

Conference Call 866-952-1906 ID - EastGroup July 19, 2013 11:00 a.m. Eastern Daylight webcast available at www.eastgroup.net

Supplemental Information

June 30, 2013



Ten West Crossing I Katy (Houston), TX 30,000 Square Feet

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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; 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 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.



		ne 30, 2013 Jnaudited)	December 31, 2012
ASSETS	(-	,	
Real estate properties	\$	1,736,467	1,619,777
Development	Ţ	145,531	148,255
'		1,881,998	1,768,032
Less accumulated depreciation		(522,520)	(496,247)
		1,359,478	1,271,785
Unconsolidated investment		2,760	2,743
Cash		10	1,258
Other assets		90,327	78,316
TOTAL ASSETS	\$	1,452,575	1,354,102
LIABILITIES AND EQUITY			
LIABILITIES			
Mortgage notes payable	\$	595,460	607,766
Unsecured term loans payable		130,000	130,000
Notes payable to banks		176,933	76,160
Accounts payable and accrued expenses		35,350	28,914
Other liabilities		20,067	20,086
Total Liabilities		957,810	862,926
EQUITY			
Stockholders' Equity:			
Common shares; \$.0001 par value; 70,000,000 shares authorized;			
30,306,245 shares issued and outstanding at June 30, 2013			
and 29,928,490 at December 31, 2012		3	3
Excess shares; \$.0001 par value; 30,000,000 shares			
authorized; no shares issued			-
Additional paid-in capital on common shares		750,762	731,950
Distributions in excess of earnings		(262,723)	(245,249)
Accumulated other comprehensive income (loss)		1,948	(392)
Total Stockholders' Equity		489,990	486,312
Noncontrolling interest in joint ventures		4,775	4,864
Total Equity		494,765	491,176
TOTAL LIABILITIES AND EQUITY	\$	1,452,575	1,354,102



	Three Months Ended June 30,		Six Months Ended June 30,		
		2013	2012	2013	2012
REVENUES					
Income from real estate operations	\$	49,040	46,184	97,268	92,566
Other income		139	14	186	28
EXPENSES		49,179	46,198	97,454	92,594
Expenses from real estate operations		13,684	13,334	27,246	26,332
Depreciation and amortization		16,328	15,442	31,943	31,175
General and administrative		2,777	2,536	6,141	5,652
Acquisition costs		138	-	167	19
		32,927	31,312	65,497	63,178
OPERATING INCOME		16,252	14,886	31,957	29,416
OTHER INCOME (EXPENSE)					
Interest expense		(8,717)	(8,977)	(17,338)	(18,418)
Other INCOME FROM CONTINUING OPERATIONS		<u>255</u> 7,790	<u> </u>	479 15.098	<u>343</u> 11,341
		7,790	0,001	15,096	11,341
DISCONTINUED OPERATIONS					
Income from real estate operations		-	134	-	228
Gain on sales of nondepreciable real estate investments, net of tax		-	-	-	167
Gain on sales of real estate investments		-	1,869	-	1,869
INCOME FROM DISCONTINUED OPERATIONS		-	2,003	-	2,264
NET INCOME		7,790	8,084	15,098	13,605
Net income attributable to noncontrolling interest in joint ventures		(147)	(111)	(301)	(230)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON					
STOCKHOLDERS		7,643	7,973	14,797	13,375
Other comprehensive income - cash flow hedge		2,118	-	2,340	-
TOTAL COMPREHENSIVE INCOME	\$	9,761	7,973	17,137	13,375
BASIC PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS					
Income from continuing operations	\$	0.25	0.21	0.49	0.40
Income from discontinued operations		-	0.07	-	0.08
Net income attributable to common stockholders	\$	0.25	0.28	0.49	0.48
Weighted average shares outstanding		29,991	28,246	29,900	27,946
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS					
Income from continuing operations	\$	0.25	0.21	0.49	0.40
Income from discontinued operations		-	0.07	-	0.08
Net income attributable to common stockholders	\$	0.25	0.28	0.49	0.48
Weighted average shares outstanding		30,096	28,341	29,990	28,024
AMOUNTS ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS					
Income from continuing operations	\$	7,643	5,970	14,797	11,111
Income from discontinued operations		-	2,003	-	2,264
Net income attributable to common stockholders	\$	7,643	7,973	14,797	13,375



	Three Months Ended June 30,			Six Months Ended June 30,		
		2013	2012	2013	2012	
NET INCOME	\$	7,790	8,084	15,098	13,605	
Equity in earnings of unconsolidated investment Interest income		(91) (135)	(88) (84)	(182) (268)	(177) (166)	
Other income		(139)	(14)	(186)	(28)	
Income from discontinued operations		-	(2,003)	-	(2,264)	
Depreciation and amortization from continuing operations		16,328	15,442	31,943	31,175	
Interest expense ⁽¹⁾ General and administrative expense ⁽²⁾		8,717 2,777	8,977 2,536	17,338 6,141	18,418 5,652	
Interest rate swap ineffectiveness		(29)	2,550	(29)	5,052	
Acquisition costs		138	_	167	19	
PROPERTY NET OPERATING INCOME (PNOI)	\$	35,356	32,850	70,022	66,234	
COMPONENTS OF PNOI:						
PNOI from Same Properties	\$	33,255	32,658	65,820	65,432	
PNOI from 2012 and 2013 Acquisitions PNOI from 2012 and 2013 Development Properties		1,299 840	- 197	2,272 2,008	55 751	
Other PNOI		(38)	(5)	(78)	(4)	
TOTAL PNOI	\$	35,356	32,850	70,022	66,234	
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.						
COMMON STOCKHOLDERS	\$	7,643	7,973	14,797	13,375	
Depreciation and amortization from continuing operations Depreciation and amortization from discontinued operations		16,328	15,442 170	31,943	31,175 382	
Depreciation from unconsolidated investment		- 34	34	67	67	
Depreciation and amortization from noncontrolling interest		(66)	(65)	(128)	(126)	
Gain on sales of real estate investments		-	(1,869)	-	(1,869)	
FUNDS FROM OPERATIONS (FFO) ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$	23,939	21,685	46,679	43,004	
	\$	7,790	8,084	15,098	13,605	
Interest expense (1)		8,717	8,977	17,338	18,418	
Interest expense from unconsolidated investment Depreciation and amortization from continuing operations		74 16,328	76 15,442	148 31,943	152 31,175	
Depreciation and amortization from discontinued operations		-	170	-	382	
Depreciation from unconsolidated investment		34	34	67	67	
Gain on sales of real estate investments EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION (EBITDA)	\$	- 32,943	(1,869) 30,914	- 64,594	(1,869) 61,930	
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS						
Income from continuing operations	\$	0.25	0.21	0.49	0.40	
Income from discontinued operations		-	0.07	-	0.08	
Net income attributable to common stockholders	\$	0.25	0.28	0.49	0.48	
Funds from operations (FFO) attributable to common stockholders	\$	0.80	0.77	1.56	1.53	
Weighted average shares outstanding for EPS and FFO purposes		30,096	28,341	29,990	28,024	

⁽¹⁾ Net of capitalized interest of \$1,269 and \$1,087 for the three months ended June 30, 2013 and 2012, respectively; and \$2,560 and \$2,129 for the six months ended June 30, 2013 and 2012, respectively.

⁽²⁾ Net of capitalized development costs of \$776 and \$676 for the three months ended June 30, 2013 and 2012, respectively; and \$1,845 and \$1,388 for the six months ended June 30, 2013 and 2012, respectively.



		d June 30,	
		2013	2012
OPERATING ACTIVITIES			
Net income	\$	15,098	13,605
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization from continuing operations		31,943	31,175
Depreciation and amortization from discontinued operations		-	382
Stock-based compensation expense		2,327	2,033
Gain on sales of land and real estate investments		-	(2,036)
Changes in operating assets and liabilities:			
Accrued income and other assets		2,745	1,573
Accounts payable, accrued expenses and prepaid rent		743	(5,020)
Other		(62)	(151)
NET CASH PROVIDED BY OPERATING ACTIVITIES		52,794	41,561
		02,101	11,001
INVESTING ACTIVITIES			
Real estate development		(40,165)	(24,695)
Purchases of real estate		(69,952)	(3,475)
Real estate improvements		(9,501)	(9,398)
Proceeds from sales of real estate investments		-	7,399
Repayments on mortgage loans receivable		52	3
Changes in receivable for development infrastructure cost reimbursements		(1,351)	-
Changes in accrued development costs		2,970	(2,699)
Changes in other assets and other liabilities		(4,426)	(4,770)
NET CASH USED IN INVESTING ACTIVITIES		(122,373)	(37,635)
FINANCING ACTIVITIES			
		104 775	142 560
Proceeds from bank borrowings		194,775	143,560
Repayments on bank borrowings		(94,002)	(177,131)
Proceeds from mortgage notes payable		-	54,000
Principal payments on mortgage notes payable		(12,296)	(58,201)
Debt issuance costs		(1,459)	(821)
Distributions paid to stockholders (not including dividends accrued on unvested restricted stock)		(31,874)	(29,717)
Proceeds from common stock offerings		13,877	64,202
Proceeds from exercise of stock options		120	108
Proceeds from dividend reinvestment plan		105	118
Other		(915)	(100)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES		68,331	(3,982)
DECREASE IN CASH AND CASH EQUIVALENTS		(1,248)	(56)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD		1,258	174
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$	10	118
SUPPLEMENTAL CASH FLOW INFORMATION			
Cash paid for interest, net of amount capitalized of \$2,560 and \$2,129 for	¢	16 057	47.000
2013 and 2012, respectively	\$	16,657	17,938



	Three Months Ended June 30,				Six Months Ended June 30,			
		2013	2012	% Change	2013	2012	% Change	
COMPONENTS OF PROPERTY NET OPERATING INCOME (PNOI)								
Same property	\$	33,266	32,242	3.2%	65,870	64,850	1.6%	
2013 acquisitions		405	-		405	-		
2012 acquisitions		818	-		1,724	44		
2013 development		475	-		792	-		
2012 development		141	44		853	283		
Other		(38)	(5)		(78)	(4)		
TOTAL PNOI WITHOUT STRAIGHT-LINE RENT ADJUSTMENTS		35,067	32,281	-	69,566	65,173		
Straight-Line rent adjustments (continuing operations)		289	569		456	1,061		
TOTAL PNOI ⁽¹⁾	\$	35,356	32,850		70,022	66,234		
SAME PROPERTY NOI								
Same property without straight-line rent adjustments	\$	33,266	32,242	3.2%	65,870	64,850	1.6%	
Same property straight-line rent adjustments		(11)	416		(50)	582		
Total same property NOI	\$	33,255	32,658	1.8%	65,820	65,432	0.6%	
REAL ESTATE INCOME & EXPENSE								
Income from real estate operations	\$	49,040	46,184		97,268	92,566		
Expenses from real estate operations TOTAL PNOI ⁽¹⁾	<u>_</u>	(13,684)	(13,334)	<u>.</u>	(27,246)	(26,332)		
	\$	35,356	32,850		70,022	66,234		
EXPENSE TO REVENUE RATIO		27.9%	28.9%		28.0%	28.4%		

 $^{(1)}$ Total PNOI includes 100% of the revenues and expenses of EastGroup's two 80% owned joint ventures.



