%	Wgt Avg %
Projected Stabilized Yield ⁽³⁾		7.7%						
Under Construction								
Broadmoor 2	Atlanta, GA	111,000	1,947	5,722	7,400	10/19	0%	
Settlers Crossing 1	Austin, TX	77,000	973	5,553	7,400	10/19	0%	
Settlers Crossing 2	Austin, TX	83,000	1,019	5,909	8,400	10/19	41%	
Gateway 1	Miami, FL	200,000	4,380	18,151	25,000	11/19	35%	
Horizon XI	Orlando, FL	135,000	2,610	7,359	10,400	12/19	0%	
SunCoast 5	Ft Myers, FL	81,000	2,076	5,227	7,700	12/19	0%	
Airport Commerce Center 3	Charlotte, NC	96,000	991	3,374	7,300	01/20	0%	
Steele Creek V	Charlotte, NC	54,000	1,774	1,774	5,800	01/20	56%	
Parc North 5	Dallas, TX	100,000	2,917	4,844	9,200	02/20	0%	
Tri-County Crossing 1 & 2	San Antonio, TX	203,000	3,361	6,287	14,600	02/20	0%	
Eisenhauer Point 7 & 8	San Antonio, TX	336,000	7,671	7,671	23,600	03/20	33%	
Ten West Crossing 8	Houston, TX	132,000	3,992	3,992	10,900	03/20	38%	
Horizon VI	Orlando, FL	148,000	4,398	4,398	12,700	04/20	84%	
Total Under Construction		1,756,000	38,109	80,261	150,400		24%	Wgt Avg %
Projected Stabilized Yield ⁽³⁾		7.6%						
							43%	Wgt Avg %
Prospective Development								
		Acres	Projected SF					
Ft Myers, FL		35	488,000	285	11,807			
Miami, FL		52	650,000	2,795	34,054			
Orlando, FL ⁽⁴⁾		13	214,000	(3,295)	5,595			
Tampa, FL		8	32,000	-	1,560			
Atlanta, GA		10	100,000	68	633			
Jackson, MS		3	28,000	-	706			
Charlotte, NC ⁽⁴⁾		50	600,000	(635)	6,446			
Austin, TX		15	180,000	132	3,561			
Dallas, TX		55	752,000	6,602	14,982			
Houston, TX ⁽⁴⁾		83	1,123,000	(1,886)	15,910			
San Antonio, TX ⁽⁴⁾		31	548,000	(4,662)	5,308			
Total Prospective Development		355	4,715,000	(596)	100,562			
		355	7,221,000	\$ 54,269	244,761			

⁽¹⁾ Will transfer from Development and value-add properties to the operating portfolio at the earlier of 90% occupancy or one year after shell completion/value-add vacancy occurrence.

⁽²⁾ This value-add project was acquired by EastGroup on 7/12/18.

⁽³⁾ Weighted average yield based on property net operating income at 100% occupancy and rents computed on a straight-line basis.

⁽⁴⁾ Negative amounts represent land inventory costs transferred to *Under Construction*.

		Square Feet (SF)	Costs Incurred		% Leased 10/17/18
			3rd Qtr 2018	Cumulative at 9/30/18	
<u>1st Quarter</u>		SF			
Alamo Ridge IV	San Antonio, TX	97,000	\$ -	7,814	100%
Oak Creek VII	Tampa, FL	116,000	1	7,124	100%
Weston ⁽¹⁾	Ft Lauderdale, FL	134,000	22	15,779	100%
		<u>347,000</u>	<u>23</u>	<u>30,717</u>	
<u>2nd Quarter</u>					
Country Club V	Tucson, AZ	305,000	1,499	24,492	100%
Eisenhower Point 3	San Antonio, TX	71,000	177	6,670	100%
Horizon X	Orlando, FL	104,000	8	7,432	100%
Progress Center 1 & 2 ⁽²⁾	Atlanta, GA	132,000	43	10,521	41%
SunCoast 4	Ft Myers, FL	93,000	1	9,265	100%
		<u>705,000</u>	<u>1,728</u>	<u>58,380</u>	
<u>3rd Quarter</u>					
Kyrene 202 III, IV & V	Phoenix, AZ	166,000	403	12,944	100%
Steele Creek VII	Charlotte, NC	120,000	614	9,156	100%
		<u>286,000</u>	<u>1,017</u>	<u>22,100</u>	
Total Transferred to Real Estate Properties		<u>1,338,000</u>	<u>\$ 2,768</u>	<u>111,197</u>	
Projected Stabilized Yield⁽³⁾		<u>8.1%</u>			

⁽¹⁾ This project was acquired by EastGroup on 11/1/16 and underwent redevelopment.

