

EASTGROUP

PROPERTIES

2021

FIRST QUARTER

Conference Call

877-240-5772 | ID – EastGroup

April 28, 2021

11:00 a.m. Eastern Time

webcast available at

EastGroup.net



Supplemental Information

March 31, 2021

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FORWARD-LOOKING STATEMENTS

The statements and certain other information contained herein, which can be identified by the use of forward-looking terminology such as “may,” “will,” “seek,” “expects,” “anticipates,” “believes,” “targets,” “intends,” “should,” “estimates,” “could,” “continue,” “assume,” “projects” or “plans” and variations of such words or similar expressions or the negative of such words, constitute “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and are subject to the safe harbors created thereby. These forward-looking statements reflect the Company’s current views about its plans, intentions, expectations, strategies and prospects, which are based on the information currently available to the Company and on assumptions it has made. Although the Company believes that its plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, the Company can give no assurance that such plans, intentions, expectations or strategies will be attained or achieved. Furthermore, these forward-looking statements should be considered as subject to the many risks and uncertainties that exist in the Company’s operations and business environment. Such risks and uncertainties could cause actual results to differ materially from those projected. These uncertainties include, but are not limited to: international, national, regional and local economic conditions; the duration and extent of the impact of the coronavirus (“COVID-19”) pandemic and any related orders or other formal recommendations for social distancing on our business operations or the business operations of our tenants (including their ability to timely make rent payments) and the economy generally; disruption in supply and delivery chains; the general level of interest rates and ability to raise equity capital on attractive terms; financing risks, including the risks that our cash flows from operations may be insufficient to meet required payments of principal and interest, and we may be unable to refinance our existing debt upon maturity or obtain new financing on attractive terms or at all; the competitive environment in which the Company operates; fluctuations of occupancy or rental rates; potential defaults (including bankruptcies or insolvency) on or non-renewal of leases by tenants, or our ability to lease space at current or anticipated rents, particularly in light of the significant uncertainty as to when and the conditions under which current or potential tenants will be able to operate physical locations in the future; potential changes in the law or governmental regulations and interpretations of those laws and regulations, including changes in real estate laws or REIT or corporate income tax laws, and potential increases in real property tax rates; our ability to maintain our qualification as a REIT; acquisition and development risks, including failure of such acquisitions and development projects to perform in accordance with projections; natural disasters such as fires, floods, tornadoes, hurricanes and earthquakes; pandemics, epidemics or other public health emergencies, such as the outbreak of COVID-19; the terms of governmental regulations that affect us and interpretations of those regulations, including the costs of compliance with those regulations, changes in real estate and zoning laws and increases in real property tax rates; credit risk in the event of non-performance by the counterparties to our interest rate swaps; lack of or insufficient amounts of insurance; litigation, including costs associated with prosecuting or defending claims and any adverse outcomes; our ability to retain key personnel; the consequences of future terrorist attacks or civil unrest; and environmental liabilities, including costs, fines or penalties that may be incurred due to necessary remediation of contamination of properties presently owned or previously owned by us. All forward-looking statements should be read in light of the risks identified in Part I, Item 1A. Risk Factors within the Company’s Annual Report on Form 10-K for the year ended December 31, 2020, and in its subsequent Quarterly Reports on Form 10-Q. The Company assumes no obligation to update publicly any forward-looking statements, including its Outlook for 2021, whether as a result of new information, future events or otherwise.

	<u>March 31, 2021</u>	<u>December 31, 2020</u>
ASSETS		
Real estate properties	\$ 3,230,418	3,159,497
Development and value-add properties	346,245	359,588
	<u>3,576,663</u>	<u>3,519,085</u>
Less accumulated depreciation	(979,709)	(955,328)
	<u>2,596,954</u>	<u>2,563,757</u>
Unconsolidated investment	7,646	7,446
Cash	68	21
Other assets	152,253	149,579
	<u>152,253</u>	<u>149,579</u>
TOTAL ASSETS	<u>\$ 2,756,921</u>	<u>2,720,803</u>
LIABILITIES AND EQUITY		
LIABILITIES		
Unsecured bank credit facilities	\$ 91,638	124,194
Unsecured debt	1,157,642	1,107,708
Secured debt	36,783	78,993
Accounts payable and accrued expenses	88,232	69,573
Other liabilities	65,828	69,817
Total Liabilities	<u>1,440,123</u>	<u>1,450,285</u>
EQUITY		
Stockholders' Equity:		
Common shares; \$0.0001 par value; 70,000,000 shares authorized; 40,021,537 shares issued and outstanding at March 31, 2021 and 39,676,828 at December 31, 2020	4	4
Excess shares; \$0.0001 par value; 30,000,000 shares authorized; no shares issued	-	-
Additional paid-in capital	1,652,445	1,610,053
Distributions in excess of earnings	(334,000)	(329,667)
Accumulated other comprehensive loss	(2,538)	(10,752)
Total Stockholders' Equity	<u>1,315,911</u>	<u>1,269,638</u>
Noncontrolling interest in joint ventures	887	880
Total Equity	<u>1,316,798</u>	<u>1,270,518</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 2,756,921</u>	<u>2,720,803</u>