т	hree Month	s Ended	Six Months Ended		
	June 3	0,	June 3	0,	
2	2013	2012	2013	2012	
	(Items belo	ow represent increase	es or (decreases) in F	FO)	
\$	326	662	515	1,338	
	(37)	(93)	(59)	(277)	
	289	569	456	1,061	
	-	87	427	257	
	(12)	(68)	(37)	(107)	
	(957)	(699)	(2,327)	(2,033)	
	(323)	(300)	(646)	(593)	
	29	-	29	-	
	21	(114)	(25)	(234)	
	(138)	-	(167)	(19)	
	5	18	10	59	
	3	3	7	6	
		June 3 2013 (Items bek \$ 326 (37) 289 - (12) (957) (323) 29 21 (138) 5	(Items below represent increase \$ 326 662 (37) (93) 289 569 - 87 (12) (68) (957) (699) (323) (300) 29 - 21 (114) (138) - 5 18	$\begin{tabular}{ c c c c c c } \hline June 30, & June 3 \\ \hline 2013 & 2012 & 2013 \\ \hline (ltems below represent increases or (decreases) in F \\ \hline $ 326 & 662 & 515 \\ (37) & (93) & (59) \\ \hline $ 289 & 569 & 456 \\ $ - $ 87 & 427 \\ (12) & (68) & (37) \\ (957) & (699) & (2,327) \\ (323) & (300) & (646) \\ \hline $ 29 & $ - $ $ $ $ $ $ $ $ $ $ $ $ $ $ $ $ $$	

	Three Months Ended June 30,			Six Months Ended June 30,		
	20	13	2012	2013	2012	
DISCONTINUED OPERATIONS						
Income from real estate operations (without S/L rent adjustment)	\$	-	418	-	802	
S/L rent adjustment		-	(1)	-	31	
Expenses from real estate operations		-	(113)	-	(223)	
PROPERTY NET OPERATING INCOME FROM DISCONTINUED OPERATIONS		-	304	-	610	
Depreciation and amortization		-	(170)	-	(382)	
INCOME FROM REAL ESTATE OPERATIONS		-	134	-	228	
Gain on sales of nondepreciable real estate investments, net of tax		-	-	-	167	
Gain on sale of real estate investments		-	1,869	-	1,869	
INCOME FROM DISCONTINUED OPERATIONS	\$	-	2,003	-	2,264	

		Three Months Ended June 30,		
	2013	2012	2013	2012
WEIGHTED AVERAGE COMMON SHARES				
Weighted average common shares	29,991	28,246	29,900	27,946
BASIC SHARES FOR EPS	29,991	28,246	29,900	27,946
Potential common shares:				
Stock options	1	3	2	4
Unvested restricted stock	104	92	88	74
DILUTED SHARES FOR EPS AND FFO	30,096	28,341	29,990	28,024

EASTGROUP O P E R T I <u>E S</u>

Development Summary (In thousands, except acres) (Unaudited)

Lease-up Beltway Crossing XI World Houston 34 Houston, TX Houston, TX 2013 at 6/30/13 Total Costs 2013 6/30/13 Date Date Yield ⁽¹⁾ 3Q 13 4Q 13 6/30/13 Beltway Crossing XI World Houston 34 Houston, TX 57 542 3,532 4,000 04/13 09/13 8.3% 67% 100% 10% 10% 100% 10% <								Anticipated		•	ted Avg				
$ \begin{array}{c cccc} \hline Constraint of C$			Square Feet (SF)	2nd Qtr		•	2nd Qtr	YTD	Completion	Conversion	Stabilized			% Leased	% Leas
Behava Crossing XI Houston, TX B7 \$ 460 4.428 5,100 02/13 02/14 8.7% 60% 50% 50% World Houston 35 Houston, TX 45 239 2.607 3.000 04/13 09/13 8.2% 53% 67% 100% 10%	250-110		at Completion	2013	at 6/30/13	Total Costs	2013	6/30/13	Date	Date (*)	Yield (*)	3Q 13	4Q 13	6/30/13	7/17/1
World Floution 54 Houston, TX 57 542 3,532 4,000 04/13 09/13 8,3% 67% 100% 100% fold Lesse-up 189 1,210 9 8 04/13 09/13 8,2% 53% 100% 7% fold Lesse-up 189 1,210 9 8 04/13 09/13 8,2% 5% 10% 7% fold Lesse-up 189 1,211 0,567 12,100 9 8 04/13 09/13 8,2% 5% 10% 6% 9% 7% Weight fold Lesse-up 101 88 3,604 4,600 07/13 07/14 8,3% 5% 16% 6% 5% <		Houston TX	87	\$ 450	4 4 2 8	5 100			02/13	02/14	8.7%	50%	50%	50%	50%
World Houston 35 Houston, TX 45 239 2.607 3.000 04/13 09/13 8.2% 33% 100% 100% Inder Construction 199 1.231 10.567 12.100 9 6 Thousand Oaks 3 San Antonio, TX 66 983 3.694 4.600 07/13 07/14 8.3% 5% 14% 14% 14% 14% 5%															100%
Ander Construction 189 1.231 10.567 12.100 9 8 Inder Construction 189 1.231 10.567 12.100 9 8 Inder Construction 189 1.231 10.567 12.100 9 8 Tow West Crossing 2 Houston, TX 46 1.167 3.110 5.100 0.8413 0.814 8.3% 0% 0% 0% World Houston 37 Houston, TX 101 1983 4.282 6.600 0.8413 0.8414 8.3% 0%<		,			,	,									100%
Adver Construction Trousand Oaks 3 San Antonio, TX 66 983 3,694 4,600 0713 0714 8,3% 5% 14% 14% Trousand Oaks 3 San Antonio, TX 66 983 3,694 4,600 0713 0714 8,3% 5% 14% 10%							9	8	04/10	03/10	0.270	0070	10070		77%
Thousand Cake 3 San Antonio, TX 66 983 3,694 4,600 07/13 07/14 8.3% 5% 14% 14% Tor West Crossing 3 Houston, TX 66 1,114 3,214 4,800 08/13 08/14 8.3% 6% 0% <t< td=""><td></td><td></td><td>103</td><td>1,201</td><td>10,007</td><td>12,100</td><td>5</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td>Weighte</td><td></td></t<>			103	1,201	10,007	12,100	5	0						Weighte	
Tan West Crossing 2 Houston, TX 46 1,167 3,110 5,100 08/13 08/14 8.7% 13% 53% 53% Tan West Crossing 3 Houston, TX 101 989 4,232 6,800 08/13 08/14 8.3% 0%		Can Antonia TV	<u></u>	000	2 004	4 000			07/40	07/44	0.00/	5 0/	4.40/	4.40/	4.40
Verter Houston, TX 68 1,114 3,241 4,800 08/13 08/14 8,3% 0% 0% 0% Southridge X Orlando, FL 71 1,433 4,362 6,800 09/13 09/14 8,3% 0% <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>149 539</td></t<>															149 539
World Houston 37 ⁻ Houston, TX 101 989 4.232 6.800 08/13 08/14 8.3% 0% 0% 0% World Houston 38 Houston, TX 60 1.497 3.999 5.900 10/13 10/13 8.6% 0% 10% 10% 8.6% 0% 10% 10% 8.6% 0% 10% 10% 8.6% 0% 10% 10% 8.6% 0% 10% 10% 10% 8.6% 0% 10% 10% 10% 8.6% 0%															0%
Southridge X Orlando, FL 71 1.493 4.362 5.000 00/13 00/13 8.6% 33% 100% 100% World Houston 38 Houston, TX 129 2.745 5.772 9.000 10/13 10/13 8.7% 0% 100% 100% Kondler Freeway Phoenix, AZ 126 2.394 4.525 8.900 10/13 10/14 8.4% 0% 0% 0% 10% 10% 8.7% 0% 0% 0% 10% 10% 10/14 8.4% 0%															0%
World Houston 38 Houston, TX 60 1,497 3,999 5,000 10/13 10/13 8,9% 9% 100% World Houston 38 Houston, TX 129 2,745 5,772 9,000 10/13 10/13 8,9% 9% 100% 100% Chandler Freeways Phoenix, AZ 126 2,394 4,525 8,900 10/13 10/14 8,4% 9% 9% 100%															100%
World Houston 38 Houston, TX 129 2,745 5,772 9,000 10/13 10/14 8,7% 0% 100% Dendre Freeway Phoenix, AZ 126 2,394 4,525 8,900 0/1/14 0/1/14 8,7% 0%															100
Chandle Freeways Phoenix, AZ 126 2.394 4.525 8.900 10113 101/4 8.4% 0% 0% 0% Stele Creek I Charlotte, NC 71 1.079 4.900 01/14 01/14 01/14 8.1% 0% </td <td></td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>100</td>					,										100
Steele Creek I Charlotte, NC 71 1,082 5,300 01/14 <td></td> <td>0%</td>															0%
Stele Creek II Charlotte, NC 71 1.079 1.079 4.900 01/14 01/15 8.3% 0%<															100
B09 14,543 35,096 60,300 - - 45% Weight rospective Development Acres - - - - - - - - - 45% Weight Phoemk, AZ 31 404 187 4,160 30,600 -															0%
Image: Construct Development Weight Phoenix, AZ 31 404 187 4,160 30,800 Derver, CO 6 84 49 835 7,700 Total Opmon, FL 130 1,355 813 27,014 88,000 Total Total Weight Jackson, MS 3 28 - 7,014 88,000 Total Total Weight Jackson, MS 3 28 - 7,014 88,000 Total Total Total Weight Jackson, MS 3 28 - 7,014 88,000 Jackson MS Jackson Total Total Weight Jackson, MS 3 28 - 7,06 2,000 Jackson		Chanolle, NC							01/14	01/15	0.370	0 /0	0 /0		459
isspective Development Acres isspective Development Acres "hoenix, AZ 31 404 187 4,160 30,800 Usson, AZ 4 70 - 417 4,900 51% Deriver, CO 6 84 49 835 7,700 Total We Orit Myers, FL 48 663 104 17,858 48,100 Total We Jampa, FL 36 519 173 6,471 30,800 Total We Jaraks, NK 3 28 - 766 2,000 Charlotte, NC 43 418 4,330 5,683 25,440 Charlotte, NC 43 418 4,330 5,682 147,100 Southolos, TX 13 251 - 2,444 11,300 Houston, TX 29 412 75 4,377 27,200 - - - - - - - - - - - - - - - - -			009	14,545	35,096	60,300	-							45% Weighte	
fueson, AZ 4 70 - 417 4,900 51% Denver, CO 6 84 49 835 7,700 Total We Orith Vers, FL 48 663 104 17,858 48,100 Total We Janab, FL 30 1,355 813 27,014 88,000 Total We Janaba, TX 9 103 6,471 30,800 5683 25,400 Jallas, TX 9 120 3 1,241 7,800 -	ospective Developme	nt Acres	6												
Deriver, CO 6 84 49 835 7,700 Total We Fort Myers, FL 48 663 104 17,858 48,100 7 Granpa, FL 130 1,355 813 27,014 88,000 7 <td>hoenix, AZ</td> <td></td> <td>31 404</td> <td>187</td> <td>4,160</td> <td>30,800</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	hoenix, AZ		31 404	187	4,160	30,800									
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Feat Myers, FL 48 663 104 17,858 48,100 Drlando, FL 130 1,355 813 27,014 88,000 Grampa, FL 36 519 17.3 6,471 30,800 Jackson, MS 3 28 - 706 2,000 Drahotte, NC 43 418 4,330 5,683 25,400 Dallas, TX 9 120 3 1,241 7,800 El Paso, TX 13 251 - 2,444 11,300 douston, TX 166 2,227 (5411) 28,662 417,100 San Antonio, TX 29 412 75 4,377 27,200 otal Prospective Development 518 6,551 5,193 99,868 431,100 - Southridge IX Orlando, FL 58 6 5,838 09/12 8.2% 83% 83% Norld Houston 31 Houston, TX 160 46 8,992 02/13 9.3% 10	enver. CO		6 84	49	835	7,700								Total Weig	nted Av
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Dallas, TX 9 120 3 1,241 7,800 El Paso, TX 13 251 - 2,444 11,300 Jouston, TX 166 2,227 (541) 28,662 147,100 San Antonio, TX 29 412 75 4,377 27,200 San Antonio, TX 29 412 75 4,377 27,200 stal Prospective Development 518 6,551 5,193 99,868 431,100 - stal Prospective Development and Transferred to Real Estate Properties During 2013 50,967 145,531 503,500 9 8 completed Development and Transferred to Real Estate Properties During 2013 03/12 10.5% 100% 100% Southridge XI Orlando, FL 76 \$ 2 6,320 03/12 8.2% 83% 83% Southridge XI Orlando, FL 88 6 5,838 09/12 8.2% 83% 83% 83% Vorid Houston 33 Houston, TX 35 5 3,031 04/12 8.6% 13% 61% 61% 61% <td< td=""><td>,</td><td></td><td></td><td>4 330</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	,			4 330											
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Southridge XI World Houston 33 Orlando, FL Houston, TX 88 6 5,838 8,992 09/12 02/13 8.2% 02/13 83% 9.3% 83% 100%		Orlando, FL	76	\$ 2	6,320				03/12		10.5%	100%	100%	100%	100
World Houston 33 Houston, TX 160 46 8,992 02/13 9.3% 100% 100% 2nd Quarter 324 54 21,150 483 826 02/13 9.3% 100% 100% 100% World Houston 31B Houston, TX 35 5 3,031 04/12 8.6% 13% 61% 61% 61% 61% 100%		Orlando, FL							09/12						83
2nd Quarter 324 54 21,150 483 826 World Houston 31B Houston, TX 35 5 3,031 04/12 8.6% 13% 61% 61% Ten West Crossing 1 Houston, TX 30 253 3,490 04/13 9.0% 100% 100% Thousand Oaks 1 San Antonio, TX 36 717 4,670 05/12 8.2% 88% 88% Thousand Oaks 2 San Antonio, TX 73 43 5,325 05/12 8.3% 72% 72%				46											100
Norld Houston 31B Houston, TX 35 5 3,031 04/12 8.6% 13% 61% 61% Ten West Crossing 1 Houston, TX 30 253 3,490 04/13 9.0% 10% 10%			324	54	21,150		483	826							
Norld Houston 31B Houston, TX 35 5 3,031 04/12 8.6% 13% 61% 61% Fen West Crossing 1 Houston, TX 30 253 3,490 04/13 9.0% 10% 10%	2nd Quarter														
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Chousand Oaks 1 San Antonio, TX 36 717 4,670 05/12 8.2% 88% 88% Chousand Oaks 2 San Antonio, TX 73 43 5,325 05/12 8.3% 72% 72% 72%															100
Thousand Oaks 2 San Antonio, TX 73 43 5,325 05/12 8.3% 72% 72% 72%															88
															729
		· · ·													100
253 1,685 21,106 210 335	onway crossing A						240	225	00/12		3.0 /0	100 /0	100 /0	100 /0	100