⁽²⁾ This project, which was recently developed by the seller, was acquired by EastGroup on 12/12/17 during the lease-up phase.

⁽³⁾ Weighted average yield based on property net operating income at 100% occupancy and rents computed on a straight-line basis.

	Remainder of 2018	2019	2020	2021	2022	2023 and Beyond	Total	Average Years to Maturity
Unsecured debt	\$ -	75,000	105,000	40,000	75,000	430,000	725,000	4.8
Secured debt:								
Balloon payments	-	45,725	-	85,601	32,655	1,549	165,530	
Amortization	2,882	9,845	9,096	3,962	114	494	26,393	
	2,882	55,570	9,096	89,563	32,769	2,043	191,923	2.1
Total unsecured debt and secured debt	\$ 2,882	130,570	114,096	129,563	107,769	432,043	916,923	4.3
Weighted average interest rate	5.20%	4.62%	3.62%	3.86%	3.35%	3.53%	3.73%	

Unsecured debt and secured debt	\$ 916,923
Unsecured bank credit facilities (matures 7/30/2022)	
\$45MM Line - 3.261%	16,191
\$350MM Line - 3.218%	155,000
Total carrying amount of debt	\$ 1,088,114
Total unamortized debt issuance costs	(4,261)
Total debt net of unamortized debt issuance costs	\$ 1,083,853
Equity market capitalization	
Shares outstanding - common	36,040,155
Price per share at quarter end	\$ 95.62
Total equity market capitalization	\$ 3,446,160
Total market capitalization (debt and equity) ⁽¹⁾	\$ 4,534,274
Total debt / total market capitalization ⁽¹⁾	24.0%

⁽¹⁾ Before deducting unamortized debt issuance costs

	Shares Issued and Sold ⁽¹⁾	Average Sales Price (Per Share)	Gross Proceeds	Offering-Related Fees and Expenses	Net Proceeds
1st Quarter 2018	179,501	\$ 82.68	\$ 14,842	\$ (240)	\$ 14,602
2nd Quarter 2018	750,282	91.01	68,281	(728)	67,553
3rd Quarter 2018	316,102	96.56	30,523	(353)	30,170
TOTAL 2018	1,245,885	\$ 91.22	\$ 113,646	\$ (1,321)	\$ 112,325

⁽¹⁾ As of October 17, 2018, the Company had 5,155,455 shares authorized and remaining for issuance under its continuous equity program.

	Three Months Ended September 30, 2018	Nine Months Ended September 30, 2018
EBITDAre for the period	\$ 50,797	149,591
Adjust PNOI for acquisitions as if owned for entire period	223	1,648
Adjust PNOI for development and value-add properties in lease-up or under construction	(442)	(801)
Adjust PNOI for properties sold during the period	(30)	(474)
Pro Forma EBITDAre	<u>\$ 50,548</u>	<u>149,964</u>
PRO FORMA EBITDAre – ANNUALIZED	<u>\$ 202,192</u>	<u>199,952</u>
Debt at September 30, 2018	\$ 1,083,853	1,083,853
Subtract development and value-add properties in lease-up or under construction	<u>(144,199)</u>	<u>(144,199)</u>
Adjusted Debt	<u>\$ 939,654</u>	<u>939,654</u>
ADJUSTED DEBT-TO-PRO FORMA EBITDAre RATIO	<u>4.65</u>	<u>4.70</u>

ACQUISITIONS

Date	Property Name	Location	Size	Purchase Price ⁽¹⁾
1st Quarter				
None				
2nd Quarter				
04/24/18	Gwinnett 316	Atlanta, GA	65,000 SF	\$ 4,356
06/20/18	Eucalyptus Distribution Center	Chino, CA	182,000 SF	23,304
3rd Quarter				
07/12/18	Siempre Viva Distribution Center ⁽²⁾	San Diego, CA	115,000 SF	14,033
08/13/18	LakePort 2499 Land	Dallas, TX	30.4 Acres	5,700
08/29/18	Allen Station I & II	Dallas, TX	220,000 SF	25,175
			30.4 Acres	
Total Acquisitions			582,000 SF	\$ 72,568

SALES

Date	Property Name	Location	Size	Gross Sales Price	Realized Gain
1st Quarter					
01/26/18	World Houston 18	Houston, TX	33,000 SF	\$ 2,460	1,078 ⁽³⁾
03/20/18	56 Commerce Park	Tampa, FL	181,000 SF	12,450	9,144 ⁽³⁾
03/28/18	Lee Road Land	Houston, TX	10.7 Acres	2,577	86 ⁽⁴⁾
2nd Quarter					
None					
3rd Quarter					
07/26/18	35th Avenue Distribution Center	Phoenix, AZ	125,000 SF	7,941	4,051 ⁽³⁾
			10.7 Acres		
Total Sales			339,000 SF	\$ 25,428	14,359

⁽¹⁾ Represents acquisition price plus closing costs.