	Three Months Ended March 31,	
	2021	2020
REVENUES		
Income from real estate operations	\$ 97,917	88,577
Other revenue	14	51
	<u>97,931</u>	<u>88,628</u>
EXPENSES		
Expenses from real estate operations	27,820	25,829
Depreciation and amortization	30,313	27,892
General and administrative	4,036	3,281
Indirect leasing costs	330	108
	<u>62,499</u>	<u>57,110</u>
OTHER INCOME (EXPENSE)		
Interest expense	(8,276)	(8,457)
Other	201	237
NET INCOME	<u>27,357</u>	<u>23,298</u>
Net income attributable to noncontrolling interest in joint ventures	(18)	(1)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	27,339	23,297
Other comprehensive income (loss) - interest rate swaps	8,214	(15,790)
TOTAL COMPREHENSIVE INCOME	<u>\$ 35,553</u>	<u>7,507</u>
 BASIC PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS		
Net income attributable to common stockholders	\$ 0.69	0.60
Weighted average shares outstanding	<u>39,673</u>	<u>38,882</u>
 DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS		
Net income attributable to common stockholders	\$ 0.69	0.60
Weighted average shares outstanding	<u>39,765</u>	<u>38,961</u>

	Three Months Ended	
	March 31,	
	2021	2020
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
COMMON STOCKHOLDERS		
Depreciation and amortization	\$ 27,339	23,297
Company's share of depreciation from unconsolidated investment	30,313	27,892
Depreciation and amortization from noncontrolling interest	34	35
	-	(42)
FUNDS FROM OPERATIONS ("FFO") ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$ 57,686	51,182
NET INCOME	\$ 27,357	23,298
Interest expense ⁽¹⁾	8,276	8,457
Depreciation and amortization	30,313	27,892
Company's share of depreciation from unconsolidated investment	34	35
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION ("EBITDA")	65,980	59,682
Gain on sales of real estate investments and non-operating real estate	-	-
EBITDA FOR REAL ESTATE ("EBITDAre")	\$ 65,980	59,682
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS		
Net income attributable to common stockholders	\$ 0.69	0.60
FFO attributable to common stockholders	\$ 1.45	1.31
Weighted average shares outstanding for EPS and FFO purposes	39,765	38,961

⁽¹⁾ Net of capitalized interest of \$2,237 and \$2,561 for the three months ended March 31, 2021 and 2020, respectively.

	Three Months Ended	
	March 31,	
	2021	2020
NET INCOME	\$ 27,357	23,298
Interest income	(1)	(29)
Other revenue	(14)	(51)
Indirect leasing costs	330	108
Depreciation and amortization	30,313	27,892
Company's share of depreciation from unconsolidated investment	34	35
Interest expense ⁽¹⁾	8,276	8,457
General and administrative expense ⁽²⁾	4,036	3,281
Noncontrolling interest in PNOI of consolidated joint ventures	(15)	(43)
PROPERTY NET OPERATING INCOME ("PNOI")	70,316	62,948
PNOI from 2020 acquisitions	(684)	(41)
PNOI from 2020 and 2021 development and value-add properties	(5,068)	(2,011)
PNOI from 2020 operating property dispositions	-	(234)
Other PNOI	59	47
SAME PNOI (Straight-Line Basis)	64,623	60,709
Net lease termination fee income from same properties	(576)	(444)
SAME PNOI EXCLUDING INCOME FROM LEASE TERMINATIONS (Straight-Line Basis)	64,047	60,265
Straight-line rent adjustments for same properties	(791)	(325)
Acquired leases — market rent adjustment amortization for same properties	(188)	(368)
SAME PNOI EXCLUDING INCOME FROM LEASE TERMINATIONS (Cash Basis)	\$ 63,068	59,572

⁽¹⁾ Net of capitalized interest of \$2,237 and \$2,561 for the three months ended March 31, 2021 and 2020, respectively.

⁽²⁾ Net of capitalized development costs of \$1,689 and \$1,844 for the three months ended March 31, 2021 and 2020, respectively.

	Three Months Ended March 31,	
	2021	2020
OPERATING ACTIVITIES		
Net income	\$ 27,357	23,298
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	30,313	27,892
Stock-based compensation expense	1,597	1,226
Changes in operating assets and liabilities:		
Accrued income and other assets	577	1,090
Accounts payable, accrued expenses and prepaid rent	18,842	(2,572)
Other	136	505
NET CASH PROVIDED BY OPERATING ACTIVITIES	78,822	51,439
INVESTING ACTIVITIES		
Development and value-add properties	(47,539)	(69,687)
Purchases of real estate	-	(6,231)
Real estate improvements	(9,128)	(9,396)
Repayments on mortgage loans receivable	-	7
Changes in accrued development costs	870	1,437
Changes in other assets and other liabilities	(8,122)	(14,754)
NET CASH USED IN INVESTING ACTIVITIES	(63,919)	(98,624)
FINANCING ACTIVITIES		
Proceeds from unsecured bank credit facilities	96,798	221,777
Repayments on unsecured bank credit facilities	(129,480)	(251,524)
Proceeds from unsecured debt	50,000	100,000
Repayments on secured debt	(42,263)	(2,220)
Debt issuance costs	(223)	(564)
Distributions paid to stockholders (not including dividends accrued)	(31,863)	(29,947)
Proceeds from common stock offerings	46,427	14,734
Other	(4,252)	(4,624)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	(14,856)	47,632
INCREASE IN CASH AND CASH EQUIVALENTS	47	447
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	21	224
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 68	671
SUPPLEMENTAL CASH FLOW INFORMATION		
Cash paid for interest, net of amounts capitalized of \$2,237 and \$2,561 for 2021 and 2020, respectively	\$ 6,503	8,181
Cash paid for operating lease liabilities	375	361
NON-CASH OPERATING ACTIVITY		
Operating lease liabilities arising from obtaining right of use assets	\$ 348	495