Total Transferred to Real Estate Properties

⁽¹⁾ Computed with rents on a straight-line basis.
 ⁽²⁾ Transferred from Development to the Portfolio-earlier of 80% occupied or one year after completion date.
 ⁽³⁾ Based on 100% occupancy and rents computed on a straight-line basis.

577 \$ 1,739

693 1,161

42,256



Property	Industry Distribution Center II				
Acquisition Date	November 23, 200				
Percent Leased	100%				
Total Square Feet (100%)	309,000				
Company Ownership	50%				
Mortgage Debt Interest Rate	5.31%				
Mortgage Debt Maturity Date	June 30,	2030 (1)			
Selected Financial Information	EastGroup's Basis in 50% Ownership (In thousands)				
Balance Sheet Information as of June 30, 2013 ASSETS					
Real estate properties Less accumulated depreciation	(1	,231 , <u>143)</u> ,088			
Other assets		130			
TOTAL ASSETS	\$8	,218			
LIABILITIES AND EQUITY Mortgage note payable Other liabilities Equity TOTAL LIABILITIES AND EQUITY	2	,378 80 ,760 ,218			
EastGroup's Net Investment at June 30, 2013	\$ 2	,760			

	EastGroup's 50% Ownership									
		Three Month	s Ended	Six Months	Ended					
		June 3	0,	June 30,						
	2	013	2012	2013	2012					
Income Statement Information		(In thousands)								
Property NOI	\$	199	198	397	396					
Interest Expense		(74)	(76)	(148)	(152)					
Depreciation Expense		(34)	(34)	(67)	(67)					
Equity in Earnings	\$	91	88	182	177					
Funds From Operations	\$	125	122	249	244					

 $^{\left(1\right)}$ The lender has the option to call the note on June 30, 2015.

