

Supplemental Information

June 30, 2014



**World Houston 39
Houston, TX
94,000 Square Feet**

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
Property Net Operating Income By Type	7
Additional Financial Information	8
Development Summary	9
Unconsolidated Investment Information	10
Debt-to-Total Market Capitalization	11
Debt Repayment Schedule.....	12
Continuous Equity Program.....	13
Property Acquisitions and Sales.....	14
Capital Expenditures and Leasing Costs.....	15
Leasing Statistics Summary	16
Core Market Operating Statistics.....	17
Lease Expiration Summary	18
Top 10 Customers By Square Footage	19
Adjusted Debt-to-EBITDA Reconciliation	20
Financial Statistics.....	21
Glossary of REIT Terms	22

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 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>June 30, 2014</u> <u>(Unaudited)</u>	<u>December 31, 2013</u>
ASSETS		
Real estate properties	\$ 1,840,488	1,778,559
Development	184,618	148,767
	<u>2,025,106</u>	<u>1,927,326</u>
Less accumulated depreciation	<u>(576,182)</u>	<u>(550,113)</u>
	1,448,924	1,377,213
Real estate assets held for sale	425	-
Unconsolidated investment	2,832	2,764
Cash	19	8
Other assets	<u>96,408</u>	<u>93,427</u>
TOTAL ASSETS	<u>\$ 1,548,608</u>	<u>1,473,412</u>
LIABILITIES AND EQUITY		
LIABILITIES		
Secured debt	\$ 488,632	499,793
Unsecured debt	305,000	305,000
Unsecured bank credit facilities	142,392	88,952
Accounts payable and accrued expenses	45,017	37,104
Other liabilities	<u>26,796</u>	<u>23,858</u>
Total Liabilities	<u>1,007,837</u>	<u>954,707</u>
EQUITY		
Stockholders' Equity:		
Common shares; \$.0001 par value; 70,000,000 shares authorized; 31,620,960 shares issued and outstanding at June 30, 2014 and 30,937,225 at December 31, 2013	3	3
Excess shares; \$.0001 par value; 30,000,000 shares authorized; no shares issued	-	-
Additional paid-in capital on common shares	832,061	790,535
Distributions in excess of earnings	(294,741)	(278,169)
Accumulated other comprehensive income (loss)	<u>(1,148)</u>	<u>1,629</u>
Total Stockholders' Equity	536,175	513,998
Noncontrolling interest in joint ventures	<u>4,596</u>	<u>4,707</u>
Total Equity	<u>540,771</u>	<u>518,705</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,548,608</u>	<u>1,473,412</u>

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
REVENUES				
Income from real estate operations	\$ 53,801	48,957	106,578	97,110
Other income	18	139	53	186
	<u>53,819</u>	<u>49,096</u>	<u>106,631</u>	<u>97,296</u>
EXPENSES				
Expenses from real estate operations	15,625	13,663	30,637	27,204
Depreciation and amortization	17,154	16,301	34,322	31,863
General and administrative	2,958	2,777	6,406	6,141
Acquisition costs	160	138	160	167
	<u>35,897</u>	<u>32,879</u>	<u>71,525</u>	<u>65,375</u>
OPERATING INCOME	17,922	16,217	35,106	31,921
OTHER INCOME (EXPENSE)				
Interest expense	(8,898)	(8,717)	(17,884)	(17,338)
Other	218	255	534	479
INCOME FROM CONTINUING OPERATIONS	<u>9,242</u>	<u>7,755</u>	<u>17,756</u>	<u>15,062</u>
DISCONTINUED OPERATIONS				
Income from real estate operations	-	35	-	36
INCOME FROM DISCONTINUED OPERATIONS	<u>-</u>	<u>35</u>	<u>-</u>	<u>36</u>
NET INCOME	9,242	7,790	17,756	15,098
Net income attributable to noncontrolling interest in joint ventures	(124)	(147)	(266)	(301)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	<u>9,118</u>	<u>7,643</u>	<u>17,490</u>	<u>14,797</u>
Other comprehensive income (loss) - cash flow hedges	(1,740)	2,118	(2,777)	2,340
TOTAL COMPREHENSIVE INCOME	<u>\$ 7,378</u>	<u>9,761</u>	<u>14,713</u>	<u>17,137</u>
BASIC PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Income from continuing operations	\$ 0.29	0.25	0.56	0.49
Income from discontinued operations	0.00	0.00	0.00	0.00
Net income attributable to common stockholders	<u>\$ 0.29</u>	<u>0.25</u>	<u>0.56</u>	<u>0.49</u>
Weighted average shares outstanding	<u>31,137</u>	<u>29,991</u>	<u>30,972</u>	<u>29,900</u>
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Income from continuing operations	\$ 0.29	0.25	0.56	0.49
Income from discontinued operations	0.00	0.00	0.00	0.00
Net income attributable to common stockholders	<u>\$ 0.29</u>	<u>0.25</u>	<u>0.56</u>	<u>0.49</u>
Weighted average shares outstanding	<u>31,244</u>	<u>30,096</u>	<u>31,063</u>	<u>29,990</u>
AMOUNTS ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Income from continuing operations	\$ 9,118	7,608	17,490	14,761
Income from discontinued operations	-	35	-	36
Net income attributable to common stockholders	<u>\$ 9,118</u>	<u>7,643</u>	<u>17,490</u>	<u>14,797</u>