**Three Months Ended
March 31,**

Same Property Portfolio ⁽¹⁾

	<u>2021</u>	<u>2020</u>	<u>% Change</u>
Square feet as of period end	41,305	41,305	
Average occupancy	97.5%	96.8%	0.7%
Occupancy as of period end	97.6%	96.8%	0.8%

Same Property Portfolio Analysis (Cash Basis) ⁽¹⁾

Income from real estate operations	\$ 89,354	84,969	5.2%
Less cash received for lease terminations	(673)	(456)	
Income excluding lease termination income	<u>88,681</u>	<u>84,513</u>	4.9%
Expenses from real estate operations	(25,613)	(24,941)	2.7%
PNOI excluding income from lease terminations	<u>\$ 63,068</u>	<u>59,572</u>	5.9%

Same Property Portfolio Analysis (Straight-Line Basis) ⁽¹⁾

Income from real estate operations	\$ 90,236	85,650	5.4%
Less cash received for lease terminations	(673)	(456)	
Add straight-line rent write-offs for lease terminations	97	12	
Income excluding lease termination income	<u>89,660</u>	<u>85,206</u>	5.2%
Expenses from real estate operations	(25,613)	(24,941)	2.7%
PNOI excluding income from lease terminations	<u>\$ 64,047</u>	<u>60,265</u>	6.3%

⁽¹⁾ Includes properties which were included in the operating portfolio for the entire period of 1/1/20 through 3/31/21.

SELECTED INCOME STATEMENT INFORMATION

	Three Months Ended March 31,	
	2021	2020
	<i>(Items below represent increases or (decreases) in FFO)</i>	
Straight-line rent income adjustment	\$ 1,867	1,290
Recoveries (reserves) for uncollectible straight-line rent	200	(367)
Net straight-line rent adjustment	<u>2,067</u>	<u>923</u>
Cash received for lease terminations	673	456
Less straight-line rent write-offs	(97)	(12)
Net lease termination fee income	<u>576</u>	<u>444</u>
(Reserves) for uncollectible cash rent	(122)	(128)
Stock-based compensation expense	(1,597)	(1,226)
Debt issuance costs amortization	(341)	(336)
Indirect leasing costs	(330)	(108)
Acquired leases - market rent adjustment amortization	229	374

WEIGHTED AVERAGE COMMON SHARES

	Three Months Ended March 31,	
	2021	2020
Weighted average common shares	39,673	38,882
BASIC SHARES FOR EARNINGS PER SHARE ("EPS")	<u>39,673</u>	<u>38,882</u>
Potential common shares:		
Unvested restricted stock	92	79
DILUTED SHARES FOR EPS AND FFO	<u>39,765</u>	<u>38,961</u>

	Quarter Ended	Years Ended			
	3/31/2021	2020	2019	2018	2017
ASSETS/MARKET CAPITALIZATION					
Assets	\$ 2,756,921	2,720,803	2,546,078	2,131,705	1,953,221
Equity Market Capitalization	5,734,286	5,477,783	5,164,306	3,348,269	3,071,927
Total Market Capitalization (Debt and Equity) ⁽¹⁾	7,023,432	6,791,879	6,350,438	4,458,037	4,183,620
Shares Outstanding - Common	40,021,537	39,676,828	38,925,953	36,501,356	34,758,167
Price per share	\$ 143.28	138.06	132.67	91.73	88.38
FFO CHANGE					
FFO per diluted share ⁽²⁾	\$ 1.45	5.38	4.98	4.66	4.25
Change compared to same period prior year	10.7%	8.0%	6.9%	9.6%	6.3%
COMMON DIVIDEND PAYOUT RATIO					
Dividend distribution	\$ 0.79	3.08	2.94	2.72	2.52
FFO per diluted share ⁽²⁾	1.45	5.38	4.98	4.66	4.25
Dividend payout ratio	54%	57%	59%	58%	59%
COMMON DIVIDEND YIELD					
Dividend distribution	\$ 0.79	3.08	2.94	2.72	2.52
Price per share	143.28	138.06	132.67	91.73	88.38
Dividend yield	2.21%	2.23%	2.22%	2.97%	2.85%
FFO MULTIPLE					
FFO per diluted share ⁽²⁾	\$ 1.45	5.38	4.98	4.66	4.25
Price per share	143.28	138.06	132.67	91.73	88.38
Multiple	24.70	25.66	26.64	19.68	20.80
INTEREST & FIXED CHARGE COVERAGE RATIO					
EBITDAre	\$ 65,980	245,669	221,517	200,788	180,214
Interest expense	8,276	33,927	34,463	35,106	34,775
Interest and fixed charge coverage ratio	7.97	7.24	6.43	5.72	5.18
DEBT-TO-EBITDAre RATIO					
Debt	\$ 1,286,063	1,310,895	1,182,602	1,105,787	1,108,282
EBITDAre	65,980	245,669	221,517	200,788	180,214
Debt-to-EBITDAre ratio	4.87	5.34	5.34	5.51	6.15
Adjusted debt-to-pro forma EBITDAre ratio	4.17	4.43	3.92	4.73	5.45
DEBT-TO-TOTAL MARKET CAPITALIZATION⁽¹⁾	18.4%	19.3%	18.7%	24.9%	26.6%