Debt-to-Total Market Capitalization

Interest Bank CEDIT FACILITES Manualized June 39, 2014 Manualized June 39, 2014 Annualized June 30, 2015 An					(Unaudited)
S25MM Line - Variable Rate ¹⁰ 1.30% 0105/17 \$ 9.303.000 \$ 2.288.000 Total Variable Rate Bank Debt 1.30% 0105/17 \$ 9.303.000 \$ 2.288.000 UNSECURED FIXED RATE DEBT 0 0105/17 \$ 0.000.000 2.228.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.289.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.250.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.650.000 Stöm Anome, Denivel J, Borahavey V, Lockwood, Northwest Port, Sunbalt, Torhway Sunthwest Line Andrear and World Houston 24, 25 & 27 \$ 5.70% 0105/14 5 1.800.00 2.337.000 Amori Commerce Centri A Li, Unechange Park, Rading Creek Destribution Centri I, Sunthridg XII, Weetford Destribution Centri I, Sunthridg XII, Rading Creek Destribution Centri I, Sunthridg XII, Weetford Destribution Centri I, Sunthridg XII, Rading Creek Destribution Centri I, Sunthridg XII, Radi					
S25MM Line - Variable Rate ¹⁰ 1.30% 0105/17 \$ 9.303.000 \$ 2.288.000 Total Variable Rate Bank Debt 1.30% 0105/17 \$ 9.303.000 \$ 2.288.000 UNSECURED FIXED RATE DEBT 0 0105/17 \$ 0.000.000 2.228.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.289.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.250.000 StöMM Lon - Fixed Rate ¹⁰ 3.91% 122/178 \$ 0.000.000 1.650.000 Stöm Anome, Denivel J, Borahavey V, Lockwood, Northwest Port, Sunbalt, Torhway Sunthwest Line Andrear and World Houston 24, 25 & 27 \$ 5.70% 0105/14 5 1.800.00 2.337.000 Amori Commerce Centri A Li, Unechange Park, Rading Creek Destribution Centri I, Sunthridg XII, Weetford Destribution Centri I, Sunthridg XII, Rading Creek Destribution Centri I, Sunthridg XII, Weetford Destribution Centri I, Sunthridg XII, Rading Creek Destribution Centri I, Sunthridg XII, Radi	BANK CREDIT FACILITIES				
Total Variable Rate Bank Debt 176:333.000 2.422.000 UNSECURED FXED RATE DET 500/ML Cont. Fixed Rate ^{CH} 50.000.000 1,8565.000 Stol ML Cont. Fixed Rate ^{CH} 3.910% 1.221/18 50.000.000 1,8565.000 SECURED FXED RATE DET 3.910% 1.221/18 50.000.000 1,8565.000 SECURED FXED RATE DET 3.910% 1.221/18 50.000.000 1,8565.000 SECURED FXED RATE DET 3.910% 1.221/18 50.000.000 1,8505.000 SECURED FXED RATE DET 5.750% 0.900%/13 33,729.000 1,602.000 Secure Contract Stall, Intercharge Park, Figge Creek Dientbulkin Center I, Singe Creek Dienbulkin Center I, Singe Creek Dienbulki	\$25MM Line - Variable Rate ⁽¹⁾	1.370%	01/05/17	\$ 9,933,000 \$	136,000
UNSECURED FXED RATE DEST 500/ML Lons - Fixed Rate ^{Dist} 2.720% 09/15/18 50.000.000 2.175,000 SSUMM Lons - Fixed Rate ^{Dist} 3.100% 1.22/118 50.000.000 4.131.000 SSUMM Lons - Fixed Rate ^{Dist} 3.310% 1.22/118 50.000.000 4.131.000 SSUMM Lons - Fixed Rate ^{Dist} 3.3120% 1.22/118 50.000.000 4.131.000 SSUM Lons - Fixed Rate ^{Dist} 1.30.000.000 4.131.000 4.131.000 2.937.000 SSUM Lons - Fixed Rate ^{Dist} 1.416/distretar Distribution Center 1, Southides VI, Marchard Parkin, Bark Morth 118 14 4.750% 0.9005/114 51.086.000 2.937.000 Argent Center VI, Thirtherdang Parkin, King Creak Distribution Center 1, Southides VI, Virene Distribution Center 5, Southides VI, Center VII and Virene VIII and Virene	\$225MM Line - Variable Rate ⁽²⁾	1.369%	01/05/17	167,000,000	2,286,000
SB0MM Lan - Fxee Rate ^{01/4} 2,720% 08/16/18 8,000,000 2,178,000 Tatel Unsecured Fixed Rate Debt 13/10/4 12/21/18 6,000,000 4,178,000 SSDMM Lan - Fxee Rate ^{01/4} 31/10/4 12/21/18 6,000,000 4,178,000 SSDM Yeare, Fixed Rate Debt Sith Areau, Fixed Rate Debt 130,000,000 4,178,000 SSDM Xeare, Fixed Rate Debt Sith Areau, Stath Xeare, St	Total Variable Rate Bank Debt			176,933,000	2,422,000
sissOM Loan - Fried Rate ^{DN} Total Unsecured Fixed Rate Debt 3.810% 1221/18 50.000_000 4.135,000 SCURED FixED RATE DEBT 35h Avenue, Beltway I, Broadway V, Lockwood, Northwest Point, Sunbelt, Tachway Southwest I and World Houston 0, 11 & 14 4.750% 0.905/13 3.3,729,000 1.862,000 Airport Commerce Center I & II, Interchange Park, Ridge Creek Distribution Center I, Southridge JK, Waterford Distribution Center and World Houston 24, 25, 827 5.750% 0.105/14 51.086,000 2.337,000 Americas Tar. J, Kitby, Palm River North I, II & II, Shady Trail, Westake IA II and World Houston 17 5.860% 10/10/14 27.191,000 1.544,000 Beltway II, III & KI, Commerce Park 1, Eastake, Fairgrounds I-V. Nations Food I-W, Techway Southwest II and World Houston 15 & 22 5.800% 04/05/15 62.998,000 3.460,000 World Houston 17 5.800% 10/10/14 27.191,000 1.547,000 1.427,000 World Houston 16 & 22 Country Club I, Lake Forma, Techway Southwest II and World Houston 17 5.800% 04/05/15 62.998,000 1.427,000 Houston 16 & 22 S.377% 04/05/16 61.854,000 3.287,000 Mord Houston 17 S.2800 5.307% 10/05/16 61.854					
Total Unsecured Fixed Rate Debt 130,000,000 4,131,000 SECURED FIXED RATE DET 33,729,000 1,602,000 4,131,000 S5th Avenue, Behway I, Broadway V, Lockwood, Northwest Point, Sunbet, Techway Southwest I and World Houston 10, 11 & 14 4,750% 09,005/13 33,729,000 1,602,000 Kyreen Distribution Center In Westake IS I and World Houston 17 5,800% 07/01/14 130,000 13,000 Meetings To I, Kirby, Paim River North 11 II & Shay Trail, Westake IS I and World Houston 17 5,800% 10/10/14 27,191,000 1,844,000 Meetings To I, Kirby, Paim River North 11 II & Shay Trail, Westake IS I and World Houston 17 5,800% 04/05/15 62,908,000 3,460,000 Country Club I, Lake Peinine, Techway Southwest II and World Houston 18 & 22 5,500% 04/05/15 62,908,000 1,427,000 Harrived Houston 16 5,800% 03/05/16 28,849,000 1,427,000 And World Houston 17 5,800% 03/05/15 28,900,000 3,861,000 Antion Kong Houston 18 1,82,13,12,21 5,707% 00/05/17 5,860,000 3,279,000 Antin 16, Broadway VI, Chrine, Erei University I & II, Kinth					
SECURED FXED RATE DEB 3bh Avenue, Belway, J. Broadway, V. Lockwood, Northwest Point, Sunbelt, Techway Southwest Law Morif Houston 10, 11, 8, 14 4.750% 0.906/13 33,729,000 1,602,000 Aliport Commerce Center I & III, Interchange Park, Ridge Creek Distribution Center I, Southwest, W. Waterdon Distribution Center I, Southwest, Fairgrounds LV, Nators Ford LV, Techway Southwest III, Wenner LV and World Houston 17 5.800% 10/10/14 27,191,000 1,544,000 Berkway, III, III, V. Commerce Park 1, Eastkake, Fairgrounds LV, Nations Ford LV, Techway Southwest III and World Houston 15 & 22 5.000% 0.405/15 62,908,000 3,460,000 World Houston 16 & 20 4.380% 120/05/16 28,849,000 1,427,000 Huntwood and Wiegman Distribution Centers 5.800% 0.905/16 28,852,000 1,681,000 Alamo Down, Jonn, Like University I & II, Northpark LV, Santan 10 5.700% 0.905/17 5.8860,000 3,2770,000 Dominguez, Like Brithwy V, Welthouse N, Kay, Kay, Walthart and Washington 5.200% 0.656/971 68,860,000 3,2780,000 Dominguez, Like Brithwy V, Welthong Like Loop I all and World Houston 16 5.200% 0.20600 3,2780,000 3,2	••••	3.910%	12/21/18		
SBIn Avenue, Belhay I, Broakway V, Locakwood, Northwest Point, Sunbelt, Techway Southwest I and World Houston 10, 11 6 14 4.750% 0905/13 33,729,000 1,602,000 Airport Commerce Center I & II, Internange Park, Ridge Creek, Bistribution Center I, Southridge XII, Waterford Destribution Center and World Houston 24, 25 8 27 5.750% 01/05/14 51,068,000 2,937,000 Americas Tech Kithy, Palm River, North, II, & II, Shady Trail, Westake I & I and World Houston 17 5.680% 10/10/14 27,191,000 1,564,000 Bethway II, II, a V, Commerce Park 1, Eastlake, Fairgrounds I-IV, Nations Ford I-W, Techway Southwest II and World Houston 15 & 22 5.690% 04/05/15 26,649,000 3,480,000 Quarty Club I, Lake Pointe, Techway Southwest II and World Houston 16 & 2 4.980% 12/05/16 26,649,000 1,427,000 Maino Down, Ann I-16 & TI, Rampart I, II, & III, Santan 10 and World Houston 16 5.970% 09/05/15 26,649,000 3,279,000 Orien 16, Breadway VI, Chino, East University I & II, Northpark I-V, Santan 10 II, S5th Avenue and World Houston 16 5.970% 09/05/17 58,860,000 3,279,000 Onting Buehway V, Centernial Park, Executive Airport, Ocean View, Techway Southwest IV, Wennere V-VIII and World Houston 26, 28, 28 430 4,390% 01/05/21 68,105,000 3,279,000					1,101,000
Techway Southwest 1 and World Houston 10, 11 & 14 4.750% 09005/13 33,729,000 1,002,000 Arport Commerc Center 1 & II, Interchange Park, Ridge Creek Distribution Center 1, Southridge XII, Waterford Distribution Center and World Houston 24, 25 & 27 5.750% 07105/14 51,086,000 2.937,000 Americas Ten I, Kirby, Paim River North I, II & III, Shady Trail, Westikale II and World Houston 17 5.680% 10/10/14 27,191,000 1,544,000 Mestikale II and World Houston 17 5.680% 04/05/15 62,908,000 3,460,000 Country Colub. Lake Pointe, Techway Southwest II and World Houston 18 & 20 4.980% 12/05/15 22,640,000 1,427,000 Anon Downs, Arion 1-15 & 17, Ramport I, II & III, Shnatn 10 5.680% 09/05/16 29,592,000 1,681,000 Are Ord Houston 16 1,056/16 29,592,000 1,681,000 3,681,000 Arion 16, Broadway VI, Chino, East University I & II, Northpark HV, Santan 10, IS6M Avenue and World Houston 17 5.8570% 09/05/17 58,680,000 4,597,000 Distribution Center II 5.3975% 02/08/21 68,100,000 4,597,000 Arion 16, Broadway VI, Chino, East University I, II & III, Nepriast IV, Santan 10, IS6M Avenue and World Houston 18,					
Alzport Commerce Center I & II. Interchange Park. Ridge Creek Distribution Center I, 5750% 01/05/14 51.086,000 2.937,000 Southridge XII. Waterford Distribution Center II. 9.000% 07/01/14 139,000 13.000 Americas Text Kithy, Pain River North I, II. & III. Shady Trail, 9.000% 07/01/14 27,191,000 1,544,000 Betway III. & IV. Commerce Park 1, Eastlake, Fairprounds IV. 5.680% 10/10/14 27,191,000 3.460,000 Country Club I, Lake Points, Techway Southwest II and 9.000% 2.907/05 28,649,000 1.427,000 World Houston 15 & 20 4.980% 12/05/15 28,649,000 1.427,000 Huritwood and Wiegran Distribution Centers 5.680% 9000/617 28,649,000 3.461,000 Alarno Downs, Ainon 1-15 & 17, Rampart I, II & III, Shintan 10 5.970% 11/05/16 61,654,000 3.681,000 And Modi Houston 16 East University I & II, Northager IA (III, Stribution Center II 5.970% 00/06/17 58,849,000 3.275,000 Obarity I & III, Ringsview, Shaw Waluut and Washington 7.507% 00/06/17 58,840,000 3.279,000 Anno III, SSR / Washingt Circle, Virturi Washington 7.507% 00/06/17 58		4.750%	09/05/13	33.729.000	1.602.000
