



Environmental, Social & Governance Report: Part II

2022



Table of Contents

02

Introduction



06

Governance



13

Human Capital Management



18

Environmental



25

GRI Index



34

TCFD Index



Introduction

About This Report

This report serves as an update to "Part I" of EastGroup's 2022 Environmental, Social & Governance ("ESG") Report, which was published on November 11, 2022. With a heavier focus on our environmental performance data available to date, this "Part II" report also supports our transition to a different publication schedule for our ESG reporting. From 2019-2022, EastGroup published our annual ESG Report in the same year as the reporting cycle itself (i.e., the 2021 ESG report was published during the fourth quarter of 2021); Part II of the 2022 ESG Report departs from this cadence. For future ESG reports, EastGroup intends to publish a single, comprehensive report the year following the reporting cycle. This adjustment enables us to capture all available data from the reporting year, and it also better aligns our data collection efforts for both our annual ESG Report and GRESB submission.

Information contained within this report reflects data from January 1, 2022 through December 31, 2022, unless otherwise noted.



Company Profile

EastGroup Properties, Inc. (“EastGroup”, the “Company”, “we” or “our”) focuses on the development, acquisition and operation of industrial properties in growing Sunbelt markets across the United States, with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. EastGroup strives to maximize value for our shareholders by being a leading provider of premier distribution facilities for location-sensitive customers in our markets, offering functional, flexible and quality business distribution space (primarily in the 20,000 to 100,000 square foot range). Our properties are generally clustered near major transportation features in supply-constrained submarkets. As of year-end 2022, our portfolio included the following:

Operating Portfolio:

583 buildings

52,003,000 SF

Lease-Up:

8 buildings

1,415,000 SF

Under Construction:

23 buildings

2,566,000 SF



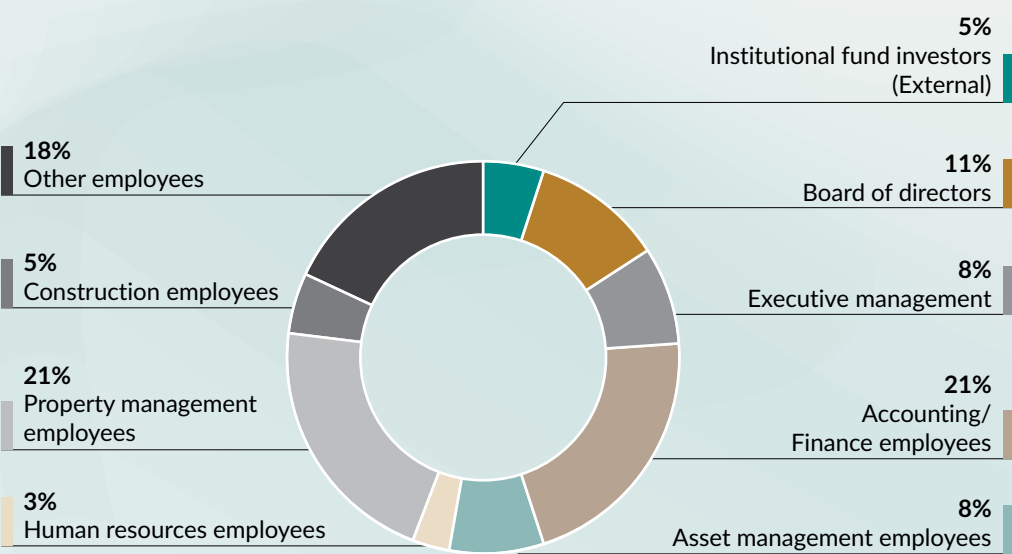
Approach to ESG

EastGroup is committed to advancing our ESG program with the same mission-driven mindset that fuels our organization. In 2022, we solidified the foundation of our ESG program by determining our material topics and developing a mission and vision specific to our ESG program.

Defining Materiality

In 2022, EastGroup conducted Materiality and Visioning surveys to guide our ESG program. Results from the Materiality Survey, which was taken by 61 internal and external stakeholders, determined the material topics outlined throughout this report.