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
NET INCOME	\$ 9,242	7,790	17,756	15,098
Interest income	(125)	(135)	(252)	(268)
Gain on sales of real estate investments	-	-	(95)	-
Company's share of interest expense from unconsolidated investment	71	74	142	148
Company's share of depreciation from unconsolidated investment	33	34	66	67
Other income	(18)	(139)	(53)	(186)
Interest rate swap ineffectiveness	1	(29)	1	(29)
Income from discontinued operations	-	(35)	-	(36)
Depreciation and amortization from continuing operations	17,154	16,301	34,322	31,863
Interest expense ⁽¹⁾	8,898	8,717	17,884	17,338
General and administrative expense ⁽²⁾	2,958	2,777	6,406	6,141
Acquisition costs	160	138	160	167
Noncontrolling interest in PNOI of consolidated 80% joint ventures	(204)	(242)	(427)	(486)
PROPERTY NET OPERATING INCOME (PNOI)	\$ 38,170	35,251	75,910	69,817
COMPONENTS OF PNOI:				
PNOI from Same Properties	\$ 35,167	34,533	69,128	68,125
PNOI from 2013 and 2014 Acquisitions	1,362	450	2,536	450
PNOI from 2013 and 2014 Development Properties	1,685	230	4,288	1,167
PNOI from 2014 Dispositions	-	76	38	153
Other PNOI	(44)	(38)	(80)	(78)
TOTAL PNOI	\$ 38,170	35,251	75,910	69,817
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.				
COMMON STOCKHOLDERS	\$ 9,118	7,643	17,490	14,797
Depreciation and amortization from continuing operations	17,154	16,301	34,322	31,863
Depreciation and amortization from discontinued operations	-	27	-	80
Company's share of depreciation from unconsolidated investment	33	34	66	67
Depreciation and amortization from noncontrolling interest	(51)	(66)	(103)	(128)
Gain on sales of real estate investments	-	-	(95)	-
FUNDS FROM OPERATIONS (FFO) ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$ 26,254	23,939	51,680	46,679
NET INCOME	\$ 9,242	7,790	17,756	15,098
Interest expense ⁽¹⁾	8,898	8,717	17,884	17,338
Company's share of interest expense from unconsolidated investment	71	74	142	148
Depreciation and amortization from continuing operations	17,154	16,301	34,322	31,863
Depreciation and amortization from discontinued operations	-	27	-	80
Company's share of depreciation from unconsolidated investment	33	34	66	67
Gain on sales of real estate investments	-	-	(95)	-
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION (EBITDA)	\$ 35,398	32,943	70,075	64,594
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS				
Income from continuing operations	\$ 0.29	0.25	0.56	0.49
Income from discontinued operations	0.00	0.00	0.00	0.00
Net income attributable to common stockholders	\$ 0.29	0.25	0.56	0.49
Funds from operations (FFO) attributable to common stockholders	\$ 0.84	0.80	1.66	1.56
Weighted average shares outstanding for EPS and FFO purposes	31,244	30,096	31,063	29,990

⁽¹⁾ Net of capitalized interest of \$1,226 and \$1,269 for the three months ended June 30, 2014 and 2013, respectively; and \$2,336 and \$2,560 for the six months ended June 30, 2014 and 2013, respectively.

⁽²⁾ Net of capitalized development costs of \$1,033 and \$776 for the three months ended June 30, 2014 and 2013, respectively; and \$2,180 and \$1,845 for the six months ended June 30, 2014 and 2013, respectively.

	Six Months Ended June 30,	
	2014	2013
OPERATING ACTIVITIES		
Net income	\$ 17,756	15,098
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization from continuing operations	34,322	31,863
Depreciation and amortization from discontinued operations	-	80
Stock-based compensation expense	2,824	2,327
Gain on sales of land and real estate investments	(95)	-
Changes in operating assets and liabilities:		
Accrued income and other assets	2,128	2,765
Accounts payable, accrued expenses and prepaid rent	(3,123)	743
Other	(80)	(62)
NET CASH PROVIDED BY OPERATING ACTIVITIES	53,732	52,814
INVESTING ACTIVITIES		
Real estate development	(56,125)	(40,165)
Purchases of real estate	(41,751)	(69,952)
Real estate improvements	(9,912)	(9,501)
Proceeds from sales of real estate investments	3,471	-
Repayments on mortgage loans receivable	78	52
Changes in receivable for development infrastructure cost reimbursements	-	(1,351)
Changes in accrued development costs	12,076	2,970
Changes in other assets and other liabilities	(4,536)	(4,446)
NET CASH USED IN INVESTING ACTIVITIES	(96,699)	(122,393)
FINANCING ACTIVITIES		
Proceeds from unsecured bank credit facilities	165,969	194,775
Repayments on unsecured bank credit facilities	(112,529)	(94,002)
Repayments on secured debt	(11,152)	(12,296)
Debt issuance costs	(42)	(1,459)
Distributions paid to stockholders (not including dividends accrued on unvested restricted stock)	(34,183)	(31,874)
Proceeds from common stock offerings	37,033	13,877
Proceeds from exercise of stock options	-	120
Proceeds from dividend reinvestment plan	103	105
Other	(2,221)	(915)
NET CASH PROVIDED BY FINANCING ACTIVITIES	42,978	68,331
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	11	(1,248)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	8	1,258
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 19	10
SUPPLEMENTAL CASH FLOW INFORMATION		
Cash paid for interest, net of amount capitalized of \$2,336 and \$2,560 for 2014 and 2013, respectively	\$ 17,350	16,657