⁽²⁾ Value-add property acquisition; land, building and tenant improvements are included in *Development and value-add properties* on the Consolidated Balance Sheets.

⁽³⁾ Included in *Gain on sales of real estate investments* on the Consolidated Statements of Income and Comprehensive Income; not included in FFO.

⁽⁴⁾ Included in *Other* on the Consolidated Statements of Income and Comprehensive Income; included in FFO.

REAL ESTATE IMPROVEMENTS	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
Upgrade on Acquisitions	\$ 135	98	174	157
Tenant Improvements:				
New Tenants	4,262	2,906	10,214	8,189
Renewal Tenants	918	1,002	2,234	2,732
Other:				
Building Improvements	3,930	688	6,557	2,132
Roofs	2,570	1,209	6,881	3,421
Parking Lots	1,137	903	2,112	1,639
Other	27	696	765	933
TOTAL REAL ESTATE IMPROVEMENTS ⁽²⁾	\$ 12,979	7,502	28,937	19,203

CAPITALIZED LEASING COSTS (Principally Commissions) ⁽¹⁾

Development and Value-Add	\$ 2,044	1,196	3,757	3,624
New Tenants	2,231	1,489	4,942	5,264
Renewal Tenants	941	829	3,088	3,926
TOTAL CAPITALIZED LEASING COSTS	\$ 5,216	3,514	11,787	12,814

⁽¹⁾ Included in *Other Assets*.

⁽²⁾ Reconciliation of Total Real Estate Improvements to *Real Estate Improvements* on the Consolidated Statements of Cash Flows:

	Nine Months Ended September 30,	
	2018	2017
Total Real Estate Improvements	\$ 28,937	19,203
Change in Real Estate Property Payables	(1,316)	(825)
Change in Construction in Progress	(842)	405
Real Estate Improvements on the Consolidated Statements of Cash Flows	\$ 26,779	18,783

Three Months Ended September 30, 2018	Number of Leases Signed	Square Feet Signed <small>(In Thousands)</small>	Weighted Average Term <small>(In Years)</small>	Rental Change Straight-Line Basis	Rental Change Cash Basis	PSF Tenant Improvement ⁽¹⁾	PSF Leasing Commission ⁽¹⁾	PSF Total Leasing Cost ⁽¹⁾
New Leases ⁽²⁾	43	649	5.9	18.0%	8.2%	\$ 2.90	\$ 2.32	\$ 5.22
Renewal Leases	60	1,226	3.3	15.8%	4.3%	0.63	1.18	1.81
Total/Weighted Average	103	1,875	4.2	16.6%	5.6%	\$ 1.41	\$ 1.57	\$ 2.98
					Per Year	\$ 0.34	\$ 0.37	\$ 0.71

Weighted Average Retention ⁽³⁾ **68.0%**

Nine Months Ended September 30, 2018	Number of Leases Signed	Square Feet Signed <small>(In Thousands)</small>	Weighted Average Term <small>(In Years)</small>	Rental Change Straight-Line Basis	Rental Change Cash Basis	PSF Tenant Improvement ⁽¹⁾	PSF Leasing Commission ⁽¹⁾	PSF Total Leasing Cost ⁽¹⁾
New Leases ⁽²⁾	115	1,719	5.5	10.9%	1.1%	\$ 5.18	\$ 2.43	\$ 7.61
Renewal Leases	188	3,832	3.7	17.9%	8.2%	0.73	0.94	1.67
Total/Weighted Average	303	5,551	4.2	15.6%	5.8%	\$ 2.11	\$ 1.40	\$ 3.51
					Per Year	\$ 0.50	\$ 0.33	\$ 0.83

Weighted Average Retention ⁽³⁾ **76.5%**

Excluding leases signed in Q2 2018 at R&D property in Santa Barbara:

Nine Months Ended September 30, 2018	Number of Leases Signed	Square Feet Signed <small>(In Thousands)</small>	Weighted Average Term <small>(In Years)</small>	Rental Change Straight-Line Basis	Rental Change Cash Basis	PSF Tenant Improvement ⁽¹⁾	PSF Leasing Commission ⁽¹⁾	PSF Total Leasing Cost ⁽¹⁾
New Leases ⁽²⁾	111	1,684	5.6	12.7%	3.2%	\$ 3.71	\$ 2.36	\$ 6.07
Total/Weighted Average ⁽⁴⁾	299	5,516	4.2	16.3%	6.6%	\$ 1.64	\$ 1.37	\$ 3.01
					Per Year	\$ 0.39	\$ 0.33	\$ 0.72

	09/30/18	06/30/18	03/31/18	12/31/17	09/30/17
Percentage Leased	97.1%	97.0%	97.0%	97.0%	97.4%
Percentage Occupied	95.7%	96.4%	96.4%	96.4%	95.6%

⁽¹⁾ Per square foot (PSF) amounts represent total amounts for the life of the lease, except as noted for the Per Year amounts.