Kyrene Distribution Center I 9.000% 07/01/14 13.000 13.000 Americas Tin, Kirby, Palm River North, II, & III, Shady Trail, Westlake I & II. and World Houston 17 5.680% 10/10/14 27,191,000 1,544,000 Behtway III, B. VI, Commerce Park 1, Eastlake, Fairgrounds I-IV, Nations Ford I-IV, Techway Southwest III and World Houston 15 & 22 5.680% 04/05/15 62,908,000 3,460,000 World Houston 15 & 22 Country Club I, Lake Pointe, Techway Southwest III and World Houston 15 & 22 5.600% 04/05/15 28,643,000 1,427,000 Hurtwood and Wegman Distribution Centers 5.800% 03/05/16 29,352,000 1,427,000 Alamo Downs, Aron 1-15 & 17, Rampart I, II & III, Shinatan 10 and World Houston 16 5.570% 08/05/17 58,860,000 3,278,000 Dominguez, Lindstry I & II, Nortpark I-IV, Santan 10 II, 55th Avenue and World Houston 1 & 2,18 & 23 5.570% 05/05/17 58,860,000 3,278,000 Bertway IV, Wetmore V-VIII and World Houston 1 & 2,18 & 23 5.570% 05/05/19 60,080,000 4,507,000 Bertway UL, Bertway V. Sertennial Park, Executive Airport, Ceean View, Techway Southwest IV, Wetmore V-VIII and World Houston 32 4.390% 01/05/21 68,105,000 2,990,000	•			, -,	,
Americas Ten I, Kitty, Palm River North I, II & III, Shady Trail, Westake I & II and World Houston 17 Beltway II, III & IV, Commerce Park I, Eastake, Fairgrounds I-W, Nations Ford I-W, Techway Southwest III, Wetmore I-V and World Houston 15 & 22 Country Cub I, Lake Pointe, Techway Southwest II and World Houston 15 & 22 Country Cub I, Lake Pointe, Techway Southwest II and World Houston 16 & 12, 28, 649,000 Huntwood and Wegman Distribution Centers Sea0% 0905/16 22, 58, 649,000 Huntwood and Wegman Distribution Centers Sea0% 0905/16 22, 58, 649,000 Huntwood and Wegman Distribution Centers Sea0% 0905/17 Sea00% 0905/17 Sea00% 0905/17 Sea00% 0905/17 Sea00% 0905/17 Sea00% 0905/17 Sea00% 0905/17 Sea00% 0906/17 Sea00% 0906/17 Sea000 Autor 16, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 55th Avenue and World Houston 12, 21 & 23 S. 570% 0906/17 Sea00% 02/29/20 1,094,000 Sea00 Autor 16, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 55th Avenue and World Houston 12, 21 & 23 S. 570% 0906/17 Sea00% 01/05/21 60,015/20 Sea00 Autor 18, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 55th Avenue and World Houston 26, 28, 28 & 30 Autor 18, Betway VI & Will, Kingsview, Shawa Wahuut and Washington Tectway Southwest IV, Wetmore V-VIII and World Houston 26, 28, 28 & 30 Autor 18, Betway VI & VII, Chenne IP and KI, III, Rongter A, Shawa Stemmons Circle, Venture, West Loop I & II and World Houston 32 Autor 18, Betway VI & VII, Chenne II and World Houston 32 Autor 18, Betway VI & VII, Chenne II and World Houston 32 Stemmons Circle, Venture, West Loop I & II and World Houston 32 Autor 18, Betway VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VII & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VII & VII, Lakeview Business Ste		5.750%	01/05/14	51,086,000	2,937,000
Westake 1 & II and World Houston 17 5.680% 10/10/14 27,191,000 1,544,000 Beltway II, II & N. Commerce Park 1. Earlisks, Fairgrounds I-IV, Nations Ford I-IV, Techway Southwest III, Wetmore I-IV and World Houston 15 & 22 5.500% 04/05/15 62,908,000 3,460,000 Country Club I, Lake Pointe, Techway Southwest III and World Houston 15 & 20 4.980% 12/05/15 28,649,000 1,427,000 Hurtwood and Wegman Distribution Centers 5.660% 09/05/16 29,592,000 1,881,000 Alamo Downs, Arion 1-15 & 17, Rampart I, II & III, Santan 10 and World Houston 16 5.970% 11/05/16 61,654,000 3,681,000 Santan 10, 155h Avenue and World Houston 1 & 2, 21 & 23 5.570% 09/05/17 58,860,000 3,279,000 Dominguez, Industry I & III, Kingsview, Shaw, Wahut and Washington 7.500% 01/05/21 68,105,000 2,990,000 Arence APR 1 and World Houston 3.2 2,83.20 4.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glemmont 1 & JI, Interstate I, II & III, Rojas, 30,306,245 5 5,627 Stemmono Circle, Veniure V-VI II & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge C	Kyrene Distribution Center I	9.000%	07/01/14	139,000	13,000
Beltway II, III & W. Commerce Park 1, Eastlake, Fairgrounds I-W, Nations Fort I-W. Techway Southwest III, Weinore I-W and World Houston 13 & 20 5.500% 04/05/15 62.908.000 3.460.000 Country Cubb, Lake Pointe, Techway Southwest II and World Houston 13 & 20 4.980% 12/05/15 28.649,000 1.427,000 Huntwood and Wiegman Distribution Centers 5.600% 09/05/16 29.582,000 1,881,000 Jatom 16, Decadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 50h Avenue and Morld Houston 16 & 2,18 & 23 5.570% 09/05/17 58.860,000 3.279,000 Domingiez, Industry I & II, Kingsview, Shaw, Wahut and Washington 7.500% 02/05/19 60.088,000 4.570,000 Bite Heron Distribution Center II 10.116, Kingsview, Shaw, Wahut and Washington 7.500% 02/05/19 60.088,000 4.570,000 Anter rest, Bettway U, Commerce Park II, II & III, Rorate II, III & III, Rorate II, III & III, Rorate III, III & III, Rorate III, III & III, Rorate III, III & III, Rorate III & IIII, Rorate III, IIII & IIII, Rorate III, IIII & IIII, Rorate IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Americas Ten I, Kirby, Palm River North I, II & III, Shady Trail,				
Nations Ford I-IV, Techway Southwest II and World Houston 15 & 22 5.500% 04/05/15 62,908,000 3,460,000 Country Club I, Lake Pointe, Techway Southwest II and World Houston 18 & 20 4.980%, 12/05/15 28,649,000 1,427,000 Alamo Downs, Arion 1-15 & 17, Rampert I, II & III, Santan 10 and World Houston 1 & 5, 17 Kampert I, II & Kill, Sontan 10 and World Houston 1 & 2, 18 antan 10 5.970%, 11/05/16 61,654,000 3,681,000 Arion 16, Broadway VI, Chino, East University I & III, Northpark I-IV, Santan 10, 156th Avenue and World Houston 1 & 2, 21 & 23 5.570%, 09/05/17 58,860,000 3,279,000 Dominguez, Industry I & III, Kingswew, Shaw, Wainut and Washington 7.500% 05/06/19 60,088,000 4.507,000 Distribution Center II Iand World Houston 25, 28, 28 & 30 4.390% 01/05/21 68,105,000 2.990,000 Anon 18, Beliway VI, Watrinz V-Will and World Houston 25, 28, 28 & 30 4.390% 01/05/21 60,911,000 2.893,000 Anon 18, Beliway VI & VII, Commerce Park II & III, Regias, Stemmons Circle, Vieture, West Loop I & Iand World Houston 32 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt \$ 9,02,393,000 \$ 38,730,000 Total Secured Fixed	Westlake I & II and World Houston 17	5.680%	10/10/14	27,191,000	1,544,000
World Houston 15 & 22 5.000% 04/05/15 62,908,000 3,460,000 Courtry Club I, Lake Pointe, Techway Southwest II and World Houston 19 & 20 4.980% 12/05/15 28,649,000 1,427,000 Huntwood and Wiegman Distribution Centers 5.600% 09/05/16 29,592,000 1,681,000 Atom 16, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 55th Avenue and World Houston 18 & 2, 21 & 23 5.570% 99/05/17 58,860,000 3.279,000 Dominguez, Industry I & II, Kingsview, Shaw, Wahut and Washington 7.500% 65/05/19 60,860,000 3.279,000 Blue Heron Distribution Center II 5.330% 02/23/20 1,094,000 59,000 Admit Hausz, Central Green, Glemonni I H & II, Rojaks, Stemmons Circle, Venture, West Loop I & II and World Houston 28, 28, 29 & 30 4.390% 01/05/21 68,105,000 2,990,000 Arino 18, Beltway VI & VII, Commerce Park II & III, Rojaks, Stemmons Circle, Venture, West Loop I & II and World Houston 32 4.750% 06/05/21 60,911,000 2,893,000 Total Secured Fixed Rate Debt \$\$ 902,393,000 \$\$ 3.8,730,000 \$\$ 902,393,000 \$\$ 3.8,730,000 Total Secured Fixed Rate Debt \$\$ 900,306,246 \$					
World Houston 19 & 20 4.80% 1205/15 28,649,000 1.427,000 Huntwood and Wiegman Distribution Centers 5.89% 09/05/16 29,592,000 1.681,000 Alamo Downs, Arion 1-15 & 17, Rampart I, II & III, Santan 10 5.970% 11/05/16 61,654,000 3.287,000 Arion 10, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, Stift Avenue and World Houston 1 & 2, 21 & 23 5.570% 09/05/17 58,860,000 3.279,000 Dominguez, Industry I, II, Kingsview, Shaw, Wainut and Washington 7.500% 02/05/17 58,860,000 3.279,000 Odit Houston 18, Intersite N, Kingsview, Shaw, Wainut and Washington 7.500% 02/29/20 1.094,000 59,000 40th Avenue, Bettway VI, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Wetmore V-VIII and World Houston 2.8, 28, 28 & 30 4.390% 01/05/21 68,105,000 2.990,000 Arnerica Plasmav Uson 18, Bettway VI & UI, Lakeview Business Center, I Ridge Creek 18 18, Bettway VI & VII, Commerce Park II & BII, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek 59,660,000 32,177,000 Total Secured Fixed Rate Debt \$ 902,333,000 \$ 38,730,000 59,8,60,000 <td>World Houston 15 & 22</td> <td>5.500%</td> <td>04/05/15</td> <td>62,908,000</td> <td>3,460,000</td>	World Houston 15 & 22	5.500%	04/05/15	62,908,000	3,460,000
Huntwood and Wiegman Distribution Centers 5.680% 09/05/16 29,592,000 1,681,000 Alamo Downs, Airon 16, 58 17, Rampart I, II & III, Santan 10 5.970% 11/05/16 61,654,000 3.681,000 Arion 16, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, S5h Avenue and World Houston 1 & 2, 21 & 23 5.570% 09/05/17 58.860,000 3.279,000 Dominguez, Industry I & III, Kingsview, Shaw, Walnut and Washington 7.500% 05/05/19 60,088,000 4.507,000 Bike Heron Distribution Center II 0.990% 02/29/20 1,094,000 59,000 40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Wetmore V-VIII and World Houston 3.9 4.30% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green. Glennon I & II, Interstate I, II & III, Concord Distribution Center II 60,911,000 2,893,000 And IB, Beltway VI & VII, Commerce Park II & III, Concord Distribution Center II. 60,911,000 2,104,000 Total Secured Fixed Rate Debt 5 902,333,000 \$ 38,730,000 Total Secured Fixed Rate Debt \$ 30,306,245 \$ 56,27 \$ 56,27 Total EQUITY MARKET CAPITALIZATION \$ 1,705,332	Country Club I, Lake Pointe, Techway Southwest II and				
Alamo Downs, Arion 1-15 & 17, Rampart I, II & III, Santan 10 5.970% 11/05/16 61,654,000 3,681,000 Arion 16, Broadway VI, Chino, East University I & II, Northpark I-IV, 5.970% 09/05/17 58,860,000 3,279,000 Dominguez, Industry I & III, Kingsview, Shaw, Wahut and Washington 7.500% 09/05/17 58,860,000 3,279,000 Dominguez, Industry I & III, Kingsview, Shaw, Wahut and Washington 7.500% 05/05/19 60,088,000 4,507,000 John Heue, Beltway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Vertmore V-VIII and World Houston 36, 28, 29 & 30 4.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, Stemmons Circle, Venture, West Loop I & II and World Houston 3-9 4.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway VI & VII, Chenvine Bustiness Center, Ridge Creek Distribution Center V, II & AU, IL Lakeview Business Center, Ridge Creek 595,460,000 32,177,000 Total Secured Fixed Rate Debt \$ 902,393,000 \$ 38,730,000 \$ 38,730,000 Cotal Equitry MARKET CAPITALIZATION \$ 1,705,332,000 \$ 38,730,000 Shares Outstanding - Common \$ 2,607,725,000 \$ 1,775,332,000 \$ 1,705,332,000		4.980%	12/05/15	28,649,000	1,427,000