RESPONDENTS BY STAKEHOLDER GROUP



The Materiality Survey asked respondents to rate various GRI-aligned environmental, social and governance topics on their influence and significance. Influence referred to respondents' perception of how the various topics impacted EastGroup's own decision-making and assessments. Significance reflected how respondents felt EastGroup's activity around the topic impacted the external economy, environment and society. By factoring stakeholders' perspectives on the degree to which EastGroup's activities impact the external environment, we can determine where our activities pose the most salient risk.

While there was slight variation in responses between the participating stakeholder groups, EastGroup established the threshold for defining material topics as the top three rated topics in each of the distinct E-S-G categories when factoring in all stakeholder group responses. As such, the material topics are as follows:

All Stakeholders		
ENVIRONMENTAL	SOCIAL	GOVERNANCE
Energy Efficiency	Employee Satisfaction	Ethics and Anti-corruption
Acquisition/Disposition Due Diligence	Employee Health and Safety	Data Security
Water Efficiency	Tenant Satisfaction	Economic Performance

Results from the Materiality Survey were shared with our Board of Directors ("Board") to ensure cohesion across our organization. While our ESG program focuses on these material topics and their alignment with our corporate objectives, these are not the only ESG-related topics addressed by EastGroup, our Director of Corporate Sustainability and our ESG Committee.

Visioning Survey

A Visioning Survey was conducted during 2022 in order to establish and communicate the mission and vision for our ESG program, as well as to aid in formally defining our core values as a company. The Visioning Survey was completed by our executive officers and members of the Nominating and Corporate Governance Committee of our Board and used to inform the statements around our mission, vision and values.



Mission and Vision

Our mission is to create value for all stakeholders through industrial real estate investments and operations. By leaning on our core values and positive culture, we strive to conduct business in an ethical, responsible and inclusive manner.

We envision a future where industrial real estate is considered a sustainable investment that continues to create economic value and provides strong shareholder return.

Core Values

- E Ethics & Integrity
- G Strong Governance & Responsible Growth
- P Positive Culture & Community Impact

Governance

EastGroup maintains consistent focus on our corporate governance to ensure that the principles, structure and policies necessary for success are deeply embedded within all layers of our organization.



ESG Governance

EastGroup manages our ESG Program through a multi-layered approach that firmly integrates the program’s mission and values into all levels of our organization. Our Board upholds the highest level of oversight over our ESG program, with direct oversight coming from EastGroup’s Nominating and Corporate Governance Committee. Our Chief Executive Officer ("CEO") also plays a significant role, as his responsibilities include oversight of all business and strategy practices and policies within EastGroup.

Our Director of Corporate Sustainability leads the Company's internal ESG Committee and is responsible for researching, recommending and guiding ESG initiatives and policies within the organization. The Director of Corporate Sustainability meets weekly with external ESG consultants and reports directly to our Chief Accounting Officer ("CAO").

The ESG Committee is a cross-functional group consisting of members from multiple facets of operations and geographic locations, including our Chief Financial Officer ("CFO") and CAO. Other functions represented within the committee include property management, construction management, asset management, property accounting, internal audit, human resources and information technology.

A formal strategy meeting is held annually with the full ESG Committee as well as external consultants to plan and prioritize both short- and long-term ESG initiatives, including assessing and managing climate-related risks and opportunities.



Ethics & Anti-corruption

EastGroup commits to working with accountability, respect and trust. This starts from the top – where the seats for Chairman and CEO are separated to enhance accountability – and permeates throughout our entire organization. Our Code of Ethics and Business Conduct (the “Code”) outlines the guiding principles by which directors, officers and employees are expected to perform their duties and exude our company’s core values. Our CFO is responsible for overseeing, interpreting and monitoring compliance with the Code, and reports periodically to our CEO and Audit Committee regarding all aspects of administering and enforcing the Code. The topics of business ethics and the Code were primary focuses in EastGroup’s 2022 Property Managers and Company Management meetings, and we include risks related to fraud and our Compliance and Ethics program in our annual Enterprise Risk Management surveys.

Regulatory Compliance

EastGroup takes a cross-functional approach to ensuring compliance with Securities and Exchange Commission (“SEC”) and other regulatory requirements. Our Executive Disclosure Committee meets quarterly to review drafts of EastGroup’s public filings and ensure proper disclosure of all material items. A comprehensive list of disclosure topics is included in the committee’s checklist, including material ESG- and climate-related risks that may impact the Company, new SEC or accounting pronouncements relevant to our business and NYSE corporate governance listing standards, amongst others.