⁽²⁾ Does not include leases with terms less than 12 months and leases for first generation space on properties acquired or developed by EastGroup.

⁽³⁾ Calculated as square feet of renewal leases signed during the quarter / square feet of leases expiring during the quarter (not including early terminations or bankruptcies).

⁽⁴⁾ Includes Renewal Leases, which were not impacted by leases signed at R&D property in Santa Barbara.

	Total		Annualized Base Rent ⁽¹⁾	% Leased	% Occupied	Lease Expirations in Square Feet		Same Property PNOI Change (excluding income from lease terminations)				Rental Change New and Renewal Leases ⁽³⁾						
	Square Feet of Properties	% of Total				2018 ⁽²⁾	2019	QTR		YTD		QTR		YTD				
								Straight-Line Basis	Cash Basis ⁽⁴⁾	Straight-Line Basis	Cash Basis ⁽⁴⁾	Straight-Line Basis	Cash Basis ⁽⁴⁾	Straight-Line Basis	Cash Basis ⁽⁴⁾			
Florida																		
Tampa	4,177,000	10.8%	9.9%	96.7%	94.4%	135,000	510,000	1.0%	0.7%	1.7%	0.9%	22.5%	8.7%	22.0%	10.1%			
Orlando	3,232,000	8.3%	9.2%	99.8%	99.4%	55,000	354,000	0.1%	-1.5%	2.3%	-2.1%	16.0%	4.5%	20.9%	7.8%			
Jacksonville	2,273,000	5.8%	4.5%	94.3%	93.8%	12,000	337,000	-1.5%	2.5%	1.1%	3.3%	21.1%	8.4%	22.1%	11.1%			
Ft. Lauderdale	1,071,000	2.8%	3.5%	97.5%	97.5%	38,000	98,000	8.3%	8.0%	3.9%	6.3%	21.7%	8.1%	14.1%	4.2%			
Ft. Myers	311,000	0.8%	1.1%	100.0%	100.0%	-	53,000	21.4%	20.3%	8.1%	5.2%	N/A	N/A	18.6%	9.6%			
	11,064,000	28.5%	28.2%	97.3%	96.2%	240,000	1,352,000	1.6%	1.5%	2.2%	1.0%	20.2%	7.2%	20.0%	8.6%			
Texas																		
Dallas	3,570,000	9.2%	8.0%	97.8%	97.2%	-	376,000	4.0%	5.9%	3.9%	8.0%	22.2%	9.8%	21.2%	13.4%			
Houston	5,490,000	14.1%	14.6%	97.0%	94.8%	187,000	700,000	10.7%	14.6%	10.0%	13.2%	14.5%	5.5%	6.4%	-2.8%			
San Antonio	2,859,000	7.4%	8.5%	97.8%	97.1%	60,000	457,000	7.3%	5.8%	4.4%	2.7%	12.2%	2.3%	9.0%	1.2%			
Austin	699,000	1.8%	1.9%	95.4%	95.4%	-	168,000	-5.8%	-12.4%	-7.9%	-9.2%	5.7%	3.6%	10.1%	14.5%			
El Paso	958,000	2.5%	1.7%	98.5%	98.5%	-	144,000	3.1%	-1.3%	4.2%	1.7%	13.9%	3.3%	18.6%	7.9%			
	13,576,000	35.0%	34.7%	97.4%	96.2%	247,000	1,845,000	7.0%	8.1%	6.0%	7.6%	15.5%	5.4%	11.7%	3.7%			
California																		
San Francisco	1,045,000	2.7%	3.3%	100.0%	100.0%	-	302,000	4.2%	5.9%	7.5%	7.8%	N/A	N/A	84.5%	75.0%			
Los Angeles ⁽⁵⁾	2,323,000	6.0%	7.5%	100.0%	100.0%	10,000	115,000	2.8%	10.9%	5.4%	9.4%	N/A	N/A	23.0%	13.8%			
Santa Barbara ⁽⁵⁾	211,000	0.5%	1.4%	93.6%	88.7%	-	110,000	14.2%	13.8%	-8.1%	-10.4%	N/A	N/A	-10.9%	-24.7%			
Fresno	398,000	1.0%	0.8%	100.0%	100.0%	-	114,000	0.9%	1.8%	1.7%	-0.2%	6.7%	3.0%	8.0%	3.6%			
San Diego	465,000	1.2%	1.3%	100.0%	100.0%	73,000	34,000	22.0%	7.5%	19.7%	-5.3%	40.9%	25.6%	36.1%	23.2%			
	4,442,000	11.4%	14.3%	99.7%	99.5%	83,000	675,000	5.8%	8.9%	5.8%	4.9%	34.0%	21.1%	20.6%	9.6%			
Arizona																		
Phoenix	2,404,000	6.2%	6.5%	98.8%	98.2%	34,000	394,000	3.5%	10.6%	9.2%	15.0%	10.9%	-3.7%	6.4%	-3.4%			
Tucson	1,055,000	2.7%	2.2%	100.0%	95.2%	-	19,000	-11.9%	-22.0%	-1.5%	-5.0%	15.9%	15.8%	20.0%	9.1%			
	3,459,000	8.9%	8.7%	99.2%	97.3%	34,000	413,000	-0.1%	2.5%	6.6%	9.9%	11.7%	-1.0%	8.5%	-1.4%			
North Carolina																		
Charlotte	3,131,000	8.1%	6.9%	99.6%	98.6%	-	280,000	2.5%	3.7%	4.6%	5.1%	26.9%	10.2%	20.6%	7.4%			
	3,131,000	8.1%	6.9%	99.6%	98.6%	-	280,000	2.5%	3.7%	4.6%	5.1%	26.9%	10.2%	20.6%	7.4%			
Georgia																		
Atlanta	779,000	2.0%	1.0%	57.5%	50.8%	18,000	64,000	N/A	N/A	N/A	N/A	12.7%	12.2%	11.9%	10.6%			
	779,000	2.0%	1.0%	57.5%	50.8%	18,000	64,000	N/A	N/A	N/A	N/A	12.7%	12.2%	11.9%	10.6%			
Total Core Markets	36,451,000	93.9%	93.8%	97.1%	95.9%	622,000	4,629,000	4.1%	5.3%	4.7%	5.1%	18.4%	6.7%	16.2%	6.2%			
Total Other Markets	2,355,000	6.1%	6.2%	96.7%	92.6%	53,000	388,000	-4.3%	-4.5%	-3.3%	-4.0%	4.0%	-1.9%	5.5%	-1.0%			
Total Operating Properties	38,806,000	100.0%	100.0%	97.1%	95.7%	675,000	5,017,000	3.6%	4.7%	4.2%	4.5%	16.6%	5.6%	15.6%	5.8%			