	Three Months Ended June 30,			Six Months Ended June 30,		
	2014	2013	% Change	2014	2013	% Change
COMPONENTS OF PROPERTY NET OPERATING INCOME (PNOI)						
Same property	\$ 35,266	34,357	2.6%	69,240	68,144	1.6%
2014 acquisitions	171	-		171	-	
2013 acquisitions	1,114	405		2,203	405	
2014 development	337	-		789	86	
2013 development	979	159		2,607	706	
2014 dispositions	-	83		28	169	
Other	(44)	(38)		(80)	(78)	
TOTAL PNOI WITHOUT STRAIGHT-LINE RENT ADJUSTMENTS	37,823	34,966		74,958	69,432	
Straight-Line rent adjustments (continuing operations)	347	285		952	385	
TOTAL PNOI	\$ 38,170	35,251		75,910	69,817	
SAME PROPERTY NOI						
Same property without straight-line rent adjustments	\$ 35,266	34,357	2.6%	69,240	68,144	1.6%
Same property straight-line rent adjustments	(99)	176		(112)	(19)	
Total same property NOI	\$ 35,167	34,533	1.8%	69,128	68,125	1.5%
REAL ESTATE INCOME & EXPENSE						
Income from real estate operations	\$ 53,801	48,957		106,578	97,110	
Expenses from real estate operations	(15,625)	(13,663)		(30,637)	(27,204)	
Noncontrolling interest in PNOI of consolidated 80% joint ventures	(204)	(242)		(427)	(486)	
PNOI from 50% owned unconsolidated investment	198	199		396	397	
TOTAL PNOI	\$ 38,170	35,251		75,910	69,817	
EXPENSE TO REVENUE RATIO	29.0%	27.9%		28.7%	28.0%	

SELECTED INCOME STATEMENT INFORMATION

CONTINUING OPERATIONS

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
	<i>(Items below represent increases or (decreases) in FFO)</i>			
Straight-line (S/L) rent income adjustment	\$ 339	322	988	504
Bad debt recovery (expense) on S/L rent	8	(37)	60	(59)
Net straight-line rent income adjustment	347	285	1,048	445
Cash received for lease terminations	19	-	234	487
Less S/L rent write-offs	-	-	(96)	(60)
Net lease termination fee income	19	-	138	427
Bad debt recovery (expense) (excluding S/L rent bad debt)	12	(12)	(53)	(37)
Stock-based compensation expense	(1,147)	(957)	(2,824)	(2,327)
Loan costs amortization	(302)	(323)	(606)	(646)
Interest rate swap ineffectiveness	(1)	29	(1)	29
Acquired leases - market rent adjustment amortization	89	27	176	(10)
Acquisition costs	(160)	(138)	(160)	(167)
Assumed mortgages - fair value adjustment amortization	4	5	9	10
Amortization of discount on mortgage loan receivable	3	3	6	7

WEIGHTED AVERAGE COMMON SHARES

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Weighted average common shares	31,137	29,991	30,972	29,900
BASIC SHARES FOR EARNINGS PER SHARE (EPS)	31,137	29,991	30,972	29,900
Potential common shares:				
Stock options	-	1	-	2
Unvested restricted stock	107	104	91	88
DILUTED SHARES FOR EPS AND FFO	31,244	30,096	31,063	29,990

