

EastGroup's portfolio:

58 million square feet

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 1000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes 58 million square feet.

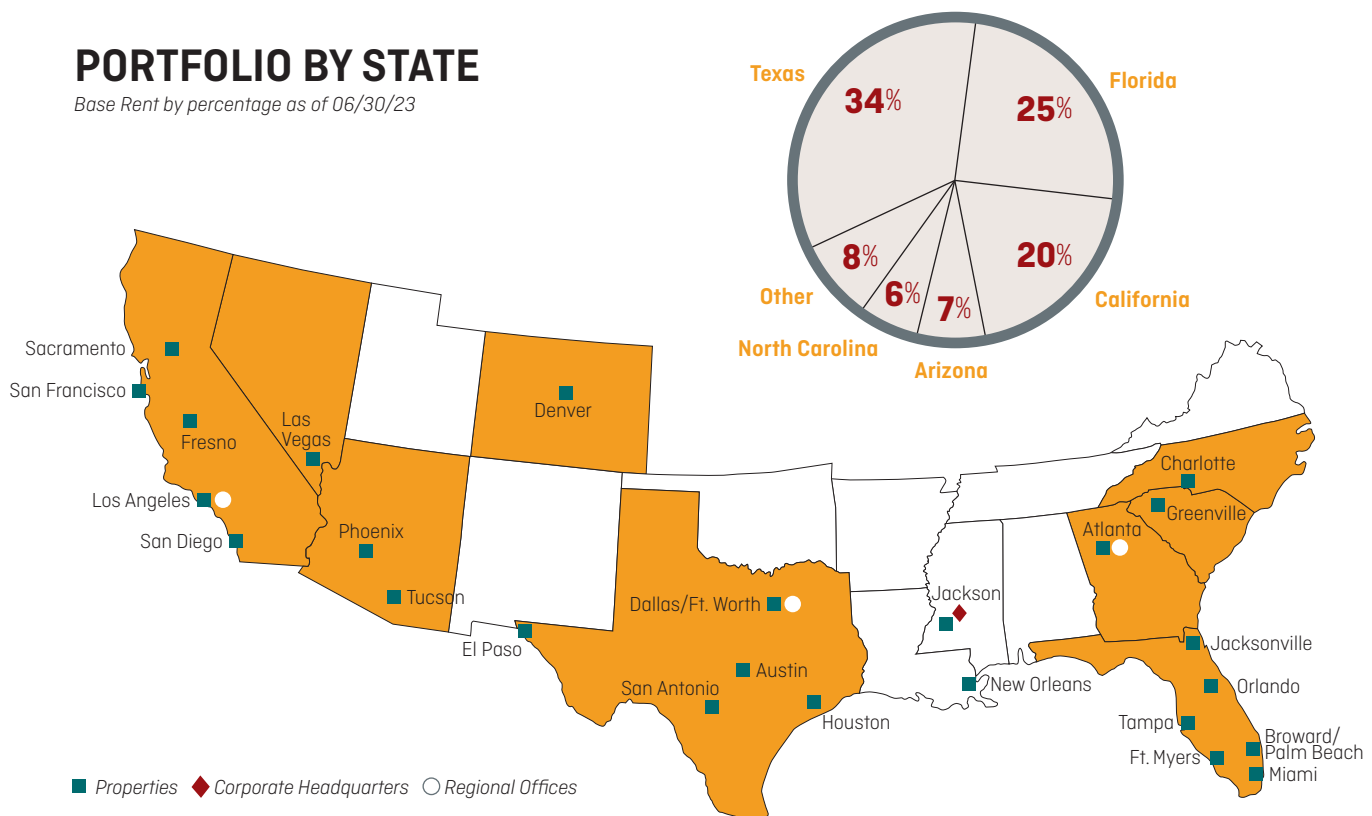
EASTGROUP
P R O P E R T I E S

our strategy

Increasing shareholder value through development, acquisitions and internal operations as the premier provider of multi-tenant business distribution space. Submarket driven investments where location sensitive customers want to be. Clustering of multi-tenant, shallow bay business distribution properties on infill sites around major transportation features. Diversification in Sunbelt growth markets.