⁽¹⁾ Based on the Annualized Base Rent as of the reporting period for occupied square feet (without S/L Rent).

⁽²⁾ Square Feet expiring during the remainder of the year including month-to-month leases.

⁽³⁾ Does not include leases with terms less than 12 months and leases for first generation space on properties acquired or developed by EastGroup.

⁽⁴⁾ Excludes straight-line rent adjustments and amortization of above/below market rent intangibles.

⁽⁵⁾ Includes the Company's share of its less-than-wholly-owned real estate investments.

LEASE EXPIRATION	Square Footage of Leases Expiring	% of Total SF	Annualized Current Base Rent of Leases Expiring (without S/L Rent)	% of Total Base Rent of Leases Expiring (without S/L Rent)
Vacancy	1,114,000	2.9%	\$ -	0.0%
2018 - remainder of year ⁽¹⁾	675,000	1.7%	4,823	2.2%
2019	5,017,000	12.9%	31,567	14.1%
2020	6,342,000	16.3%	37,751	16.8%
2021	7,447,000	19.2%	44,062	19.7%
2022	5,250,000	13.5%	31,906	14.2%
2023	4,367,000	11.3%	24,951	11.1%
2024	3,530,000	9.1%	19,393	8.7%
2025	1,771,000	4.6%	10,105	4.5%
2026	887,000	2.3%	6,012	2.7%
2027 and beyond	2,406,000	6.2%	13,538	6.0%
TOTAL	38,806,000	100.0%	\$ 224,108	100.0%

⁽¹⁾ Includes month-to-month leases.