Our Director of Human Resources works to ensure that EastGroup remains in compliance with various regulatory standards and reporting requirements surrounding the recruitment and retention of our workforce, our benefit plans, compensation of employees and other policies and procedures related to the employment relationship. The Director of Human Resources works with both in-house and external legal counsel, as well as our payroll provider and employee benefits broker to stay up to date on any legislative changes that would impact our employment policies or practices. Our Director of Internal Audit oversees our document retention policy, and our Construction Managers hold responsibility for ensuring compliance with all jurisdictional permitting requirements associated with development. These internal processes, along with our close working relationship with external legal counsel and oversight from EastGroup’s Audit Committee, provide a layered approach to our efforts to ensure compliance with laws and regulations.



Expanding Policies

Policies and guidelines provide critical guidance for EastGroup and all its employees to demonstrate our core values. With well-established policies pertaining to business ethics and conduct, employee health and safety and other socially aligned programs, EastGroup focused on guidelines in 2022 that would help advance our environmental objectives. In 2022, EastGroup outlined a multi-year strategy for policy and guideline implementation to enhance the integration of sustainability practices across activities throughout our operations.

Corporate Green Office Guide

In late 2022, EastGroup adopted a Corporate Green Office Guide to educate and provide a resource for those aspiring to green their office spaces. During the initial phase of adoption in 2022, the Corporate Green Office Guide was shared with EastGroup’s own offices to support integration of eco-friendly practices. The guide has also been uploaded to the ‘Priorities’ section of our public-facing website, alongside other notable programs and commitments. With guidance on five key categories — transportation, energy and atmosphere, materials and resources, indoor environmental quality and innovation — the Corporate Green Office Guide aims to activate deeper engagement around cost-effective ways for office spaces to align with and support our ESG objectives.

For each of the five key categories, the Corporate Green Office Guide suggests numerous strategies to encourage sustainability-minded action. Strategies range from zero-cost behavioral adjustments; to purchasing decisions on office supplies, interior materials and building appliances; to business considerations that enhance environmental and community stewardship. For instance, the guide outlines the energy- and cost-savings benefits of simple habits such as turning off power strips at the end of the day and maximizing natural light. Next, there are suggestions on when and where to use low-VOC materials, ENERGY STAR certified appliances and biodegradable products. Lastly, the guide spotlights strategies that enable big-picture projects that can drive long-term positive results, such as pursuing LEED Commercial Interiors certification during renovations as well as tracking and reporting carbon emissions. Through education and cooperation, the Corporate Green Office Guide serves as a foundational element to help EastGroup’s corporate offices embed sustainability practices into daily habits and purchasing decisions.

On The Horizon

EastGroup intends to incorporate other guidelines and policies to further strengthen our ESG program. By the end of 2023, EastGroup expects to have in place a Green Lease Guide which will contain requirements around utility data sharing and other Green Lease clauses to be incorporated into our standard lease agreements and modifications as they occur.



Enterprise Risk Management

EastGroup incorporates comprehensive due diligence into our Enterprise Risk Management ("ERM"), enabling the effective oversight of the financial and physical risks associated with investment opportunities. Management and the Board conduct a comprehensive review of employee or Board risk surveys on an annual basis. During this review, they engage in detailed discussions regarding material topics to ascertain the risks, opportunities and responsibilities affecting EastGroup's business. The conversation in 2022 addressed pivotal ESG topics, such as physical risks associated with climate change, transition risks related to moving to a lower carbon economy, cybersecurity and more.

Data Security

Data security is of critical importance to EastGroup and our ambitions to conduct business with the utmost level of integrity. EastGroup stays ahead of the constantly adapting digital landscape by instilling company-wide best practices and upholding longstanding partnerships with respected companies that provide 24/7 protection of our digital environment.

EastGroup utilizes a multi-layered approach to equip our employees with the skills and our company with the security to navigate the digital business landscape. First, EastGroup's Cybersecurity Policy serves as a cornerstone element for the application of best practices and companywide procedures. The policy is reviewed and modified annually, with the latest updates made in summer 2022. Employees must complete annual cybersecurity training, and they are exposed to regular phishing exercises from our cyber consulting firm. These training initiatives ensure our workforce maintains a keen eye for suspicious online activity. Additionally, EastGroup possesses cyber liability insurance to further reduce our risk exposure associated with cybersecurity.