	Square Feet (SF) at Completion	Costs Incurred			NOI ⁽¹⁾		Completion Date	Anticipated Conversion Date ⁽²⁾	Projected Stabilized Yield ⁽³⁾	Projected Avg		% Leased 6/30/14	% Leased 7/16/14
		2nd Qtr 2014	Cumulative at 6/30/14	Projected Total Costs	2nd Qtr 2014	YTD 6/30/14				% Occupied 3Q 14	% Occupied 4Q 14		
Lease-up													
Thousand Oaks 3	San Antonio, TX	66	\$ 598	4,984	5,400		07/13	07/14	8.3%	63%	100%	100%	100%
Ten West Crossing 2	Houston, TX	46	790	4,958	5,600		09/13	07/14	9.2%	90%	100%	100%	100%
World Houston 37	Houston, TX	101	617	6,689	7,400		09/13	09/14	9.0%	82%	87%	87%	87%
Horizon I	Orlando, FL	109	522	6,514	7,700		02/14	02/15	8.5%	31%	56%	56%	56%
Ten West Crossing 4	Houston, TX	68	470	4,472	5,400		02/14	10/14	8.4%	60%	88%	88%	88%
Steele Creek II	Charlotte, NC	71	166	4,561	5,300		03/14	03/15	8.5%	50%	50%	50%	50%
World Houston 39	Houston, TX	94	1,289	4,736	5,700		06/14	06/15	8.5%	0%	0%	0%	0%
Total Lease-up		555	4,452	36,914	42,500	243	350					64%	64%
												Weighted Avg %	
Under Construction													
Steele Creek III	Charlotte, NC	108	3,039	6,536	8,200		08/14	08/15	8.7%	38%	43%	43%	43%
World Houston 41	Houston, TX	104	2,225	4,521	6,900		08/14	08/15	8.7%	0%	0%	0%	0%
Kyrene 202 I	Phoenix, AZ	75	2,299	3,639	6,700		09/14	09/15	8.4%	0%	0%	0%	0%
Kyrene 202 II	Phoenix, AZ	45	1,412	2,206	3,900		09/14	09/15	8.4%	0%	0%	0%	0%
Rampart IV	Denver, CO	84	2,333	4,804	8,300		09/14	09/15	8.6%	0%	0%	0%	0%
Ten West Crossing 5	Houston, TX	101	2,805	5,375	7,000		09/14	09/14	9.3%	33%	100%	100%	100%
Ten West Crossing 6	Houston, TX	64	1,056	2,587	4,800		09/14	09/15	8.3%	0%	0%	0%	0%
West Road I	Houston, TX	63	1,341	3,040	4,900		09/14	09/15	8.3%	0%	0%	0%	0%
West Road II	Houston, TX	100	1,887	4,603	6,800		09/14	10/14	8.3%	0%	100%	100%	100%
Horizon II	Orlando, FL	123	3,203	5,869	8,600		10/14	10/15	8.5%	0%	33%	33%	33%
World Houston 40	Houston, TX	202	3,985	7,678	11,700		10/14	10/14	9.0%	0%	83%	100%	100%
Alamo Ridge I	San Antonio, TX	96	1,514	2,931	6,500		11/14	11/15	8.3%	0%	0%	0%	0%
Alamo Ridge II	San Antonio, TX	62	645	1,573	4,100		11/14	11/15	8.3%	0%	0%	0%	0%
Steele Creek IV	Charlotte, NC	57	1,152	2,166	4,300		11/14	11/15	8.3%	0%	0%	0%	0%
Total Under Construction		1,284	28,896	57,528	92,700	-	-					38%	38%
												Weighted Avg %	
Prospective Development													
	Acres												
Phoenix, AZ	21	286	67	3,060	20,200								
Tucson, AZ	4	70	-	417	4,900							46%	46%
Fort Myers, FL	48	663	-	17,858	50,000							Total Weighted Avg %	
Orlando, FL	119	1,144	553	23,135	82,600								
Tampa, FL	36	519	91	7,007	31,100								
Jackson, MS	3	28	-	706	2,000								
Charlotte, NC	31	256	99	4,405	17,600								
Dallas, TX	38	445	243	4,516	30,800								
El Paso, TX	13	251	-	2,444	11,300								
Houston, TX	107	1,556	(975)	23,078	103,000								
San Antonio, TX	24	320	67	3,550	21,700								
Total Prospective Development	444	5,538	145	90,176	375,200	-	-						
	444	7,377	\$ 33,493	184,618	510,400	243	350						
Completed Development and Transferred to Real Estate Properties During 2014													
1st Quarter													
Chandler Freeways	Phoenix, AZ	126	\$ 404	8,810			11/13		8.0%	100%	100%	100%	100%
Steele Creek I	Charlotte, NC	71	42	5,161			02/14		8.5%	100%	100%	100%	100%
Ten West Crossing 3	Houston, TX	68	-	4,949			09/13		9.2%	100%	100%	100%	100%
		265	446	18,920									
							385	681					
2nd Quarter													
None													
Total Transferred to Real Estate Properties		265	\$ 446	18,920			385	681					

(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.

Property	Industry Distribution Center II
Acquisition Date	November 23, 2004
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

Balance Sheet Information as of June 30, 2014

ASSETS

Real estate properties	\$ 9,231
Less accumulated depreciation	(1,276)
	<u>7,955</u>
Other assets	135
TOTAL ASSETS	\$ 8,090

LIABILITIES AND EQUITY

Mortgage note payable	\$ 5,178
Other liabilities	80
Equity	<u>2,832</u>
TOTAL LIABILITIES AND EQUITY	\$ 8,090

EastGroup's Net Investment at June 30, 2014

\$ 2,832 ⁽²⁾

EastGroup's 50% Ownership

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2014	2013	2014	2013
	<i>(In thousands)</i>			
Income Statement Information				
Property NOI	\$ 198	199	396	397
Interest Expense	(71)	(74)	(142)	(148)
Depreciation Expense	(33)	(34)	(66)	(67)
Equity in Earnings ⁽³⁾	\$ 94	91	188	182
Funds From Operations	\$ 127	125	254	249

⁽¹⁾ The lender has the option to call the note on June 30, 2015. EastGroup's share of this mortgage is expected to be \$4,967,000 on that date.

⁽²⁾ Presented as *Unconsolidated investment* on the Consolidated Balance Sheets.

⁽³⁾ Included in *Other* on the Consolidated Statements of Income and Comprehensive Income.