ISSUER RATINGS⁽³⁾

Moody's Investors Service

Issuer Rating	Outlook
Baa2	Stable

⁽¹⁾ Before deducting unamortized debt issuance costs.

⁽²⁾ In connection with the Company's adoption of the Nareit Funds from Operations White Paper - 2018 Restatement, the Company now excludes from FFO the gains and losses on sales of non-operating real estate and assets incidental to the Company's business and therefore, adjusted the prior years' results to conform to the updated definition of FFO.

⁽³⁾ A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time by the assigning rating agency.

		Square Feet (SF)	Costs Incurred		Projected Total Costs	Anticipated	% Leased 4/26/21	Wgt Avg %
			1st Qtr 2021	Cumulative at 3/31/21		Conversion Date ⁽¹⁾		
Lease-up								
World Houston 44	Houston, TX	134,000	\$ 242	8,368	9,700	05/21	50%	
Gateway 4	Miami, FL	197,000	429	22,476	26,700	06/21	28%	
Interstate Commons 2 ⁽²⁾	Phoenix, AZ	142,000	31	12,272	12,500	06/21	89%	
Tri-County Crossing 3 & 4	San Antonio, TX	203,000	811	15,220	16,500	06/21	48%	
Settlers Crossing 3 & 4	Austin, TX	173,000	1,628	19,132	21,000	07/21	100%	
Northwest Crossing 1-3	Houston, TX	278,000	681	23,003	25,900	09/21	53%	
Ridgeview 1 & 2	San Antonio, TX	226,000	550	17,643	19,000	10/21	39%	
SunCoast 7	Fort Myers, FL	77,000	121	7,494	9,000	11/21	50%	
LakePort 1-3	Dallas, TX	194,000	231	20,012	22,500	12/21	10%	
Access Point 1 ⁽²⁾	Greenville, SC	156,000	10,706	10,706	12,000	01/22	70%	
Total Lease-up		1,780,000	15,430	156,326	174,800		52%	Wgt Avg %
Lease-Up: Projected Stabilized Yield ⁽³⁾			7.1%					
Under Construction								
Gilbert Crossroads C & D	Phoenix, AZ	178,000	4,373	10,990	21,400	06/22	0%	
Horizon West 2 & 3	Orlando, FL	210,000	9,915	9,915	18,200	07/22	0%	
Grand Oaks 75 3	Tampa, FL	136,000	4,914	4,914	11,200	07/22	0%	
Steele Creek X	Charlotte, NC	162,000	4,369	8,603	12,600	07/22	0%	
Basswood 1 & 2	Fort Worth, TX	237,000	2,569	7,323	22,100	10/22	0%	
Total Under Construction		923,000	26,140	41,745	85,500		0%	Wgt Avg %
Under Construction: Projected Stabilized Yield ⁽³⁾			7.2%				34%	Wgt Avg %
Development: Projected Stabilized Yield ⁽³⁾			7.2%					
Value-Add: Projected Stabilized Yield ⁽³⁾			6.8%					
Prospective Development								
		Acres	Projected SF					
San Diego, CA ⁽⁴⁾		42	519,000	19,541	19,541			
Fort Myers, FL		49	622,000	139	8,005			
Miami, FL		34	376,000	249	20,545			
Orlando, FL ⁽⁵⁾		106	1,278,000	(4,673)	23,005			
Tampa, FL ⁽⁵⁾		17	213,000	(2,139)	3,584			
Atlanta, GA		11	140,000	13	1,405			
Jackson, MS		3	28,000	-	706			
Charlotte, NC		30	313,000	45	4,370			
Dallas, TX		62	701,000	529	23,407			
El Paso, TX		13	168,000	232	2,819			
Fort Worth, TX		50	652,000	256	14,806			
Houston, TX		84	1,223,000	298	21,056			
San Antonio, TX		24	366,000	60	4,925			
Total Prospective Development		525	6,599,000	14,550	148,174			
Total Development and Value-Add Properties		525	9,302,000	\$ 56,120	346,245			

⁽¹⁾ Development properties will transfer to the operating portfolio at the earlier of 90% occupancy or one year after shell completion.

Value-Add properties will transfer at the earlier of 90% occupancy or one year after acquisition.

⁽²⁾ These value-add projects were acquired by EastGroup.

⁽³⁾ Weighted average yield based on estimated annual property net operating income on a straight-line basis at 100% occupancy divided by projected total costs.

⁽⁴⁾ A portion of these costs were transferred from *Real estate properties*.

⁽⁵⁾ Negative amounts represent land inventory costs transferred to *Under Construction*.