Our comprehensive approach to data security has proven successful. To our knowledge, EastGroup has never experienced an information

security breach, alleviating the Company from any financial and reputational burdens incurred from penalties or settlements associated with a cyber breach.

Environmental Risk Management

EastGroup recognizes the potential hazard that climatic factors and extreme weather pose to our properties. In 2022, we conducted a building-level Sustainability Attributes Survey — a milestone step toward establishing a comprehensive assessment of our portfolio's exposure to climate-related physical, social and transition risks. Completed for 575 of our buildings — representing 97% of our operating and lease-up portfolio by square footage — the survey provides insight on the integration of sustainability features, the adoption of clean energy technologies and the level of building resilience. Initial analysis of the survey has already highlighted opportunities to implement more LED lighting and electric vehicle ("EV") charging stations.



Acquisition/Disposition Due Diligence

A pivotal component of EastGroup's sustained success is our acquisition and disposition due diligence. All acquisitions, development starts and dispositions must be approved by at least one of the Company's investment committees, depending on the cost of the transaction:

- ▶ The Internal Investment Committee can approve transactions up to \$55 million
- ▶ The Board Investment Committee can approve transactions between \$55 million and \$125 million
- ▶ The full Board must approve transactions that exceed \$125 million or that involve activity in a new market for EastGroup

Asset managers and regional executive officers are responsible for coordinating the due diligence process. Investment packages differ slightly based on the nature of the proposed transaction, however they all require a detailed executive summary of the project, an assessment of the advantages and potential disadvantages of the deal and insight into local market trends. Phase I environmental site assessments, property condition assessments, zoning reports and surveys are performed for all acquisitions, providing insight into permitting requirements, flood zones and other physical and environmental risks related to the property, or lack thereof. Other third-party reports that are often obtained as part of the due diligence process include traffic and workforce studies for new markets or sub-markets, as well as seismic, roof and other geological and environmental assessments.

To track and document all required steps in our due diligence process, EastGroup developed a checklist that our asset managers must complete for all transactions. In 2022, all acquisitions and dispositions were subject to our due diligence processes.

Looking Ahead

Following the Sustainability Attributes Survey, EastGroup plans to conduct regional risk assessments in 2023 to evaluate our properties’ risk exposure to various location-specific physical climate hazards. With hazards determined, EastGroup will be able to utilize data collected from the Sustainability Attributes Survey to assess our properties’ level of preparedness and help identify opportunities and develop strategies to further reduce our risk exposure.

Additionally, EastGroup developed a Climate Risk Due Diligence Checklist in early 2023 to formalize our approach toward assessing ESG risk factors when considering investment opportunities. While the Checklist does factor in governance and social factors, it is heavily weighted toward an asset’s environmental and resilience characteristics.

The table below depicts a snapshot summary of the environmental and resilience factors evaluated in the Checklist.

ENVIRONMENTAL & RESILIENCE FACTORS CONSIDERED IN CLIMATE RISK DUE DILIGENCE CHECKLIST

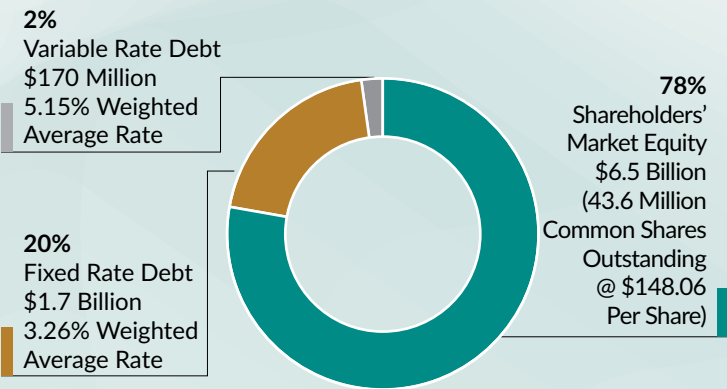
Environmental	<ul style="list-style-type: none">▶ Green building certifications▶ Presence of newly installed equipment▶ Power mix▶ Efficiency of lighting▶ Recycling infrastructure	<ul style="list-style-type: none">▶ White or vegetated roof▶ Low-flow plumbing fixtures▶ Drought-resistant landscaping
	<ul style="list-style-type: none">▶ Drought and heat stress▶ Earthquakes▶ Floods▶ Hurricanes	<ul style="list-style-type: none">▶ Sea level rise▶ Tornadoes▶ Wildfire▶ Wind▶ Winter weather