	Interest Rate	Maturity Date	Balance at June 30, 2014	Annualized Interest
UNSECURED BANK CREDIT FACILITIES				
\$25MM Line - Variable Rate	1.330%	01/05/17	\$ 9,392	125
\$225MM Line - Variable Rate	1.326%	01/05/17	133,000	1,764
Total Unsecured Bank Credit Facilities			142,392	1,889
UNSECURED DEBT				
\$80MM Loan	2.770%	08/15/18	80,000	2,216
\$50MM Loan	3.910%	12/21/18	50,000	1,955
\$75MM Loan	3.752%	12/20/20	75,000	2,814
\$100MM Loan	3.800%	08/28/25 ⁽¹⁾	100,000	3,800
Total Unsecured Debt			305,000	10,785
SECURED DEBT				
Americas Ten I, Kirby, Palm River North I, II & III, Shady Trail, Westlake I & II and World Houston 17	5.680%	10/10/14 ⁽²⁾	26,615	1,512
Beltway II, III & IV, Commerce Park 1, Eastlake, Fairgrounds I-IV, Nations Ford I-IV, Techway Southwest III, Wetmore I-IV and World Houston 15 & 22	5.500%	04/05/15	59,854	3,292
Country Club I, Lake Pointe, Techway Southwest II and World Houston 19 & 20	4.980%	12/05/15	26,954	1,342
Huntwood and Wiegman Distribution Centers	5.680%	09/05/16	28,050	1,593
Alamo Downs, Arion 1-15 & 17, Rampart I, II, III & IV, Santan 10 and World Houston 16	5.970%	11/05/16	58,561	3,496
Arion 16, Broadway VI, Chino, East University I & II, Northpark I-IV, Santan 10 II, 55th Avenue and World Houston 1 & 2, 21 & 23	5.570%	09/05/17	55,835	3,110
Dominguez, Industry I & III, Kingsview, Shaw, Walnut and Washington	7.500%	05/05/19	58,049	4,354
Blue Heron Distribution Center II	5.390%	02/29/20	956	52
40th Avenue, Beltway 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	65,477	2,874
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	58,716	2,789
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	49,565	2,027
Total Secured Debt			488,632	26,441
TOTAL DEBT			\$ 936,024	39,115
EQUITY MARKET CAPITALIZATION				
Shares Outstanding - Common			31,620,960	
Price per share			\$ 64.23	
TOTAL EQUITY MARKET CAPITALIZATION			\$ 2,031,014	
TOTAL MARKET CAPITALIZATION (DEBT AND EQUITY)			\$ 2,967,038	
TOTAL DEBT ÷ TOTAL MARKET CAPITALIZATION				31.5%
Weighted Average Interest Rate - Unsecured Bank Credit Facilities				1.3%
Weighted Average Interest Rate - Unsecured Debt				3.5%
Weighted Average Interest Rate - Secured Debt				5.4%
Weighted Average Interest Rate - Total Debt				4.2%

⁽¹⁾ This loan requires principal payments of \$30 million on August 28, 2020, \$50 million on August 28, 2023, and \$20 million on August 28, 2025.

⁽²⁾ Repaid on July 10, 2014.

Year	Amortization		Balloon Payments		Total	
	Repayments	Weighted Average Interest Rate	Repayments	Weighted Average Interest Rate	Repayments	Weighted Average Interest Rate
SECURED						
remainder of 2014	\$ 11,235	5.411%	\$ 26,466 ⁽¹⁾	5.680%	\$ 37,701	5.600%
2015	20,433	5.406%	81,854	5.345%	102,287	5.357%
2016	17,736	5.427%	74,981	5.876%	92,717	5.790%
2017	13,076	5.273%	45,069	5.570%	58,145	5.503%
2018	11,218	5.224%	-	N/A	11,218	5.224%
2019 and beyond	22,584	4.553%	163,980	5.286%	186,564	5.197%
SECURED TOTAL / WEIGHTED AVERAGE	96,282	5.171%	392,350	5.470%	488,632	5.411%
UNSECURED						
2018	-	N/A	130,000	3.208%	130,000	3.208%
2019 and beyond	-	N/A	175,000	3.779%	175,000	3.779%
UNSECURED TOTAL / WEIGHTED AVERAGE	-	N/A	305,000	3.536%	305,000	3.536%
TOTAL / WEIGHTED AVERAGE	\$ 96,282	5.171%	\$ 697,350	4.624%	\$ 793,632	4.690%

⁽¹⁾ Repaid July 10, 2014

	Shares Issued and Sold	Sales Price (Per Share)	Gross Proceeds	Offering-Related Fees and Expenses	Net Proceeds
1 st Quarter 2014	321,645	\$ 62.18	\$ 20,000	\$ 398	\$ 19,602
2 nd Quarter 2014	312,493	64.00	19,999	242	19,757
TOTAL 2014	634,138	\$ 63.08	\$ 39,999	\$ 640	\$ 39,359

**Sales Agency Financing Agreements
Dated February 2014**

Total Shares Authorized for Issuance	10,000,000
Total Shares Issued Through June 30, 2014	<u>634,138</u>
Shares Remaining for Issuance as of June 30, 2014	<u>9,365,862</u>

ACQUISITIONS

Date	Property Name	Location	Size	Purchase Price ⁽¹⁾	Allocation of Purchase Price			
					Land, Building and Tenant Improvements	In-Place Lease Value ⁽²⁾	Net Above (Below) Market Lease Value ⁽³⁾	
1st Quarter								
03/28/14	ParkView Commerce Center Land	Dallas, TX	28.6 Acres	\$ 3,022	3,022	-	-	
2nd Quarter								
05/12/14	Ridge Creek Distribution Center III	Charlotte, NC	270,000 SF	14,549	13,606	941	2	
06/11/14	Colorado Crossing Distribution Center	Austin, TX	265,000 SF	27,202	24,358	3,719	(875)	
Total Acquisitions			28.6 Acres 535,000 SF	\$ 44,773	40,986	4,660	(873)	

⁽¹⁾ Represents acquisition price plus closing costs for land purchases; represents acquisition price for property purchases.

⁽²⁾ 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.

⁽³⁾ 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).