		Square Feet (SF)	Costs Incurred		Conversion Date	% Leased 4/26/21
			1st Qtr 2021	Cumulative at 3/31/21		
<i>1st Quarter</i>						
Gilbert Crossroads A & B	Phoenix, AZ	140,000	\$ 214	16,982	01/21	100%
CreekView 121 7 & 8	Dallas, TX	137,000	1,098	17,657	03/21	100%
Hurricane Shoals 3	Atlanta, GA	101,000	959	9,770	03/21	100%
Northpoint 200 ⁽¹⁾⁽²⁾	Atlanta, GA	79,000	6,861	6,861	03/21	100%
Rancho Distribution Center ⁽¹⁾	Los Angeles, CA	162,000	42	27,367	03/21	100%
Total Transferred to Real Estate Properties		619,000	\$ 9,174	78,637		
Projected Stabilized Yield ⁽³⁾			6.5%		100.0%	Wgt Avg %

⁽¹⁾ These value-add projects were acquired by EastGroup.

⁽²⁾ This value-add project was acquired by EastGroup on 1/21/21. During the first quarter, the project became 100% occupied and therefore, transferred to *Real estate properties*.

⁽³⁾ Weighted average yield based on estimated annual property net operating income on a straight-line basis at 100% occupancy divided by projected total costs.

ACQUISITIONS

Date	Property Name	Location	Size	Purchase Price ⁽¹⁾
1st Quarter				
01/15/21	Access Point 1	Greenville, SC	156,000 SF	\$ 10,501 ⁽²⁾
01/21/21	Northpoint 200	Atlanta, GA	79,000 SF	6,516 ⁽³⁾
Total Acquisitions			235,000 SF	\$ 17,017

DISPOSITIONS

Date	Property Name	Location	Size	Gross Sales Price	Realized Gain
1st Quarter					
	None				

⁽¹⁾ Represents acquisition price plus closing costs.

⁽²⁾ Value-add property acquisition; included in *Development and value-add properties* on the Consolidated Balance Sheets.

⁽³⁾ Value-add property acquisition at date of purchase. During the first quarter, the property became 100% occupied and therefore, transferred to *Real estate properties*.

REAL ESTATE IMPROVEMENTS	Three Months Ended March 31,	
	2021	2020
Upgrade on Acquisitions	\$ 45	24
Tenant Improvements:		
New Tenants	2,642	3,044
Renewal Tenants	677	1,329
Other:		
Building Improvements	1,783	1,218
Roofs	3,015	937
Parking Lots	262	36
Other	161	347
TOTAL REAL ESTATE IMPROVEMENTS ⁽²⁾	\$ 8,585	6,935
CAPITALIZED LEASING COSTS (Principally Commissions) ⁽¹⁾		
Development and Value-Add	\$ 2,828	1,763
New Tenants	4,347	1,027
Renewal Tenants	1,954	2,933
TOTAL CAPITALIZED LEASING COSTS	\$ 9,129	5,723

⁽¹⁾ Included in *Other Assets*.

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

	Three Months Ended March 31,	
	2021	2020
Total Real Estate Improvements	\$ 8,585	6,935
Change in Real Estate Property Payables	292	337
Change in Construction in Progress	251	2,124
Real Estate Improvements on the Consolidated Statements of Cash Flows	\$ 9,128	9,396

Three Months Ended March 31, 2021	Number of Leases Signed	Square Feet Signed <small>(In Thousands)</small>	Weighted Average Term <small>(In Years)</small>	Rental Change Straight-Line Basis	Rental Change Cash Basis	PSF Tenant Improvement ⁽¹⁾	PSF Leasing Commission ⁽¹⁾	PSF Total Leasing Cost ⁽¹⁾
New Leases ⁽²⁾	47	1,288	6.3	32.2%	22.8%	\$ 4.62	\$ 3.61	\$ 8.23
Renewal Leases	50	1,343	4.2	19.3%	9.5%	1.06	1.40	2.46
Total/Weighted Average	97	2,631	5.2	25.8%	16.1%	\$ 2.81	\$ 2.48	\$ 5.29
					Per Year	\$ 0.54	\$ 0.48	\$ 1.02

Weighted Average Retention ⁽³⁾ **59.3%**

	03/31/21	12/31/20	09/30/20	06/30/20	03/31/20
Percentage Leased	98.3%	98.0%	97.8%	97.5%	97.3%
Percentage Occupied	97.2%	97.3%	96.4%	97.0%	96.7%