Reliable Strategy for Economic Performance

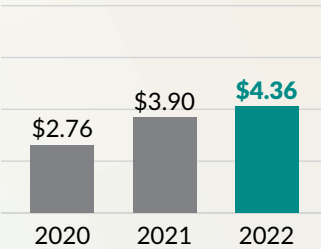
EastGroup works diligently to develop, own and operate exceptional business distribution facilities in supply-constrained markets. Developing and investing in high-growth, metropolitan regions, EastGroup’s specialization meets high demand, enabling us to maintain strong occupancy rates and to establish a large and diverse customer base. By the end of 2022, EastGroup served roughly 1,600 customers with an operating portfolio that was 98.7% leased and 98.3% occupied. The strength and diversity of our customer base and geographic footprint help to guard our business against market shocks and to sustain and grow our earnings. Over the past three years, we have seen year-over-year increases in our property net operating income (“PNOI”), funds from operations (“FFO”) and dividend amount per share. Confident in our strategy and in our positioning for continued success, EastGroup maintains a healthy balance sheet and remains steadfast to operating with accountability, respect and trust.

CAPITALIZATION (As of 12.31.2022)

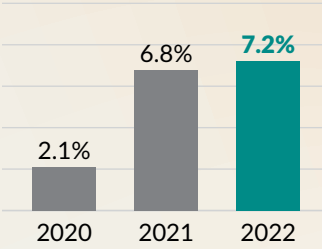


OPERATING RESULTS

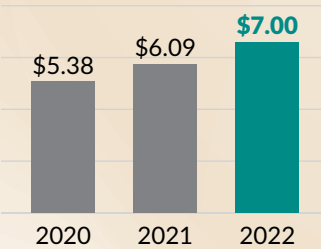
Net Income Attributable to Common Stockholders (per share)



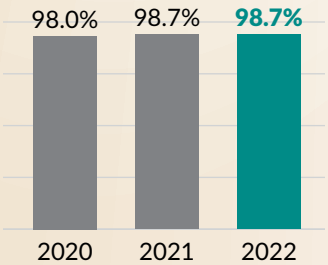
Same PNOI Growth (excluding lease terminations) (Straight-line Basis)⁽¹⁾



FFO per Share⁽¹⁾



Leased Operating Portfolio



⁽¹⁾ FFO and Same PNOI are not computed in accordance with GAAP. Reconciliations of FFO and Same PNOI and other required disclosure can be found on pages 22 and 23 of our Annual Report on Form 10-K for the year ended December 31, 2022, which we filed with the SEC on February 15, 2023.



Human Capital Management

EastGroup deeply values our relationships with employees, customers, partners and the communities in which we operate. Conducting business with a people-centric approach, EastGroup drives high employee and customer satisfaction while encouraging stakeholders to grow alongside EastGroup over the long term.



Creating a Safe & Healthy Work Environment

EastGroup works diligently to create a healthy and welcoming workplace environment that equips employees with the resources to perform their jobs safely and with confidence. Our company motto, *Healthy, Wealthy & Wise*, is in practice throughout our organization, influencing our overall workplace culture and policies as well as the benefits provided to our employees.

EastGroup strives to cultivate a workspace that caters to employees' health and wellness. We offer 100% payment of our employees' medical insurance premiums (provided each employee completes an annual wellness visit with their healthcare provider), along with reimbursements for gym memberships or purchases of home exercise equipment. We also ensure employees are equipped with office equipment that fosters good health. This includes high-quality, ergonomic chairs and height-adjustable standing desks if desired. EastGroup's intranet features a healthy workplace portal where employees download reimbursement forms and stay attuned to quarterly updates on best practices related to personal health and wellbeing. We continued our company-wide exercise challenge in 2022 to promote physical activity and encourage friendly competition amongst employees.