Customer	# of Leases	Location	Total SF Leased	% of Total Portfolio	% of Total Annualized Base Rent ⁽¹⁾
1 The Chamberlain Group	2	Tucson, AZ	350,000	0.9%	1.1%
2 WNA Comet West, Inc.	1	Los Angeles, CA	411,000	1.1%	1.1%
3 Essendant Co.	1	Orlando, FL	404,000	1.0%	1.0%
4 Mattress Firm	1	Houston, TX	202,000		
	1	Tampa, FL	109,000		
	2	Jacksonville, FL	60,000		
	1	Ft. Myers, FL	25,000	1.0%	1.0%
5 Kuehne & Nagel, Inc.	2	Houston, TX	172,000		
	2	Charlotte, NC	106,000	0.7%	0.8%
6 Iron Mountain Information Management, Inc.	2	Tampa, FL	184,000		
	2	Phoenix, AZ	59,000		
	1	Ft. Lauderdale, FL	45,000		
	1	Jacksonville, FL	40,000	0.8%	0.7%
7 Medtronic Inc.	1	Santa Barbara, CA	82,000	0.2%	0.7%
8 Arizona Nutritional Supplements LLC	2	Phoenix, AZ	228,000	0.6%	0.6%
9 U.S. Postal Service	1	Houston, TX	110,000		
	1	New Orleans, LA	99,000		
	2	Tampa, FL	59,000	0.7%	0.6%
10 Conn's, Inc.	1	Charlotte, NC	300,000	0.8%	0.6%
	27		3,045,000	7.8%	8.2%

⁽¹⁾ Calculation: Customer Annualized Base Rent as of 09/30/18 (without S/L Rent) / Total Annualized Base Rent (without S/L Rent).

Property	Industry Distribution Center II
Acquisition Date	November 23, 2004
Percent Leased	100%
Total Square Feet (100%)	309,000
Company Ownership	50%

**EastGroup's
Basis in 50%
Ownership**

Selected Financial Information

Balance Sheet Information as of September 30, 2018

ASSETS

Real estate properties	\$ 9,345
Less accumulated depreciation	(1,809)
	<u>7,536</u>
Other assets	260
TOTAL ASSETS	<u>\$ 7,796</u>

LIABILITIES AND EQUITY

Other liabilities	\$ 110
Equity	7,686
TOTAL LIABILITIES AND EQUITY	<u>\$ 7,796</u>

EastGroup's Net Investment at September 30, 2018

\$ 7,686 ⁽¹⁾

EastGroup's 50% Ownership

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2018	2017	2018	2017
Income Statement Information				
Property NOI	\$ 217	224	652	673
Depreciation Expense	(33)	(31)	(95)	(93)
Equity in Earnings ⁽²⁾	<u>\$ 184</u>	<u>193</u>	<u>557</u>	<u>580</u>
Funds From Operations	<u>\$ 217</u>	<u>224</u>	<u>652</u>	<u>673</u>

⁽¹⁾ Presented as *Unconsolidated investment* on the Consolidated Balance Sheets.

⁽²⁾ Included in *Other* on the Consolidated Statements of Income and Comprehensive Income.

	Quarter Ended	Years Ended			
	9/30/2018	2017	2016	2015	2014
ASSETS/MARKET CAPITALIZATION					
Assets	\$ 2,089,165	1,953,221	1,825,764	1,661,904	1,572,112
Equity Market Capitalization	3,446,160	3,071,927	2,461,251	1,802,957	2,040,967
Total Market Capitalization (Debt and Equity) ⁽¹⁾	4,534,274	4,183,620	3,566,865	2,835,194	2,974,144
Shares Outstanding - Common	36,040,155	34,758,167	33,332,213	32,421,460	32,232,587
Price per share	\$ 95.62	88.38	73.84	55.61	63.32
FFO CHANGE					
FFO per diluted share	\$ 1.17	4.26	4.02	3.67	3.47
Change compared to same period prior year	8.3%	6.0%	9.5%	5.8%	7.4%
COMMON DIVIDEND PAYOUT RATIO					
Dividend distribution	\$ 0.72	2.52	2.44	2.34	2.22
FFO per diluted share	1.17	4.26	4.02	3.67	3.47
Dividend payout ratio	62%	59%	61%	64%	64%
COMMON DIVIDEND YIELD					
Dividend distribution	\$ 0.72	2.52	2.44	2.34	2.22
Price per share	95.62	88.38	73.84	55.61	63.32
Dividend yield	3.01%	2.85%	3.30%	4.21%	3.51%
FFO MULTIPLE					
FFO per diluted share	\$ 1.17	4.26	4.02	3.67	3.47
Price per share	95.62	88.38	73.84	55.61	63.32
Multiple	20.43	20.75	18.37	15.15	18.25
INTEREST & FIXED CHARGE COVERAGE RATIOS					
EBITDAre	\$ 50,797	180,507	167,196	153,574	145,461
Interest expense	8,804	34,775	35,213	34,666	35,728
Interest and fixed charge coverage ratios	5.77	5.19	4.75	4.43	4.07
DEBT-TO-EBITDAre RATIO					
Debt	\$ 1,083,853	1,108,282	1,101,333	1,027,909	929,465
EBITDAre	50,797	180,507	167,196	153,574	145,461
Debt-to-EBITDAre ratio	5.33	6.14	6.59	6.69	6.39
Adjusted debt-to-pro forma EBITDAre ratio	4.65	5.44	6.03	6.11	5.74
DEBT-TO-TOTAL MARKET CAPITALIZATION ⁽¹⁾	24.0%	26.6%	31.0%	36.4%	31.4%
ISSUER RATINGS ⁽²⁾					
Moody's Investors Service	<u>Issuer Rating</u>	<u>Outlook</u>			
	Baa2	Stable			