PORTFOLIO BY STATE

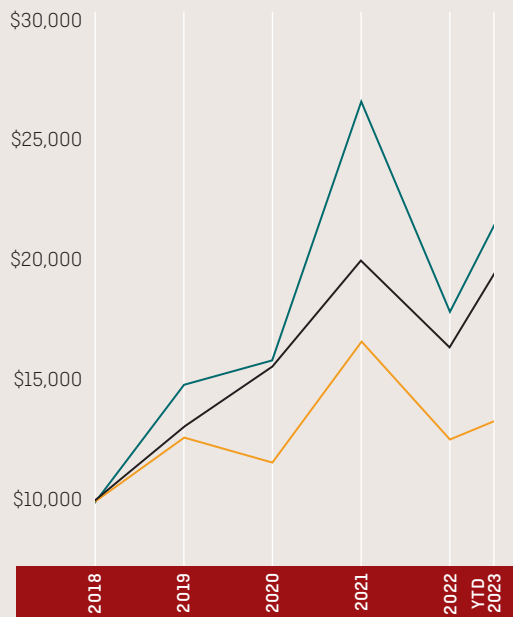
Base Rent by percentage as of 06/30/23





TOTAL RETURN PERFORMANCE

EGP NAREIT S&P



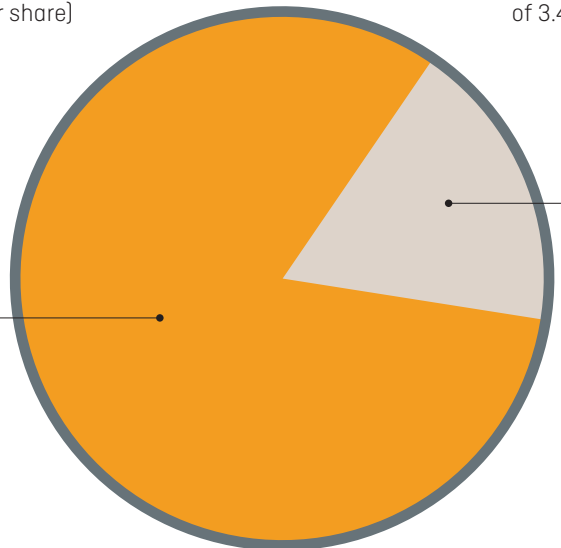
CAPITALIZATION As of 06/30/23

82%

Shareholders' Market
Equity \$7.9 Billion
(common @ \$173.60
per share)

18%

Fixed Rate Debt
\$1.7 Billion,
Average Rate
of 3.41%





Hillside Commerce Park, Greenville, South Carolina

YEAR-TO-DATE 2023 ACCOMPLISHMENTS

(Through June 30, 2023)

- Strong and Flexible Balance Sheet at June 30, 2023 with Debt to Total Market Capitalization of 18.0% and Interest and Fixed Charge Coverage Ratios of 7.8x for the Second Quarter of 2023
- Operating Portfolio was 98.5% Leased and 98.2% Occupied as of June 30, 2023
- Development and Value-Add Program Consisting of 21 Projects (4.3 Million Square Feet) in 12 Cities at June 30, 2023 with a Projected Total Investment of \$537 Million
- Acquired 156,000 Square Feet of Real Estate Properties and 117 Acres of Development Land for a Total of \$52 Million During the Six Months Ended June 30, 2023
- Sold 1,793,603 Shares of Common Stock Under the Company's Continuous Common Equity Program During the First Six Months of 2023 with Gross Proceeds of \$299 Million
- Funds from Operations of \$166 Million or \$3.75 per Share for the Six Months Ended June 30, 2023, an Increase of 10.0% as Compared to the Same Period of 2022
- Declared 174th Consecutive Quarterly Cash Dividend of \$1.25 per Share During the Second Quarter of 2023
- 30th Consecutive Year of Dividends with 27 Years of Increases and No Reductions

CORPORATE HEADQUARTERS

400 West Parkway Place
Suite 100
Ridgeland, MS 39157
601.354.3555

Regional Offices

6565 N. MacArthur Boulevard
Suite 255
Irving, TX 75039
972.386.8700

10250 Constellation Boulevard
Suite 2300
Los Angeles, CA 90067
323.457.0648

3495 Piedmont Road, NE
Building 11, Suite 350
Atlanta, GA 30305
404.301.2670

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1993

www.eastgroup.net

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NYSE