and World Houston 16 5.970% 11/05/16 61,654,000 3,681,000 Arion 16, Broadway VI, Chino, East University 1 & II, Northpark HV, Santan 10 II, 55th Avenue and World Houston 1 & 2, 21 & 23 5.70% 09/05/17 58,860,000 3,279,000 Dominguez, Industry 1 & III, Kingsview, Shaw, Walnut and Washington 7.500% 09/05/17 58,860,000 4,507,000 Blue Heron Distribution Center II 5.300% 02/29/20 1,944,000 59,000 40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Wetmore V-VIII and World Houston 6,2,8 29 & 30 4,390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, Stemmons Circle, Venture, West Loop I & II and World Houston 3.9 4,750% 06/05/21 60.911,000 2,893,000 Arion 18, Beltway V & VII, Commerce Park I & & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Cawrerce Park I & & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center II, Southridge IV & V and World Houston 32 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt TOTAL DEBT EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share Veighted Average Interest Rate - Unsecured Fixed Rate Debt Weighted Average Interest Rate - Unsecured Fixed Rate Debt Weighted Average Interest Rate - Unsecured Fixed Rate Debt Weighted Average Interest Rate - Secured Fixed Rate Debt	5	5.680%	09/05/16	29,592,000	1,681,000
Arion 16, Broadway VI, Chino, East University I & II, Northpark H/V, Santan 10 I, 55th Avenue and World Houston 1 & 2, 21 & 23 5 570%, 09/05/17 58 860,000 3.279,000 Dominguez, Industry I & III, Kingsview, Shaw, Walnut and Washington 7.500%, 05/05/19 60,088,000 4.507,000 Bitue Heron Distribution Center II 5.390% 02/23/20 1,094,000 59,000 40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Wettmore V-VIII and World Houston 26, 28, 29 & 30 4.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glemont 8, II, Interstate I, II & III, Rojas, 3.550% 06/05/21 60,911,000 2,893,000 Anion 18, Beltway VI & VII, Canverse Park II & III, Concord Distribution Center, A.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway VI & VII, Canverse Business Center, Ridge Creek Distribution Center V, VI & VI, Lakeview Business Center, Ridge Creek 5 902,393,000 \$ 38,730,000 Total Secured Fixed Rate Debt \$ 902,393,000 \$ 38,730,000 \$ 38,730,000 \$ 30,306,245 \$ 5 \$ 56,27 Total Bet \$ 902,393,000 \$ 38,730,000 \$ 31,705,332,000 \$ 38,730,000 \$ 30,306,245 \$ 5 \$ 56,27 \$ 56,27					
Santan 10 II, Stifi Avenue and World Housion 1 & 2, 21 & 23 5.570% 09/05/17 58,860,000 3,279,000 Dominguez, Industry 1 & III, Kingsview, Shaw, Walnut and Washington 7.500% 05/05/19 60,088,000 4,507,000 Blue Heron Distribution Center II 5.390% 02/29/20 1,094,000 59,000 40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, 53,00% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, 4.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway V & West Loop I & II and World Houston 3.2 4.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway V & VI, Commerce Park II & III, Concord Distribution Center, Interstate Distribution Center V, VI & VI, Lakeview Business Center, Ridge Creek 01/05/22 51,454,000 2,104,000 Distribution Center II, Southridge IV & V and World Houston 3.2 4.090% 01/05/22 51,454,000 32,177,000 Total Secured Fixed Rate Debt \$ 902,393,000 \$ 38,730,000 \$ 902,393,000 \$ 38,730,000 Total Leguitry MarkEt CAPITALIZATION \$ 1,705,332,000 \$ 1,705,332,000 \$ 2,607,725,000 32,677,725,000 Total Le		5.970%	11/05/16	61,654,000	3,681,000
Dominguez, Industry I & III, Kingsview, Shaw, Walnut and Washington 7.50% 05/05/19 60.088.000 4.507.000 Blue Heron Distribution Center II 5.390% 02/29/20 1,094,000 59,000 40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, 5.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, 66,05/21 60,911,000 2,893,000 Arenica Plaza, Central Green, Glenmont I & II, Concord Distribution Center, 1 1 60,05/21 60,911,000 2,893,000 Arion 18, Beltway VI & VIII, Lateview Business Center, Ridge Creek 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt \$ 902,393,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 FeQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 Total Secured Fixed Rate Debt \$ 902,393,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 38,730,000 \$ 30,306,245 \$ 56,27 \$ 56,27 \$ 56,27		5 570%	09/05/17	58 860 000	3 279 000
Blue Heron Distribution Center II 5.390% 02/29/20 1,094,000 59,000 40th Avenage Bitway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Wetmore V-VIII and World Houston 26, 28, 29 & 30 4.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, Stemmons Circle, Venture, West Loop I & II and World Houston 3-9 4.750% 06/05/21 60,911,000 2,893,000 Arion IB, Beltway V & VII, Commerce Park II & III, Concord Distribution Center, Interstate Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center IV, VII & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VII & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VII & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VII & VII, Lakeview Business Center, Rit					
40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View, Techway Southwest IV, Weimore V-VIII and World Houston 26, 28, 28 & 30 4.390% 01/05/21 68,105,000 2,990,000 America Plaza, Central Green, Glennom I & II, Interstate I, II & III, Rojas, Stemmons Circle, Venture, West Loop I & II and World Houston 3:9 4.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway VI & VII, Commerce Park II & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek S 902,393,000 \$ 38,730,000 TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION \$ 1.4% Weighted Avera					
America Pizza, Central Green, Glenmont I & II, Interstate I, II & III, Rojas, Stemmons Circle, Venture, West Loop I & II and World Houston 3-9 4.750% 06/05/21 60,911,000 2,893,000 Arion 18, Beltway VI & VIII, Commerce Park II & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center II, Southridge IV & V and World Houston 32 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt 5995,460,000 32,177,000 \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 902,393,000 \$ 38,730,000 TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 1,705,332,000 \$ TOTAL ARKET CAPITALIZATION \$ 1,705,332,000 \$ 34.6% Weighted Average Interest Rate - Bank Credit Facilities 34.6% \$ 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 3.2% 3.2% \$	40th Avenue, Beltway V, Centennial Park, Executive Airport, Ocean View,				
Arion 18, Beltway VI & VII, Commerce Park II & III, Concord Distribution Center, Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek Distribution Center II, Southridge IV & V and World Houston 32 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt 599,460,000 32,177,000 \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 902,393,000 \$ 38,730,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 38,730,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 1,4% Weighted Average Interest Rate - Bank Credit Facilities 34.6% 1.4% \$ 3.2% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 5.4% 5.4% \$ 5.4%				,,	_,,
Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt 595,460,000 32,177,000 TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 1,705,332,000 \$ 1,705,332,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 \$ 34.6% Weighted Average Interest Rate - Bank Credit Facilities 34.6% \$ 3.2% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 5.4% \$ 3.2%	Stemmons Circle, Venture, West Loop I & II and World Houston 3-9	4.750%	06/05/21	60,911,000	2,893,000
Distribution Center II, Southridge IV & V and World Houston 32 4.090% 01/05/22 51,454,000 2,104,000 Total Secured Fixed Rate Debt 595,460,000 32,177,000 TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 30,306,245 \$ 36,27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 36,27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 36,200 TOTAL DEBT * \$ 30,306,245 \$ 1,705,332,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 \$ 1,705,332,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION \$ 1,705,332,000 \$ 2,607,725,000 Weighted Average Interest Rate - Bank Credit Facilities 34.6% \$ 1,4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% \$ 3,2% Weighted Average Interest Rate - Secured Fixed Rate Debt \$ 3,2% \$ 5,4%	Arion 18, Beltway VI & VII, Commerce Park II & III, Concord Distribution Center,				
Total Secured Fixed Rate Debt 595,460,000 32,177,000 TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION 30,306,245 Shares Outstanding - Common \$ 56.27 Price per share \$ 56.27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION \$ 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	Interstate Distribution Center V, VI & VII, Lakeview Business Center, Ridge Creek				
TOTAL DEBT \$ 902,393,000 \$ 38,730,000 EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share 30,306,245 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL EQUITY MARKET CAPITALIZATION \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION \$ 2,607,725,000 Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	Distribution Center II, Southridge IV & V and World Houston 32	4.090%	01/05/22	51,454,000	2,104,000
EQUITY MARKET CAPITALIZATION Shares Outstanding - Common Price per share \$ 30,306,245 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION Weighted Average Interest Rate - Bank Credit Facilities Weighted Average Interest Rate - Unsecured Fixed Rate Debt Weighted Average Interest Rate - Secured Fixed Rate Debt State State Yeighted Average Interest Rate - Secured Fixed Rate Debt State	Total Secured Fixed Rate Debt			595,460,000	32,177,000
Shares Outstanding - Common 30,306,245 Price per share \$ 56.27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	TOTAL DEBT			\$ 902,393,000 \$	38,730,000
Shares Outstanding - Common 30,306,245 Price per share \$ 56.27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	EQUITY MARKET CAPITALIZATION				
Price per share \$ 56.27 TOTAL EQUITY MARKET CAPITALIZATION \$ 1,705,332,000 TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT + TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	Shares Outstanding - Common			30,306,245	
TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT ÷ TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%					
TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY) \$ 2,607,725,000 TOTAL DEBT ÷ TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%					
TOTAL DEBT ÷ TOTAL MARKET CAPITALIZATION 34.6% Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	TOTAL EQUITY MARKET CAPITALIZATION			\$ 1,705,332,000	
Weighted Average Interest Rate - Bank Credit Facilities 1.4% Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY)			\$ 2,607,725,000	
Weighted Average Interest Rate - Unsecured Fixed Rate Debt 3.2% Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	TOTAL DEBT ÷ TOTAL MARKET CAPITALIZATION			34.6%	
Weighted Average Interest Rate - Secured Fixed Rate Debt 5.4%	Weighted Average Interest Rate - Bank Credit Facilities			_	1.4%
	Weighted Average Interest Rate - Unsecured Fixed Rate Debt			_	3.2%
Weighted Average Interest Rate - Total Debt 4.3%	Weighted Average Interest Rate - Secured Fixed Rate Debt			_	5.4%
	Weighted Average Interest Rate - Total Debt			_	4.3%