SALES

Date	Property Name	Location	Size	Gross Sales Price	Basis	Closing Costs	Realized Gain ⁽⁴⁾
1st Quarter							
03/28/14	Northpoint Commerce Center	Oklahoma City, OK	58,000 SF	\$ 3,600	3,376	129	95
2nd Quarter							
	None						

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

CAPITAL EXPENDITURES	Estimated Useful Life	Three Months Ended June 30,		Six Months Ended June 30,	
		2014	2013	2014	2013
Upgrade on Acquisitions	40 Yrs	\$ 28	166	54	249
Tenant Improvements:					
New Tenants	Lease Life	2,345	2,236	3,974	4,496
New Tenants (first generation) ⁽¹⁾	Lease Life	1	14	1	82
Renewal Tenants	Lease Life	218	483	1,253	1,298
Other:					
Building Improvements	5-40 Yrs	730	1,016	1,384	1,601
Roofs	5-15 Yrs	1,548	1,456	2,150	2,393
Parking Lots	3-5 Yrs	63	413	217	561
Other	5 Yrs	90	152	120	216
TOTAL CAPITAL EXPENDITURES ⁽⁵⁾		\$ 5,023	5,936	9,153	10,896
CAPITALIZED LEASING COSTS ⁽²⁾					
Development	Lease Life	\$ 660	913	1,099	1,519
New Tenants	Lease Life	925	1,085	1,632	1,750
New Tenants (first generation) ⁽¹⁾	Lease Life	-	2	-	4
Renewal Tenants	Lease Life	727	1,193	2,097	2,271
TOTAL CAPITALIZED LEASING COSTS		\$ 2,312	3,193	4,828	5,544
AMORTIZATION OF LEASING COSTS ^{(3) (4)}		\$ 1,939	1,835	3,922	3,615

⁽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,	
	2014	2013
Total Capital Expenditures	\$ 9,153	10,896
Change in Real Estate Property Payables	759	(1,395)
Real Estate Improvements	\$ 9,912	9,501

	Three Months Ended June 30, 2014				Six Months Ended June 30, 2014			
	# of Leases	% of # Expiring	Total Square Feet	% of SF Expiring	# of Leases	% of # Expiring	Total Square Feet	% of SF Expiring
Percentage Leased			95.7%				95.7%	
Percentage Occupied			95.0%				95.0%	
Total Square Feet Operating Properties								
Beginning of Period			32,464,000				32,257,000	
Acquisitions			535,000				535,000	
Dispositions			-				(58,000)	
Development Transfers			-				265,000	
End of Period			<u>32,999,000</u>				<u>32,999,000</u>	
Vacancy								
Unoccupied Beginning of Period			1,582,000	4.9% of Total Portfolio			1,454,000	4.5% of Total Portfolio
Less New Leases Signed with Terms Commencing after end of Prior Period	22		<u>(284,000)</u>		10		<u>(209,000)</u>	
Not Leased Beginning of Period			<u>1,298,000</u>	4.0% of Total Portfolio			<u>1,245,000</u>	3.9% of Total Portfolio
Leases Expiring	76		999,000	3.0% of Total Portfolio	152		2,367,000	7.2% of Total Portfolio
Early Terminations/Bankruptcies	11		203,000		21		355,000	
New Development/Acquisition Vacancy			<u>122,000</u>				<u>122,000</u>	
			<u>1,324,000</u>				<u>2,844,000</u>	
Renewal Leases Signed of Expiring SF	54	71%	(545,000)	55% Renewed of Expiring SF	106	70%	(1,620,000)	68% Renewed of Expiring SF
New Leases Signed of Expiring SF	10		(190,000)	19% Re-Leased of Expiring SF	18		(294,000)	12% Re-Leased of Expiring SF
New Leases Signed of Early Terminations/Bankruptcies	8		(175,000)		14		(291,000)	
New Leases Signed of Vacancy SF	18		<u>(188,000)</u>		33		<u>(337,000)</u>	
	90		<u>(1,098,000)</u>		171		<u>(2,542,000)</u>	
Net Change in Month to Month Leases Dispositions			(107,000)				(130,000)	
Not Leased End of Period			<u>1,417,000</u>	4.3% of Total Portfolio			<u>1,417,000</u>	4.3% of Total Portfolio
Plus New Leases Signed with Terms Commencing after end of Current Period	12		<u>231,000</u>		12		<u>231,000</u>	
Unoccupied End of Period			<u>1,648,000</u>	5.0% of Total Portfolio			<u>1,648,000</u>	5.0% of Total Portfolio
Renewals Signed after 06/30/14			88,000					
New Leases Signed after 06/30/14			<u>88,000</u>				<u>88,000</u>	
			<u>176,000</u>				<u>176,000</u>	

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	4.1	3.4	3.8	4.3	4.0	4.1
Average Lease Size	15,380	10,082	12,202	14,445	15,275	14,965
Rental Change	12.8%	13.0%	12.9%	6.6%	10.1%	8.9%
Rental Change without S/L Rent	7.2%	3.3%	5.0%	1.1%	0.8%	0.9%
Tenant Improvement PSF (2)	\$ 3.14	\$ 0.72	\$ 1.94	\$ 3.07	\$ 0.78	\$ 1.60
Leasing Commission PSF (2)	\$ 1.33	\$ 1.00	\$ 1.17	\$ 1.37	\$ 1.07	\$ 1.18