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

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

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

	Total Square Feet of Properties	% of Total	Annualized Base Rent ⁽¹⁾	% Leased	% Occupied	Lease Expirations in Square Feet		Same Property PNOI Change (excluding income from lease terminations)		Rental Change New and Renewal Leases ⁽³⁾	
						2021 ⁽²⁾	2022	QTR		QTR	
								Straight-Line Basis	Cash Basis ⁽⁴⁾	Straight-Line Basis	Cash Basis ⁽⁴⁾
Florida											
Tampa	4,496,000	10.1%	9.6%	97.7%	97.6%	632,000	673,000	7.0%	6.2%	28.1%	17.7%
Orlando	3,685,000	8.3%	8.6%	97.9%	97.2%	253,000	735,000	1.8%	1.6%	21.9%	12.4%
Jacksonville	2,273,000	5.1%	4.2%	99.8%	99.7%	477,000	595,000	8.9%	7.6%	0.2%	-4.0%
Miami/Fort Lauderdale	1,459,000	3.3%	4.0%	96.3%	95.2%	88,000	124,000	-0.3%	1.5%	24.6%	15.0%
Fort Myers	549,000	1.2%	1.6%	100.0%	100.0%	-	74,000	1.5%	7.7%	18.2%	6.3%
	12,462,000	28.0%	28.0%	98.1%	97.7%	1,450,000	2,201,000	4.4%	4.4%	23.7%	13.8%
Texas											
Houston	5,795,000	13.0%	12.8%	96.9%	94.5%	505,000	1,040,000	1.8%	6.0%	-10.5%	-15.4%
Dallas	3,912,000	8.8%	8.1%	100.0%	99.6%	208,000	758,000	4.1%	2.9%	13.4%	3.2%
San Antonio	3,664,000	8.2%	8.8%	97.0%	95.9%	302,000	441,000	0.9%	1.0%	9.3%	2.2%
El Paso	957,000	2.2%	1.6%	99.4%	99.4%	108,000	118,000	10.3%	9.5%	36.9%	27.1%
Austin	953,000	2.1%	2.9%	100.0%	100.0%	92,000	164,000	15.6%	21.7%	N/A	N/A
Fort Worth	794,000	1.8%	1.4%	87.2%	85.2%	-	41,000	11.5%	4.0%	N/A	N/A
	16,075,000	36.1%	35.6%	97.5%	96.2%	1,215,000	2,562,000	3.7%	5.3%	3.1%	-4.3%
California											
Los Angeles ⁽⁵⁾	2,484,000	5.6%	7.0%	100.0%	100.0%	311,000	550,000	36.7%	14.6%	53.4%	43.8%
San Francisco	1,045,000	2.4%	2.9%	100.0%	100.0%	113,000	202,000	36.4%	25.8%	N/A	N/A
San Diego	867,000	1.9%	2.3%	100.0%	90.5%	67,000	22,000	-12.0%	-1.6%	52.5%	39.0%
Fresno	398,000	0.9%	0.7%	99.0%	94.7%	106,000	78,000	-1.9%	4.7%	6.8%	0.7%
	4,794,000	10.8%	12.9%	99.9%	97.8%	597,000	852,000	23.0%	13.0%	52.7%	42.1%
Arizona											
Phoenix	2,642,000	5.9%	6.2%	99.0%	99.0%	372,000	419,000	16.0%	18.8%	23.9%	11.4%
Tucson	848,000	1.9%	1.6%	100.0%	100.0%	10,000	16,000	-4.1%	-16.4%	1.2%	-4.3%
	3,490,000	7.8%	7.8%	99.3%	99.3%	382,000	435,000	10.2%	9.2%	16.2%	6.2%
Other Core											
Charlotte	3,407,000	7.7%	6.7%	97.9%	97.1%	300,000	894,000	-1.0%	-0.4%	17.2%	9.5%
Atlanta	1,156,000	2.6%	1.9%	100.0%	100.0%	45,000	91,000	-0.9%	-4.9%	7.6%	3.0%
Denver	886,000	2.0%	2.5%	97.6%	97.6%	119,000	211,000	-0.3%	6.4%	54.0%	28.9%
Las Vegas	754,000	1.7%	1.9%	100.0%	91.6%	221,000	115,000	-1.8%	1.1%	1.4%	-1.2%
	6,203,000	14.0%	13.0%	98.5%	97.0%	685,000	1,311,000	-0.9%	0.5%	21.0%	11.4%
Total Core Markets	43,024,000	96.7%	97.3%	98.2%	97.2%	4,329,000	7,361,000	6.3%	5.7%	26.3%	16.9%
Total Other Markets	1,448,000	3.3%	2.7%	98.6%	98.6%	64,000	174,000	6.3%	12.6%	15.9%	2.4%
Total Operating Properties	44,472,000	100.0%	100.0%	98.3%	97.2%	4,393,000	7,535,000	6.3%	5.9%	25.8%	16.1%

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

⁽²⁾ Includes month-to-month leases.

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

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

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

LEASE EXPIRATION	Square Footage of Leases Expiring	% of Total SF	Annualized Current Base Rent of Leases Expiring (without S/L Rent)	% of Total Base Rent of Leases Expiring (without S/L Rent)
Vacancy	773,000	1.7%	\$ -	0.0%
2021 - remainder of year ⁽¹⁾	4,393,000	9.9%	30,136	10.8%
2022	7,535,000	16.9%	47,748	17.2%
2023	6,674,000	15.0%	42,580	15.3%
2024	7,275,000	16.4%	46,268	16.6%
2025	5,729,000	12.9%	38,849	14.0%
2026	4,903,000	11.0%	29,193	10.5%
2027	2,560,000	5.8%	17,388	6.2%
2028	1,763,000	4.0%	8,837	3.2%
2029	1,027,000	2.3%	6,694	2.4%
2030 and beyond	1,840,000	4.1%	10,610	3.8%
TOTAL	44,472,000	100.0%	\$ 278,303	100.0%

⁽¹⁾ Includes month-to-month leases.