We also prioritize employee safety. EastGroup's Employee Handbook requires that all work-related injuries and illnesses be immediately reported to Human Resources. While our office environment generally presents fewer health and safety risks than other industries, our Human Resources department has processes in place for any incidents reported, including the completion of an accident report, which would trigger a safety investigation and corrective action to prevent future injuries. EastGroup remains in compliance with required Occupational Safety and Health Administration ("OSHA") reporting, and we ensure all our offices clearly display relevant OSHA report information in common areas – including statistics on any workplace injuries amongst EastGroup employees or lack thereof. No such injuries occurred during the 2022 reporting year. EastGroup aims to have no reportable incidents each year and asks that employees

proactively notify Human Resources if potential hazards are identified so that preventative action can be taken. For EastGroup's development properties, all construction work is completed by third-party general contractors and their subcontractors. Our construction contracts designate the general contractor as the party responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the contracts and require the general contractor take reasonable precautions for safety of and injury prevention to employees performing the work and other persons who could be affected.

EastGroup remains adaptive and open to ideas that promote workplace safety. In 2022, our Human Resources department initiated discussion around how to best equip our offices and employees with safety precautions and response measures to address potential mass shooting incidences, and an in-person training around these topics occurred in 2023.

Finally, EastGroup aims to provide a safe environment in terms of voicing concerns around any issues within the workplace, including interpersonal conflicts, performance issues, ethical dilemmas or harassment. Employees have the option of going to their supervisor to report issues such as these, or if uncomfortable doing so, reporting directly to the Director of Human Resources. Annually, our Director of Internal Audit sends an email to all employees, providing the website and phone number of our Whistleblower Hotline, along with a summary of the process for reporting unethical or illegal activities via this channel, including issues such as harassment should an employee not feel comfortable discussing with their supervisor or the Director of Human Resources. This information is also provided during onboarding. All submissions to the Whistleblower Hotline are taken by an independent contractor and reviewed by the Audit Committee on a confidential basis, allowing whistleblowers to remain anonymous unless they choose otherwise. No issues were submitted during 2022.

EastGroup's deep appreciation for our employees continues to fuel our creation of a safe, supportive and understanding workplace environment.



Prioritizing Stakeholder Satisfaction

Committed to developing a sterling reputation within our industry and community, EastGroup endeavors to develop an exceptional workforce, deliver outstanding customer experience and drive community impact.

Employees

With a deep appreciation for our employees, EastGroup has cultivated a productive, flexible and understanding work environment. Our strong reputation and mission-driven mindset enable EastGroup to attract and retain top talent. Aiming to fuel our employees with pride, EastGroup works to create a cohesive and effective workforce that is supportive of one another and honors the quality service EastGroup delivers.

All EastGroup employees participate in annual performance reviews and feedback sessions, which incorporate goal setting for the upcoming year. 100% of our employees were full-time salaried employees as of December 31, 2022, and as a result, were eligible to receive performance-based annual bonuses based on a percentage of salary.

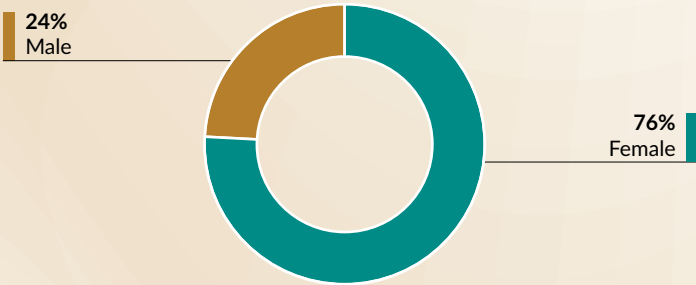
EastGroup has developed an inclusive workplace culture that instills accountability and enables flexibility. This has proven effective at driving employee productivity while supporting employees’ desire to design a work-life balance that meets their lifestyle needs. We maintain a hybrid work setting where employees generally work in the office three days per week and have the option to work remotely the other two days. We also allow for flexibility in the daily distribution of working hours and/or part-time arrangements, as requested, on a case-by-case basis. Our respectable employee tenure and voluntary turnover rate highlight the satisfaction employees have for our company. Our voluntary turnover ratio was 5.7%, and there was no involuntary turnover for the 12 months ended December 31, 2022.