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

	Total Square Feet of Properties	% of Total	Annualized Base Rent (1)	% Leased	% Occupied	Same Property (Without S/L Rent) PNOI Change		Rental Change (Without S/L Rent) New and Renewals		Lease Expirations in Square Feet	
						QTR	YTD	QTR	YTD	2014 (2)	2015
Florida											
Jacksonville	1,915,000	5.8%	4.5%	93.2%	93.2%	25.3%	27.5%	0.3%	4.4%	208,000	426,000
Orlando	2,414,000	7.3%	8.3%	97.9%	97.3%	7.1%	-2.7%	-4.8%	-6.2%	86,000	383,000
Tampa	3,869,000	11.7%	11.0%	92.4%	92.0%	4.4%	2.3%	0.7%	-0.2%	259,000	640,000
Ft. Lauderdale	937,000	2.8%	3.8%	99.6%	99.6%	2.2%	1.3%	0.0%	-2.5%	43,000	286,000
Ft. Myers	218,000	0.7%	0.8%	94.0%	94.0%	-4.6%	4.4%	19.3%	19.3%	-	31,000
	9,353,000	28.3%	28.4%	94.7%	94.4%	7.5%	4.1%	-0.2%	-1.6%	596,000	1,766,000
Texas											
Dallas	2,936,000	8.9%	6.7%	96.4%	93.8%	-12.4%	-6.7%	6.0%	5.4%	112,000	436,000
Houston	5,845,000	17.7%	20.0%	97.8%	97.8%	2.4%	-0.1%	13.3%	5.8%	44,000	988,000
El Paso	958,000	2.9%	2.1%	94.6%	93.4%	-8.9%	-6.0%	1.9%	1.6%	68,000	289,000
San Antonio	1,979,000	6.0%	7.1%	96.1%	94.6%	-2.4%	0.3%	2.8%	-0.9%	56,000	355,000
Austin	265,000	0.8%	0.9%	100.0%	100.0%	NA	NA	NA	NA	-	-
	11,983,000	36.3%	36.8%	97.0%	96.0%	-1.6%	-1.3%	8.0%	3.6%	280,000	2,068,000
California											
San Francisco	1,045,000	3.2%	3.3%	100.0%	100.0%	5.0%	0.7%	NA	NA	-	393,000
Los Angeles (3)	2,040,000	6.2%	7.3%	99.6%	99.6%	2.4%	2.3%	3.0%	0.6%	48,000	729,000
Santa Barbara (3)	214,000	0.6%	2.3%	85.3%	85.3%	-17.9%	-14.3%	-8.5%	3.2%	2,000	29,000
Fresno	398,000	1.2%	0.9%	95.3%	88.5%	-9.2%	-1.8%	15.7%	10.9%	26,000	169,000
San Diego	465,000	1.4%	1.4%	91.2%	91.2%	21.6%	25.1%	4.1%	4.7%	12,000	40,000
	4,162,000	12.6%	15.2%	97.6%	97.0%	0.2%	0.5%	6.6%	4.5%	88,000	1,360,000
Arizona											
Phoenix	2,165,000	6.6%	5.0%	92.1%	92.1%	-0.9%	0.1%	23.7%	-3.0%	91,000	543,000
Tucson	750,000	2.3%	2.2%	100.0%	100.0%	9.0%	10.7%	-22.4%	-17.0%	22,000	23,000
	2,915,000	8.9%	7.2%	94.1%	94.2%	1.9%	3.1%	18.6%	-4.0%	113,000	566,000
North Carolina											
Charlotte	2,638,000	8.0%	5.9%	90.8%	89.9%	5.4%	-4.6%	0.0%	0.0%	108,000	506,000
	2,638,000	8.0%	5.9%	90.8%	89.9%	5.4%	-4.6%	0.0%	0.0%	108,000	506,000
Total Core Markets	31,051,000	94.1%	93.5%	95.6%	95.0%	2.3%	0.9%	4.8%	0.7%	1,185,000	6,266,000
Total Other Markets	1,948,000	5.9%	6.5%	97.5%	95.8%	8.5%	13.0%	8.4%	4.1%	131,000	305,000
Total Operating Properties	32,999,000	100.0%	100.0%	95.7%	95.0%	2.6%	1.6%	5.0%	0.9%	1,316,000	6,571,000

(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.

(3) 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)
Month-to-Month	392,000	1.2%	\$ 2,241,000	1.4%
Vacancy (1)	1,417,000	4.3%	-	0.0%
2014 - remainder of year	1,316,000	4.0%	6,862,000	4.2%
2015	6,571,000	19.9%	35,624,000	21.9%
2016	6,038,000	18.3%	30,513,000	18.8%
2017	5,342,000	16.2%	27,072,000	16.6%
2018	3,647,000	11.1%	19,481,000	12.0%
2019	2,293,000	6.9%	10,516,000	6.5%
2020	1,705,000	5.2%	10,087,000	6.2%
2021	1,649,000	5.0%	6,716,000	4.1%
2022	1,047,000	3.1%	5,428,000	3.3%
2023 and beyond	1,582,000	4.8%	8,195,000	5.0%
TOTAL	32,999,000	100.0%	\$ 162,735,000	100.0%

(1) Vacancy, end of period	1,648,000
New leases signed with terms commencing after end of period	<u>(231,000)</u>
Vacancy, based on leases signed	<u>1,417,000</u>

Total SF as of 06/30/14 for Operating Properties 32,999,000

Total Annualized Base Rent as of 06/30/14 for Operating Properties (without S/L Rent) \$ 162,735,000