(1) The interest rate on this working capital line is reset on a daily basis and, as of June 30, 2013, was LIBOR plus 1.175% (1.370%) with an annual facility fee of .225%. This facility automatically extends for one year if the extension option in the \$225 million revolving facility is exercised. The margin and facility fee are subject to changes in the Company's credit ratings.

(2) The interest rate on this revolving line of credit is usually reset on a monthly basis and, as of June 30, 2013, was LIBOR plus 1.175% (1.369%) with an annual facility fee of .225%. This facility has options for a one-year extension and a \$100 million expansion. The margin and the facility fee are subject to changes in the Company's credit ratings.

⁽³⁾ This loan has interest-only payments until maturity.

(4) The interest rate on this unsecured term loan is comprised of LIBOR plus 170 basis points subject to a pricing grid for changes in the Company's leverage. The Company entered into an interest rate swap to convert the loan's LIBOR rate to a fixed interest rate (1.02%), providing the Company an effective fixed interest rate on the term loan of 2.72% as of June 30, 2013.



-	Amo	Amortization			n Payments		Total		
Year	Weighted Average Repayments Interest Rate		Repayments		Weighted Average Interest Rate	Repayments		Weighted Average Interest Rate	
SECURED									
Remainder of 2013 \$	12,132,000	5.44%	\$	33,476,000	4.75%	\$	45,608,000	4.93%	
2014	22,398,000	5.42%		76,522,000	5.73%		98,920,000	5.66%	
2015	20,433,000	5.41%		81,854,000	5.34%		102,287,000	5.36%	
2016	17,736,000	5.43%		74,981,000	5.88%		92,717,000	5.79%	
2017	13,076,000	5.27%		45,069,000	5.57%		58,145,000	5.50%	
2018 and beyond	33,802,000	4.78%		163,981,000	5.29%		197,783,000	5.20%	
SECURED TOTAL / WEIGHTED AVERAGE	119,577,000	5.23%		475,883,000	5.45%		595,460,000	5.40%	
UNSECURED									
2018 and beyond	-	-		130,000,000	3.18%		130,000,000	3.18%	
TOTAL / WEIGHTED AVERAGE	5 119,577,000	5.23%	\$	605,883,000	4.96%	\$	725,460,000	5.00%	



	Shares Issued and Sold	 es Price r Share)	Gr	oss Proceeds	Offering-Related Proceeds Fees and Expenses			let Proceeds
1 st Quarter 2013	245,010	\$ 57.14	\$	14,000,000	\$	202,000	\$	13,798,000
2 nd Quarter 2013	37,753	55.97		2,113,000		54,000		2,059,000
TOTAL 2013	282,763	\$ 56.98	\$	16,113,000	\$	256,000	\$	15,857,000

Sales Agency Financing Agreements Dated September 2012

Total Shares Authorized for Issuance Under Agreements	2,000,000	
Total Shares Issued Through June 30, 2013	1,048,893	(1)
Shares Remaining for Issuance Under Agreements as of June 30, 2013	951,107	

⁽¹⁾ Includes shares issued under the September 2012 Sales Agency Financing Agreements in 2013 and in the 3rd and 4th quarters of 2012.

	ACQUISITIONS											
					Alloca	Allocation of Purchase F						
Date	Property Name	Location	Size	Purchase Price	Land, Building and Tenant Improvements	In-Place Lease Value ⁽¹⁾	Net Above (Below) Market Lease Value ⁽²⁾					
1 st Quarter												
	None											
2 nd Quarter												
04/04/13	Steele Creek Land	Charlotte, NC	43.3 Acres	\$ 5,816,000	5,816,000	-	-					
05/22/13	Northfield Distribution Center	Dallas, TX	788,000 SF	69,952,000	63,184,000	8,156,000	(1,388,000)					
			43.3 Acres									
Total Acquis	sitions		788,000 SF	\$ 75,768,000	69,000,000	8,156,000	(1,388,000)					

⁽¹⁾ Intangible asset representing the value of the leases in place at the acquisition date; calculated in accordance with ASC 805, Business Combinations, and included in Other Assets.

⁽²⁾ Intangible asset representing the net value of the above and below market rate leases in place at the acquisition date; calculated in accordance with ASC 805 and included in Other Assets (Above Market Lease Value) and Other Liabilities (Below Market Lease Value).



	Estimated	Three Month June 3		Six Months Ended June 30,		
CAPITAL EXPENDITURES	Useful Life	 2013	2012	2013	2012	
Upgrade on Acquisitions Tenant Improvements:	40 Yrs	\$ 166	524	249	628	
New Tenants	Lease Life	2,236	2,290	4,496	3,833	
New Tenants (first generation) ⁽¹⁾	Lease Life	14	194	82	223	
Renewal Tenants Other:	Lease Life	483	460	1,298	1,430	
Building Improvements	5-40 Yrs	1,016	1,139	1,601	1,809	
Roofs	5-15 Yrs	1,456	342	2,393	931	
Parking Lots	3-5 Yrs	413	556	561	600	
Other	5 Yrs	152	45	216	166	
TOTAL CAPITAL EXPENDITURES ⁽⁵⁾		\$ 5,936	5,550	10,896	9,620	
CAPITALIZED LEASING COSTS ⁽²⁾						
Development	Lease Life	\$ 913	445	1,519	1,222	
New Tenants	Lease Life	1,085	751	1,750	1,655	
New Tenants (first generation) ⁽¹⁾	Lease Life	2	36	4	99	
Renewal Tenants	Lease Life	1,193	1,149	2,271	2,000	
TOTAL CAPITALIZED LEASING COSTS		\$ 3,193	2,381	5,544	4,976	
AMORTIZATION OF LEASING COSTS ^{(3) (4)}		\$ 1,835	1,736	3,615	3,534	

⁽¹⁾ First generation refers only to space that has never been occupied under EastGroup's ownership.

⁽²⁾ Included in Other Assets.

⁽³⁾ Included in *Depreciation and Amortization*.

⁽⁴⁾ Includes discontinued operations.

⁽⁵⁾ Reconciliation of Total Capital Expenditures to *Real Estate Improvements* on the Consolidated Statements of Cash Flows:

	Six Months Ended June 30,					
	 2013	2012				
Total Capital Expenditures Change in Real Estate Property Payables	\$ 10,896 (1,395)	9,620 (222)				
Real Estate Improvements	\$ 9,501	9,398				

			Nonths Ended e 30, 2013				onths Ended e 30, 2013	
	# of Leases	% of # Expiring	Total Square Feet	% of SF Expiring	# of Leases	% of # Expiring	Total Square Feet	% of SF Expiring
Percentage Leased Percentage Occupied			95.5% 94.2%				95.5% 94.2%	
Total Square Feet Operating Properties Beginning of Period Acquisitions Dispositions	-		30,975,000 788,000				30,651,000 788,000	
Development Transfers End of Period			253,000 32,016,000				577,000 32,016,000	
Vacancy Unoccupied Beginning of Period			1,979,000	6.4% of Total Portfolio			1,668,000	5.4% of Total Portfolio
Less New Leases Signed with Terms Commencing after end of Prior Period Not Leased Beginning of Period	20		(247,000 1,732,000		13		(170,000) 1,498,000	4.9% of Total Portfolio
Leases Expiring Early Terminations/Bankruptcies New Development/Acquisition Vacancy	93 10		1,353,000 168,000 56,000 1,577,000	_	192 22		3,333,000 316,000 92,000 3,741,000	10.4% of Total Portfolio
Renewal Leases Signed of Expiring SF New Leases Signed of Expiring SF New Leases Signed of Early Terminations/Bankruptcies New Leases Signed of Vacancy SF	77 2 5 <u>39</u> 123	83%	(1,155,000 (32,000 (103,000 (604,000 (1,894,000) 2% Re-Leased of Expiring SF	143 14 9 <u>69</u> 235	74%	(2,395,000) (302,000) (147,000) (875,000) (3,719,000)	72% Renewed of Expiring SF 9% Re-Leased of Expiring SF
Net Change in Month to Month Leases Not Leased End of Period Plus New Leases Signed with Terms Commencing after			25,000 1,440,000				(80,000) 1,440,000	4.5% of Total Portfolio
end of Current Period Unoccupied End of Period	23		417,000 1,857,000		23		417,000 1,857,000	5.8% of Total Portfolio
Renewals Signed after 06/30/13 New Leases Signed after 06/30/13			257,000 120,000 377,000					

Based on Leases Signed During the Period	New Leases (1)	Renewal Leases	New & Renewal Leases (1)	_	New Leases (1)	Renewal Leases	New & Renewal Leases (1)
Weighted Average Term in Years	5.8	4.0	4.7		5.1	3.5	4.1
Average Lease Size	15,744	14,994	15,254		14,038	16,743	15,727
Rental Change	5.5%	3.8%	4.4%		-1.2%	2.6%	1.4%
Rental Change without S/L Rent	1.1%	-3.7%	-2.2%		-6.1%	-4.7%	-5.1%
Tenant Improvement PSF (2)	\$ 3.75	\$ 1.11 \$	2.06		\$ 3.62	\$ 0.74	\$ 1.71
Leasing Commission PSF (2)	\$ 1.71	\$ 1.08 \$	1.31		\$ 1.51	\$ 0.94	\$ 1.13

Does not include 1st generation space on properties developed or acquired by EastGroup.
 Per Square Foot (PSF) amounts represent total amounts for the life of the lease.

	(1 Ina	udited)	í
(Una	uuneu)	

PROPERTIE	Total Square Feet	%	% of Total Base Rent	%	%	(Without	Property S/L Rent) Change	(Without	Change S/L Rent) Renewals	Lease Exp in Squar	
	of Properties	of Total	of Properties (1)	Leased	Occupied	QTR	YTD	QTR	YTD	2013 (2)	2014
<u>Florida</u>											
Jacksonville	1,915,000	6.0%	4.0%	87.0%	84.5%	-13.6%	-18.5%	-2.9%	-7.8%	263,000	270,000
Orlando	2,343,000	7.3%	8.2%	96.7%	95.8%	-0.6%	-0.5%	-13.9%	-14.3%	230,000	210,000
Tampa	3,918,000	12.2%	11.8%	92.1%	91.0%	-0.2%	-1.5%	4.9%	1.6%	223,000	628,000
Ft. Lauderdale	937,000	2.9%	3.9%	95.7%	95.7%	8.3%	2.5%	-4.6%	-9.6%	45,000	218,000
Ft. Myers	218,000	0.7%	0.8%	100.0%	100.0%	-5.3%	-10.9%	18.9%	14.1%	13,000	31,000
	9,331,000	29.1%	28.7%	92.8%	91.6%	-1.5%	-3.7%	-2.7%	-6.2%	774,000	1,357,000
<u>Texas</u>											
Dallas	2,936,000	9.2%	5.2%	97.2%	94.5%	12.9%	11.9%	-5.8%	-10.9%	78,000	306,000
Houston	5,400,000	16.8%	19.1%	99.2%	98.4%	4.4%	2.8%	-0.2%	1.5%	275,000	753,000
El Paso	958,000	3.0%	2.4%	99.5%	99.5%	20.1%	14.7%	-1.8%	-0.8%	129,000	130,000
San Antonio	1,979,000	6.2%	7.5%	97.2%	95.0%	6.5%	2.5%	3.7%	0.6%	166,000	162,000
	11,273,000	35.2%	34.2%	98.4%	96.9%	6.7%	4.3%	0.5%	0.1%	648,000	1,351,000
<u>California</u>											
San Francisco	1,044,000	3.3%	3.5%	94.3%	94.3%	-3.1%	1.3%	NA	NA	-	86,000
Los Angeles (3)	2,194,000	6.9%	7.5%	99.6%	97.4%	11.9%	12.5%	0.1%	-2.0%	-	227,000
Santa Barbara (4)	268,000	0.8%	3.6%	93.8%	93.8%	-0.7%	-0.8%	-9.3%	-11.2%	14,000	25,000
Fresno	398,000	1.2%	0.9%	96.3%	94.8%	4.6%	-0.6%	-6.5%	-11.4%	18,000	140,000
San Diego	465,000	1.5%	1.3%	96.4%	88.6%	-3.1%	-7.8%	NA	-19.3%	7,000	116,000
-	4,369,000	13.7%	16.8%	97.3%	95.3%	3.9%	4.3%	-2.3%	-6.8%	39,000	594,000
Arizona											
Phoenix	2,039,000	6.4%	5.9%	91.4%	91.4%	7.0%	5.5%	-19.5%	-20.0%	38,000	358,000
Tucson	750,000	2.3%	2.2%	100.0%	100.0%	5.5%	3.5%	0.0%	0.0%	13,000	19,000
	2,789,000	8.7%	8.1%	93.7%	93.7%	6.6%	4.9%	-16.1%	-18.8%	51,000	377,000
North Carolina											
Charlotte	2,248,000	7.0%	5.4%	93.2%	91.7%	9.7%	10.0%	2.9%	-2.1%	295,000	354,000
	2,248,000	7.0%	5.4%	93.2%	91.7%	9.7%	10.0%	2.9%	-2.1%	295,000	354,000
Total Core Markets	30,010,000	93.7%	93.2%	95.6%	94.3%	3.6%	2.0%	-2.1%	-5.2%	1,807,000	4,033,000
Total Other Markets	2,006,000	6.3%	6.8%	93.3%	92.6%	-2.2%	-3.9%	-3.0%	-4.6%	24,000	440,000
Total Operating Properties	32,016,000	100.0%	100.0%	95.5%	94.2%	3.2%	1.6%	-2.2%	-5.1%	1,831,000	4,473,000