EMPLOYEE STATISTICS AS OF DECEMBER 31, 2022:

Job Categories*	Employee Count	% Male	% Female	% White	% Racial or Ethnic Minorities
Executive/Senior Level Officials and Managers	6	83%	17%	100%	0%
First/Mid-Level Officials and Managers	25	52%	48%	96%	4%
Professionals	47	6%	94%	74%	26%
Technicians	0	0%	0%	0%	0%
Administrative Support Workers	11	0%	100%	64%	36%
Craft Workers	0	0%	0%	0%	0%
Employee Totals	89	24%	76%	81%	19%

* Job categories as aligned with the Equal Employment Opportunity Employer Information Report, Consolidated Report - Type 2

ALL EMPLOYEES



OFFICERS



	Average Tenure
All Employees	9.5 years
Officers	13.2 years
Male Employees	12.1 years
Female Employees	8.7 years
White Employees	9.8 years
Racial or Ethnic Minorities	8.3 years

Tenants

EastGroup aims to exceed our customers’ expectations by forming authentic relationships with our tenants and understanding their business needs. This starts with developing exceptional property management teams that demonstrate responsiveness and care through every aspect of tenant engagement. New tenants receive welcome gifts and a warm introduction to their well-maintained business facility. Throughout the year, EastGroup coordinates various social events and charity drives to cultivate a community experience that offers tenants opportunities to connect with one another, engage with their respective property management team and give back to their local community.

Our property management teams exude professionalism and promptness, as is often reflected in tenant engagement surveys. Despite maintenance of leased space falling under tenants’ responsibility, EastGroup has in place effective management systems and a preferred contractor network that make building maintenance easy and streamlined for our tenants. EastGroup also collaborates with interested tenants on ways to further enhance their leased space. This may involve working with tenants on improvement allowances for retrofits related to sustainability features, such as rooftop solar or EV charging stations.

EastGroup aligns our interests with our tenants so that the relationship is mutually beneficial, as is highlighted by our strong lease metrics that illustrate the satisfaction our tenants feel toward our property management service and industrial distribution facilities.

98.3%

occupancy at the end of 2022

92.5%

expiring square feet renewed or re-leased within the quarter of expiration during 2022

Communities

At EastGroup, we value community impact. In 2022, we spent \$90,500 in corporate donations and employee matching programs. Our corporate donations are aimed at organizations that are important to our employees and our communities, such as local children’s hospitals. Our Community Service Policy contains specifications that preclude certain donations, supporting EastGroup’s efforts to support community-positive organizations.

Additionally, EastGroup employees and Board members participate in industry organizations to share their knowledge and contribute to our industry’s success. For instance, many of our property managers are involved in local Building Owners and Managers Association ("BOMA") chapters, and both CEO Marshall Loeb and Board member Eric Bolton are members of the Nareit Advisory Board of Governors, with Mr. Loeb also serving as Chair of Nareit’s Audit and Investment Committee.

Shareholders

Our CEO, CFO and CAO regularly engage with our shareholders at industry and investor conferences such as Nareit REITweek, non-deal roadshows and one-on-one meetings. During 2022, our management team participated in 6 investor conferences, meeting with over 100 investors or potential investors, and engaged with 7 of our top 10 shareholders as of December 31, 2022.

Management and the Board take feedback from these meetings into consideration when discussing and acting on corporate governance matters, as evidenced by various actions taken in recent years.

WHAT WE HEARD	WHAT WE DID
▶ Gender Diversity	▶ Added a new female director in July 2020
▶ Racial/Ethnic Diversity	▶ Added a new racially diverse director in February 2022
▶ Age and Tenure of Director Nominees ⁽¹⁾	▶ Average age lowered by seven years since 2020 ⁽¹⁾ ▶ Average years of tenure decreased by 12 years since 2020 ⁽¹⁾
▶ Human Rights Statement and Vendor Code of Conduct	▶ We adopted a Human Rights Statement and Vendor Code of Conduct during 2021
▶ Bylaw Amendments	▶ In 2021, we proposed, and shareholders approved, the amendment and restatement of our charter and bylaws to allow our bylaws to be amended by a majority of shareholder votes.