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	1.2%	2,135,000	1.3%	04/19/18
2 Kuehne & Nagel, Inc.	1	Houston, TX	125,000		869,000		04/30/17
	1	Charlotte, NC	71,000		447,000		07/31/22
	1	Houston, TX	160,000	1.1%	874,000	1.4%	02/28/23
3 Iron Mountain Information Management, Inc.	1	Ft. Lauderdale, FL	45,000		239,000		01/31/16
	1	Phoenix, AZ	39,000		141,000		01/31/18
	1	Jacksonville, FL	40,000		139,000		09/30/19
	2	Tampa, FL	184,000	0.9%	811,000	0.8%	09/30/21
4 Repet, Inc.	1	Los Angeles, CA	300,000	0.9%	1,001,000	0.6%	01/31/22
5 Conn's, Inc.	1	Charlotte, NC	300,000	0.9%	1,215,000	0.8%	03/31/24
6 Tower Automotive	1	Madison, MS	280,000	0.9%	970,000	0.6%	12/31/15
7 U.S. Postal Service	1	Tampa, FL	19,000		145,000		09/02/14
	1	New Orleans, LA	99,000		458,000		02/28/19
	1	Tampa, FL	39,000		333,000		06/30/19
	1	Houston, TX	110,000	0.8%	548,000	0.9%	06/30/19
8 International Paper Company	2	San Francisco, CA	265,000	0.8%	1,658,000	1.0%	10/31/15
9 Federal Express Corporation and Subsidiaries	1	Jackson, MS	6,000		44,000		02/28/15
	1	Jacksonville, FL	72,000		209,000		09/30/15
	1	Los Angeles, CA	24,000		183,000		07/31/16
	1	Ft. Myers, FL	63,000		547,000		12/31/16
	1	Ft. Lauderdale, FL	50,000		437,000		01/31/17
	1	Houston, TX	35,000		168,000		05/31/18
	1	San Diego, CA	15,000	0.8%	97,000	1.0%	11/30/22
10 Price Transfer, Inc.	1	Los Angeles, CA	262,000	0.8%	1,681,000	1.0%	01/31/15
	<u>26</u>		<u>3,007,000</u>	<u>9.1%</u>	<u>15,349,000</u>	<u>9.4%</u>	

(1) Based on the Annualized Base Rent as of 06/30/14 (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 07/16/14.

	Three Months Ended June 30, 2014	Six Months Ended June 30, 2014
EBITDA for the period	\$ 35,398	70,075
Adjust NOI for significant acquisitions as if owned for entire period	672	1,338
Subtract NOI from developments in lease-up or under construction	(243)	(350)
Subtract NOI from properties sold during the period	-	(38)
Adjusted EBITDA	<u>\$ 35,827</u>	<u>71,025</u>
Adjusted EBITDA - Annualized	<u>\$ 143,308</u>	<u>142,050</u>
Debt at June 30, 2014	\$ 936,024	936,024
Developments in lease-up or under construction	<u>(94,442)</u>	<u>(94,442)</u>
Adjusted Debt	<u>\$ 841,582</u>	<u>841,582</u>
ADJUSTED DEBT-TO-EBITDA RATIO	<u>5.87</u>	<u>5.92</u>

	Quarter Ended		Years Ended		
	6/30/2014	2013	2012	2011	2010
ASSETS/MARKET CAPITALIZATION					
Assets	\$ 1,548,608	1,473,412	1,354,102	1,286,516	1,183,276
Equity Market Capitalization	2,031,014	1,792,193	1,610,452	1,202,572	1,141,520
Total Market Capitalization (Debt and Equity)	2,967,038	2,685,938	2,424,378	2,035,258	1,877,239
Shares Outstanding - Common	31,620,960	30,937,225	29,928,490	27,658,059	26,973,531
Price per share	64.23	57.93	53.81	43.48	42.32
FFO CHANGE					
FFO per diluted share	0.84	3.23	3.08	2.96	2.86
Change	5.0%	4.9%	4.1%	3.5%	-8.9%
COMMON DIVIDEND PAYOUT RATIO					
Dividend distribution	0.54	2.14	2.10	2.08	2.08
FFO per diluted share	0.84	3.23	3.08	2.96	2.86
Dividend payout ratio	64%	66%	68%	70%	73%
COMMON DIVIDEND YIELD					
Dividend distribution	0.54	2.14	2.10	2.08	2.08
Price per share	64.23	57.93	53.81	43.48	42.32
Dividend yield	3.36%	3.69%	3.90%	4.78%	4.91%
FFO MULTIPLE					
FFO per diluted share	0.84	3.23	3.08	2.96	2.86
Price per share	64.23	57.93	53.81	43.48	42.32
Multiple	19.12	17.93	17.47	14.69	14.80
INTEREST COVERAGE RATIO					
EBITDA	35,398	133,965	124,626	115,441	112,730
Interest expense	8,969	35,485	35,675	35,023	35,493
Interest coverage ratio	3.95	3.78	3.49	3.30	3.18
FIXED CHARGE COVERAGE RATIO					
EBITDA	35,398	133,965	124,626	115,441	112,730
Interest expense plus dividends on nonconvertible preferred stock	8,969	35,485	35,675	35,023	35,493
Fixed charge coverage ratio	3.95	3.78	3.49	3.30	3.18
DEBT-TO-EBITDA RATIO					
Debt	936,024	893,745	813,926	832,686	735,718
EBITDA	35,398	133,965	124,626	115,441	112,730
Debt-to-EBITDA ratio	6.61	6.67	6.53	7.21	6.53
DEBT-TO-TOTAL MARKET CAPITALIZATION					
	32%	33%	34%	41%	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.

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.

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 acquired properties were owned for the entire period, and by subtracting NOI from developments in lease-up or under construction and from properties sold during the period.

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, 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.