	Remainder of 2021	2022	2023	2024	2025	2026 and Beyond	Total	Average Years to Maturity
Unsecured debt (fixed rate) ⁽¹⁾	\$ 40,000	75,000	115,000	120,000	145,000	665,000	1,160,000	5.7
<i>Weighted average interest rate</i>	2.34%	3.03%	2.96%	3.47%	3.12%	3.14%	3.12%	
Secured debt (fixed rate)								
Balloon payments	-	32,655	-	-	-	1,549	34,204	
Amortization	2,016	115	119	122	128	124	2,624	
	2,016	32,770	119	122	128	1,673	36,828	1.0
<i>Weighted average interest rate</i>	4.08%	4.09%	3.85%	3.85%	3.85%	3.85%	4.08%	
Total unsecured debt and secured debt	\$ 42,016	107,770	115,119	120,122	145,128	666,673	1,196,828	5.6
<i>Weighted average interest rate</i>	2.42%	3.35%	2.96%	3.47%	3.12%	3.14%	3.15%	
Unsecured debt and secured debt (fixed rate)							\$ 1,196,828	
Unsecured bank credit facilities (variable rate)								
\$45MM Line - 1.111% - matures 7/30/2022							7,318	
\$350MM Line - 1.108% - matures 7/30/2022							85,000	
Total carrying amount of debt							\$ 1,289,146	
Total unamortized debt issuance costs							(3,083)	
Total debt net of unamortized debt issuance costs							\$ 1,286,063	
Equity market capitalization								
Shares outstanding - common							40,021,537	
Price per share at quarter end							\$ 143.28	
Total equity market capitalization							\$ 5,734,286	
Total market capitalization (debt and equity) ⁽²⁾							\$ 7,023,432	
Total debt / total market capitalization ⁽²⁾							18.4%	

⁽¹⁾ These loans have a fixed interest rate or an effectively fixed interest rate due to interest rate swaps

⁽²⁾ Before deducting unamortized debt issuance costs

	Shares Issued and Sold ⁽¹⁾	Average Sales Price (Per Share)	Gross Proceeds	Offering-Related Fees and Expenses	Net Proceeds
1st Quarter	317,538	\$ 141.72	\$ 45,000	\$ (515)	\$ 44,485

⁽¹⁾ As of April 27, 2021, the Company had common shares with an aggregate gross sales price of \$611.1 million authorized and remaining for issuance under its continuous common equity program.

	Quarter Ended	Years Ended December 31,			
	March 31, 2021	2020	2019	2018	2017
EBITDAre	\$ 65,980	\$ 245,669	221,517	200,788	180,214
Debt	1,286,063	1,310,895	1,182,602	1,105,787	1,108,282
DEBT-TO-EBITDAre RATIO	4.87	5.34	5.34	5.51	6.15
EBITDAre	\$ 65,980	\$ 245,669	221,517	200,788	180,214
Adjust for acquisitions as if owned for entire period	-	1,906	5,590	1,909	859
Adjust for development and value-add properties in lease-up or under construction	(705)	(1,327)	(2,072)	(304)	(679)
Adjust for properties sold during the period	-	(1,081)	(3,812)	(474)	(1,031)
Pro Forma EBITDAre	\$ 65,275	\$ 245,167	221,223	201,919	179,363
Debt	\$ 1,286,063	\$ 1,310,895	1,182,602	1,105,787	1,108,282
Subtract development and value-add properties in lease-up or under construction	(198,071)	(225,964)	(315,794)	(149,860)	(130,505)
Adjusted Debt	\$ 1,087,992	\$ 1,084,931	866,808	955,927	977,777
ADJUSTED DEBT-TO-PRO FORMA EBITDAre RATIO	4.17	4.43	3.92	4.73	5.45

	Low Range		High Range	
	Q2 2021	Y/E 2021	Q2 2021	Y/E 2021
	<i>(In thousands, except per share data)</i>			
Net income attributable to common stockholders	\$ 25,027	101,712	26,629	105,728
Depreciation and amortization	31,681	128,917	31,681	128,917
Funds from operations attributable to common stockholders	<u>\$ 56,708</u>	<u>230,629</u>	<u>58,310</u>	<u>234,645</u>
Diluted shares	40,074	40,163	40,074	40,163
Per share data (diluted):				
Net income attributable to common stockholders	\$ 0.62	2.53	0.66	2.63
Funds from operations attributable to common stockholders	1.42	5.74	1.46	5.84

The following assumptions were used for the mid-point:

Metrics	Revised Guidance for Year 2021	Initial Guidance for Year 2021	Actual for Year 2020
FFO per share	\$5.74 - \$5.84	\$5.63 - \$5.73	\$5.38
FFO per share increase over prior year	7.6%	5.6%	8.0%
Same PNOI growth: cash basis ⁽¹⁾	3.9% - 4.9% ⁽²⁾	3.5% - 4.5% ⁽²⁾	3.2%
Average month-end occupancy	96.1% - 97.1%	95.9% - 96.9%	96.7%
Lease termination fee income	\$800,000	\$585,000	\$709,000
Reserves for uncollectible rent (No identified bad debts for Q2-Q4)	\$1.1 million	\$1.8 million	\$2.8 million
Development starts:			
Square feet	2.1 million	2.0 million	851,000
Projected total investment	\$210 million	\$205 million	\$91 million
Value-add property acquisitions (Projected total investment)	\$35 million	\$35 million	\$29 million
Operating property acquisitions	\$10 million	\$30 million	\$49 million
Operating property dispositions (Potential gains on dispositions are not included in the projections)	\$60 million	\$60 million	\$21 million
Unsecured debt closing in period	\$250 million at 2.58% weighted average interest rate	\$250 million at 2.70% weighted average interest rate	\$275 million at 2.56% weighted average interest rate
Common stock issuances	\$140 million	\$140 million	\$94 million
General and administrative expense	\$17.8 million	\$16.2 million	\$14.4 million

⁽¹⁾ Excludes straight-line rent adjustments, amortization of market rent intangibles for acquired leases, and income from lease terminations.