⁽¹⁾ Before deducting unamortized debt issuance costs.

⁽²⁾ A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time by the assigning rating agency.

	Low Range		High Range	
	Q4 2018	Y/E 2018	Q4 2018	Y/E 2018
	<i>(In thousands, except per share data)</i>			
Net income attributable to common stockholders	\$ 19,305	89,255	20,015	89,965
Depreciation and amortization	23,084	90,509	23,084	90,509
Gain on sales of depreciable real estate investments	-	(14,273)	-	(14,273)
Funds from operations attributable to common stockholders	\$ 42,389	165,491	43,099	166,201
Diluted shares	36,196	35,497	36,196	35,497
Per share data (diluted):				
Net income attributable to common stockholders	\$ 0.53	2.51	0.55	2.53
Funds from operations attributable to common stockholders	1.17	4.66	1.19	4.68

The following assumptions were used for the mid-point:

Metrics	Guidance for Q4 2018	Revised Guidance for Year 2018	July Earnings Release Guidance for Year 2018	Actual for Year 2017
FFO per share	\$1.17 - \$1.19	\$4.66 - \$4.68	\$4.57 - \$4.65	\$4.26
FFO per share increase over prior year period	3.5%	9.6%	8.2%	6.0%
Same PNOI growth (excluding income from lease terminations):				
Straight-line basis-annual same property pool	2.8% - 3.2% ⁽¹⁾	3.7% - 4.1% ⁽¹⁾	2.7% - 3.7% ⁽¹⁾	3.0%
Cash basis-annual same property pool ⁽³⁾	3.5% - 3.9% ⁽¹⁾	4.1% - 4.5% ⁽¹⁾	3.5% - 4.5% ⁽¹⁾	3.6%
Straight-line basis-quarterly same property pool	3.8% - 4.2% ⁽²⁾	n/a	n/a	n/a
Cash basis-quarterly same property pool ⁽³⁾	5.5% - 5.9% ⁽²⁾	n/a	n/a	n/a
Average month-end occupancy	96.3%	96.0%	95.6%	95.5%
Lease termination fee income	\$75,000	\$250,000	\$290,000	\$468,000
Bad debt expense (No identified bad debts for remainder of 2018)	\$250,000	\$530,000	\$585,000	\$499,000
Development starts:				
Square feet	140,000	1.7 million	1.7 million	1.3 million
Projected total investment	\$15 million	\$145 million	\$140 million	\$109 million
Value-add property acquisitions	None	\$14 million	\$14 million	\$10 million
Operating property acquisitions	\$10 million	\$63 million	\$66 million	\$55 million
Operating property dispositions				
(Potential gains on dispositions are not included in the projections)	\$10 million	\$32 million	\$36 million	\$38 million
Gain (loss) on sales of non-operating real estate	None	\$86,000	\$86,000	\$293,000
Unsecured debt closing in period	None	\$60 million at 3.93%	\$140 million at 4.3% weighted average interest rate	\$60 million at 3.46%
Common stock issuances	\$30 million	\$144 million	\$110 million	\$111 million
General and administrative expense	\$3.4 million	\$13.6 million	\$13.8 million	\$15.0 million

⁽¹⁾ Includes properties which have been in the operating portfolio since 1/1/17 and are projected to be in the operating portfolio through 12/31/18 (annual same property pool); includes 34,219,000 square feet.

⁽²⁾ Includes properties which have been in the operating portfolio since 10/1/17 and are projected to be in the operating portfolio through 12/31/18 (quarterly same property pool); includes 36,712,000 square feet.