⁽¹⁾ Based on the total base rent YTD as of the reporting period.
 ⁽²⁾ Square Feet expiring during the remainder of the year.
 ⁽³⁾ Includes 100% sf and 100% Base Rent of a 50% owned unconsolidated investment property.
 ⁽⁴⁾ Includes 100% sf and 100% Base Rent of 80% owned joint venture properties.



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)
Month-to-Month	280,000	0.9%	\$ 1,428,000	0.9%
Vacancy (1)	1,440,000	4.5%	-	0.0%
2013 - remainder of year	1,831,000	5.7%	9,906,000	6.4%
2014	4,473,000	14.0%	24,623,000	16.0%
2015	6,510,000	20.3%	33,542,000	21.8%
2016	5,652,000	17.6%	26,791,000	17.4%
2017	4,124,000	12.9%	22,442,000	14.6%
2018	3,265,000	10.2%	15,248,000	9.9%
2019	1,028,000	3.2%	4,681,000	3.0%
2020	1,309,000	4.1%	6,145,000	4.0%
2021	645,000	2.0%	2,622,000	1.7%
2022 and beyond	1,459,000	4.6%	6,572,000	4.3%
TOTAL	32,016,000	100.0%	\$ 154,000,000	100.0%

(1) Vacancy, end of period	1,857,000
New leases signed with terms	
commencing after end of period	(417,000)
Vacancy, based on leases signed	1,440,000

Total SF as of 06/30/13 for Operating Properties

32,016,000

Total Base Rent for Six Months Ended 06/30/13 for Operating Properties

\$ 74,606,000

	Customer	# of Leases	Location	Total SF Leased	% of Total Portfolio	Customer Annualized Base Rent (1)	% of Total Annualized Base Rent (2)	Expiration Date (3)
							(_)	
1	United Stationers Supply Co.	1	Orlando, FL	404,000	1.3%	2,082,000	1.4%	04/19/18
2	Kuehne & Nagel, Inc.	1	Charlotte, NC	43,000		297,000		12/31/13
		1	Houston, TX	125,000		869,000		04/30/17
		1	Houston, TX	160,000		874,000		02/28/23
					1.0%		1.4%	
3	Universal Wilkes Company	1	Los Angeles, CA	309,000 (4)	1.0%	835,000 (4) 0.6%	12/31/14
4	Iron Mountain Information	1	Ft. Lauderdale, FL	45,000		239,000		01/31/14
	Management, Inc.	1	Phoenix, AZ	39,000		136,000		01/31/18
		1	Jacksonville, FL	40,000		136,000		09/30/19
		2	Tampa, FL	184,000		796,000		09/30/21
					1.0%		0.9%	
5	Repet, Inc.	1	Los Angeles, CA	300,000	0.9%	936,000	0.6%	01/31/22
6	Tower Automotive	1	Madison, MS	280,000	0.9%	951,000	0.6%	12/31/15
7	U.S. Postal Service	1	New Orleans, LA	99,000		458,000		02/28/14
		1	Houston, TX	110,000		548,000		06/30/14
		1	Tampa, FL	39,000		323,000		06/30/14
		1	Tampa, FL	19,000		145,000		09/02/14
					0.8%		1.0%	
8	International Paper Company	2	San Francisco, CA	265,000	0.8%	1,609,000	1.1%	10/31/15
9	Price Transfer, Inc.	1	Los Angeles, CA	262,000	0.8%	1,681,000	1.1%	01/31/15
10	Palmer Distribution Services	1	Houston, TX	119,000		399,000		12/31/14
		1	Houston, TX	119,000		401,000		12/31/15
					0.7%		0.5%	
		21	-	2,961,000	9.2%	13,715,000	9.2%	-
			-	· · ·				•

(1) Based on the annualized base rent as of 06/30/13 (without S/L Rent).

(2) Calculation: Customer Annualized Base Rent / Total Annualized Base Rent (without S/L Rent).

(3) Expiration date reflects renewals as of 07/17/13.

(4) Lease represents EastGroup's 100% interest in square feet and 50% of base rent.



	Quarter Ended	Years Ended			
	6/30/2013	2012	2011	2010	2009
	¢ 4 450 575 000	4 254 402 000	4 000 540 000	4 400 070 000	4 470 540 000
Assets Equity Market Capitalization	\$ 1,452,575,000	1,354,102,000 1,610,452,000	1,286,516,000 1,202,572,000	1,183,276,000	1,178,518,000
Total Market Capitalization (Debt and Equity)	1,705,332,000 2,607,725,000	2,424,378,000	2,035,258,000	1,141,520,000 1,877,239,000	1,026,903,000 1,719,008,000
Shares Outstanding - Common	30,306,245	29,928,490	27,658,059	26,973,531	26,826,100
Price per share	56.27	53.81	43.48	42.32	38.28
FFO CHANGE					
FFO per diluted share	0.80	3.08	2.96	2.86	3.14
Change	3.9%	4.1%	3.5%	-8.9%	-4.8%
COMMON DIVIDEND PAYOUT RATIO					
Dividend distribution	0.53	2.10	2.08	2.08	2.08
FFO per diluted share	0.80	3.08	2.96	2.86	3.14
Dividend payout ratio	66%	68%	70%	73%	66%
COMMON DIVIDEND YIELD					
Dividend distribution	0.53	2.10	2.08	2.08	2.08
Price per share	56.27	53.81	43.48	42.32	38.28
Dividend yield	3.77%	3.90%	4.78%	4.91%	5.43%
FFO MULTIPLE					
FFO per diluted share	0.80	3.08	2.96	2.86	3.14
Price per share	56.27	53.81	43.48	42.32	38.28
Multiple	17.58	17.47	14.69	14.80	12.19
INTEREST COVERAGE RATIO					
EBITDA	32,943,000	124,626,000	115,441,000	112,730,000	114,052,000
Interest expense	8,791,000	35,675,000	35,023,000	35,493,000	32,851,000
Interest coverage ratio	3.75	3.49	3.30	3.18	3.47
FIXED CHARGE COVERAGE RATIO					
EBITDA	32,943,000	124,626,000	115,441,000	112,730,000	114,052,000
Interest expense plus dividends	8,791,000	35,675,000	35,023,000	35,493,000	32,851,000
on nonconvertible preferred stock					
Fixed charge coverage ratio	3.75	3.49	3.30	3.18	3.47
DEBT-TO-EBITDA RATIO					
Debt	902,393,000	813,926,000	832,686,000	735,718,000	692,105,000
EBITDA	32,943,000	124,626,000	115,441,000	112,730,000	114,052,000
Debt-to-EBITDA ratio	6.85	6.53	7.21	6.53	6.07
DEBT-TO-TOTAL MARKET CAPITALIZATION	35%	34%	41%	39%	40%



EBITDA for the quarter ended June 30, 2013	\$ 32,943,000
Adjust NOI for significant acquisions as if owned for entire period	600,000
Subtract NOI from developments in lease-up or under construction	 (9,000)
Adjusted EBITDA - Quarter	\$ 33,534,000
Adjusted EBITDA - Annualized	\$ 134,136,000
Debt at June 30, 2013	\$ 902,393,000
Developments in lease-up or under construction	 (45,663,000)
Adjusted Debt	\$ 856,730,000
ADJUSTED DEBT-TO-EBITDA RATIO	6.39

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.nareit.com.

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.

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.

Business Distribution Facility: A warehouse building with a ceiling clear height of 18 to 24 feet, a depth of 200 feet or less, and an office build-out of 10-25 percent.

Property Net Operating Income (PNOI): Income from real estate operations less property operating expenses (including market-based internal management fee expense and before interest expense and depreciation and amortization).

EBITDA: Earnings, defined as Net Income excluding gains on sales of depreciable real estate property, before interest, taxes, depreciation and amortization.

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

Adjusted Debt-to-EBITDA Ratio: A ratio calculated by dividing a company's adjusted debt by its adjusted EBITDA. Debt is adjusted by subtracting the cost of developments in lease-up or under construction. EBITDA is adjusted by adding an estimate of NOI for significant acquisitions as if the acquisitions were owned for the entire period, and by subtracting NOI from developments in lease-up or under construction.

Funds From Operations (FFO): The most commonly accepted reporting measure of a REIT's operating performance. It is equal to a REIT's net income (loss) attributable to common stockholders computed in accordance with generally accepted accounting principles, 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.

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.

Straight-Lining: The process of averaging the customer's rent payments over the life of the lease. Generally accepted accounting principles require real estate companies to "straight-line" rents.

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.

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.

Same Properties: Operating properties owned during the entire current period and prior year reporting period. Development properties are excluded until stabilized for both the current and prior year reporting periods.

Rental changes on new and renewal leases (before straight-line rents): Rental changes are calculated as the difference, weighted by square feet, of the annualized base rent due the first month of the new customer's term and the annualized base rent of the rent due the last month of the former customer'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, as well as first generation space acquired or developed by EastGroup Properties.