⁽²⁾ Includes properties which have been in the operating portfolio since 1/1/20 and are projected to be in the operating portfolio through 12/31/21; includes 40,832,000 square feet.

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

Adjusted Debt-to-Pro Forma EBITDAre Ratio: A ratio calculated by dividing a company’s adjusted debt by its pro forma EBITDAre. Debt is adjusted by subtracting the cost of development and value-add properties in lease-up or under construction. EBITDAre is further adjusted by adding an estimate of NOI for significant acquisitions as if the acquired properties were owned for the entire period, and by subtracting NOI from development and value-add properties in lease-up or under construction and from properties sold during the period. The Adjusted Debt-to-Pro Forma EBITDAre Ratio is a non-GAAP financial measure used to analyze the Company’s financial condition and operating performance relative to its leverage, on an adjusted basis, so as to normalize and annualize property changes during the period.

Cash Basis: The Company adjusts its GAAP reporting to exclude straight-line rent adjustments and amortization of market rent intangibles for acquired leases. The cash basis is an indicator of the rents charged to customers by the Company during the periods presented and is useful in analyzing the embedded rent growth in the Company’s portfolio.

Debt-to-EBITDAre Ratio: A ratio calculated by dividing a company’s debt by its EBITDAre; this non-GAAP measure is used to analyze the Company’s financial condition and operating performance relative to its leverage.

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

Earnings Before Interest Taxes Depreciation and Amortization for Real Estate (“EBITDAre”): In accordance with standards established by Nareit, EBITDAre is computed as Earnings, defined as Net Income, excluding gains or losses from sales of real estate investments and non-operating real estate, plus interest, taxes, depreciation and amortization. EBITDAre is a non-GAAP financial measure used to measure the Company’s operating performance and its ability to meet interest payment obligations and pay quarterly stock dividends on an unleveraged basis.

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 in the Nareit Funds from Operations White Paper — 2018 Restatement. It is equal to a REIT’s net income (loss) attributable to common stockholders computed in accordance with generally accepted accounting principles (“GAAP”), excluding gains and losses from sales of real estate property (including other assets incidental to the Company’s business) and impairment losses, adjusted for real estate related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. FFO is a non-GAAP financial measure used to evaluate the performance of the Company’s investments in real estate assets and its operating results.

FFO Excluding Gain on Casualties and Involuntary Conversion: A reporting measure calculated as FFO (as defined above), adjusted to exclude gain on casualties and involuntary conversion. The Company believes that the exclusion of gain on casualties and involuntary conversion presents a more meaningful comparison of operating performance.

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

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

Operating Land: Land with no buildings or improvements that generates income from leases with tenants; included in *Real estate properties* on the Consolidated Balance Sheets.

Operating Properties: Stabilized real estate properties (land including buildings and improvements) in the Company’s operating portfolio; included in *Real estate properties* on the Consolidated Balance Sheets.

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

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

Property Net Operating Income (“PNOI”): *Income from real estate operations less Expenses from real estate operations* (including market-based internal management fee expense) plus the Company’s share of income and property operating expenses from its less-than-wholly-owned real estate investments. PNOI is a non-GAAP, property-level supplemental measure of performance used to evaluate the performance of the Company’s investments in real estate assets and its operating results.

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

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

Same Properties: Operating properties owned during the entire current and prior year reporting periods. Properties developed or acquired are excluded until held in the operating portfolio for both the current and prior year reporting periods. Properties sold during the current or prior year reporting periods are excluded. The **Same Property Pool** includes properties which were included in the operating portfolio for the entire period from January 1, 2020 through March 31, 2021.

Same Property Net Operating Income (“Same 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, for the same properties owned by the Company during the entire current and prior year reporting periods. Same PNOI is a non-GAAP, property-level supplemental measure of performance used to evaluate the performance of the Company’s investments in real estate assets and its operating results on a same property basis.

Same PNOI Excluding Income from Lease Terminations: Same PNOI (as defined above), adjusted to exclude income from lease terminations. The Company believes it is useful to evaluate Same PNOI Excluding Income from Lease Terminations on both a straight-line and cash basis. The straight-line basis is calculated by averaging the customers’ rent payments over the lives of the leases; GAAP requires the recognition of rental income on the straight-line basis. The cash basis excludes adjustments for straight-line rent and amortization of market rent intangibles for acquired leases; the cash basis is an indicator of the rents charged to customers by the Company during the periods presented and is useful in analyzing the embedded rent growth in the Company’s portfolio.

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

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

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