⁽³⁾ Beginning on 1/1/18, the Cash basis for 2018 and 2017 excludes straight-line rent adjustments and amortization of above/below market rent intangibles. In previous years, this metric excluded straight-line rent adjustments only. See the Definitions section of the Company's earnings press release dated 10/18/18 for additional information about the change in this operating metric.

Listed below are definitions of commonly used real estate investment trust (REIT) industry terms. For additional information on REITs, please see the National Association of Real Estate Investment Trusts (NAREIT) web site at www.reit.com.

Adjusted Debt-to-Pro Forma EBITDAre Ratio: A ratio calculated by dividing a company's adjusted debt by its pro forma EBITDAre. Debt is adjusted by subtracting the cost of development and value-add properties in lease-up or under construction. EBITDAre is further adjusted by adding an estimate of NOI for significant acquisitions as if the acquired properties were owned for the entire period, and by subtracting NOI from development and value-add properties in lease-up or under construction and from properties sold during the period.

Cash Basis: The Company adjusts its GAAP reporting to exclude straight-line rent adjustments and amortization of above/below market rent intangibles.

Debt-to-EBITDAre Ratio: A ratio calculated by dividing a company's debt by its EBITDAre.

Debt-to-Total Market Capitalization Ratio: A ratio calculated by dividing a company's debt by the total amount of a company's equity (at market value) and debt.

Earnings Before Interest Taxes Depreciation and Amortization for Real Estate (EBITDAre): Earnings, defined as Net Income, excluding gains or losses from sales of depreciable real estate property, plus interest, taxes, depreciation and amortization.

Funds From Operations (FFO): FFO is the most commonly accepted reporting measure of a REIT's operating performance, and the Company computes FFO in accordance with standards established by NAREIT. It is equal to a REIT's net income (loss) attributable to common stockholders computed in accordance with generally accepted accounting principles (GAAP), excluding gains or losses from sales of depreciable real estate property and impairment losses, plus real estate related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

Industrial Properties: Generally consisting of four concrete walls tilted up on a slab of concrete. An internal office component is then added. Business uses include warehousing, distribution, light manufacturing and assembly, research and development, showroom, office, or a combination of some or all of the aforementioned.

Leases Expiring and Renewal Leases Signed of Expiring Square Feet: Includes renewals during the period with terms commencing during the period and after the end of the period.

Percentage Leased: The percentage of total leasable square footage for which there is a signed lease, including month-to-month leases, as of the close of the reporting period. Space is considered leased upon execution of the lease.

Percentage Occupied: The percentage of total leasable square footage for which the lease term has commenced as of the close of the reporting period.

Property Net Operating Income (PNOI): *Income from real estate operations less Expenses from real estate operations* (including market-based internal management fee expense) plus the Company's share of income and property operating expenses from its less-than-wholly-owned real estate investments.

Real Estate Investment Trust: A company that owns and, in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of most REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90 percent of its taxable income to its stockholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its stockholders from its corporate taxable income. As a result, most REITs remit at least 100 percent of their taxable income to their stockholders and therefore owe no corporate federal income tax. Taxes are paid by stockholders on the dividends received. Most states honor this federal treatment and also do not require REITs to pay state income tax.

Rental changes on new and renewal leases: Rental changes are calculated as the difference, weighted by square feet, of the annualized base rent due the first month of the new lease's term and the annualized base rent of the rent due the last month of the former lease's term. If free rent is given, then the first positive full rent value is used. Rental amounts exclude base stop amounts, holdover rent, and premium or discounted rent amounts. This calculation excludes leases with terms less than 12 months and leases for first generation space on properties acquired or developed by EastGroup.

Same Properties: Operating properties owned during the entire current and prior year reporting periods. Properties developed or acquired are excluded until held in the operating portfolio for both the current and prior year reporting periods. Properties sold during the current or prior year reporting periods are excluded.

- **Quarterly Same Property Pool:** Includes properties which were included in the operating portfolio for the entire period from July 1, 2017 through September 30, 2018.
- **Annual Same Property Pool:** Includes properties which were included in the operating portfolio for the entire period from January 1, 2017 through September 30, 2018.

Straight-Lining: The process of averaging the customer's rent payments over the life of the lease. GAAP requires real estate companies to "straight-line" rents.

Total Return: A stock's dividend income plus capital appreciation over a specified period as a percentage of the stock price at the beginning of the period.

Value-Add Properties: Properties that are either acquired but not stabilized or can be converted to a higher and better use. Acquired properties meeting either of the following two conditions are considered value-add properties: (1) Less than 75% occupied as of the acquisition date (or will be less than 75% occupied within one year of acquisition date based on near term lease roll), or (2) 20% or greater of the acquisition cost will be spent to redevelop the property.