⁽¹⁾ Director nominees excluding our CEO, Marshall A. Loeb

CASE STUDY

Forklift Fieldtrips

EastGroup's *Forklift Fieldtrips* program helps foster a cohesive and collaborative workforce. With 11 regional offices, *Forklift Fieldtrips* provides our property management employees (and occasionally our asset managers) with a voluntary, peer-mentoring program focused on pairing newer property managers with more tenured managers in a different region. The peer mentoring experience helps expand our employees' professional relationships and understanding of our distinct markets, along with sharing our positive company culture.

Participating pairs design their own 1–2-day travel plans, with the host and visiting partner typically assuming different responsibilities. The host peer is encouraged to schedule a tour of market properties; plan lunch with the host team; and coordinate an evening social event, such as a sporting event, concert, tourist attraction or lively dinner. The visiting peer is encouraged to come prepared with a list of questions or topics of interest. 2022 marked the well-received return of *Forklift Fieldtrips* following a two-year hiatus due to COVID-19 lockdown restrictions. All five participating property manager pairs had a positive experience, showcased by participants' comments below:

"I absolutely had a blast in Tampa and was so appreciative of the team there. While visiting the properties, it was fascinating seeing and learning about their retention ponds and swales since we don't get that much water in our desert region. I also enjoyed walking their spec suites and hearing about their design processes. I am so happy that EastGroup has a program like this and am grateful to have been able to participate."

"It was great to see how the office operated under their team dynamic. I loved seeing the open-door policy in action at another EastGroup location. It was also very neat to see how the property's structure, materials and landscaping differed to best perform in the local climate. It was a great trip and experience, and the entire team was extremely inviting."

In addition to strengthening social ties, the primary goal of the program is to share ideas and feedback in challenging areas. Collaborations during the 2022 field trips encouraged several ideas to take hold across our portfolio. Notably, various EastGroup markets developed a working relationship with EV Connect, a provider of EV charging stations, after learning of the flourishing partnership from our Texas team during a *Forklift Fieldtrip*. The program has proven successful in driving employee connectivity and advancing ideas, and EastGroup anticipates keeping *Forklift Fieldtrips* open to employees in the years ahead.



Environmental

Through energy efficiency and resource conservation measures, EastGroup endeavors to reduce our negative environmental impacts while providing exceptional industrial facilities where our customers operate their businesses.



Assessing Our Portfolio


Understanding that reliable data is critical to developing effective strategies and making well-informed decisions, EastGroup has prioritized expanding our utility data coverage to gain clarity around our environmental performance and work toward establishing smart goals and targets for our company.

Based on the terms of our leases, our tenants maintain operational control over the spaces they occupy. Typically, our tenants' spaces are separately metered, and they are billed directly by the utility provider for everything except water and lighting for the building's exterior and parking lot. Without utility companies providing whole-building data or tenants authorizing access to their utility data, EastGroup does not have insight into the separately metered tenant usage. Therefore, tenant engagement is critical to expand our utility data coverage.

EastGroup has taken initiative in recent years to incorporate clauses in certain lease agreements and amendments that require tenants to share their utility data. As of year-end 2022, approximately 10% of our portfolio by square footage was covered by a green lease clause related to utility data sharing. Our goal is to increase this percentage in future years by developing standardized green lease language for all lease agreements company-wide. Additionally, we are looking to transition to a third-party bill pay system that will scrape the EastGroup-paid utility data, improving our owner-paid data coverage.

Throughout 2022, EastGroup took immense strides toward improving our internal ESG-data-management processes. To begin, we integrated a utility data management platform, Measurabl, to extract and analyze our energy, water and waste data. Measurabl syncs with ENERGY STAR Portfolio Manager ("ESPM"), allowing us to cohesively manage, assess and report on our environmental performance data.

After establishing a streamlined data management process, we focused on increasing our portfolio-wide data coverage. We currently have 2022 energy and emissions data for approximately 26% of the total square footage of our portfolio, including owner- and tenant-controlled spaces. For water, we have roughly 38% data coverage for 2022. Additionally, by year-end 2022, 100% of our properties are being tracked in ENERGY STAR Portfolio Manager. Our significant advancement in data coverage supports our ESG objectives and will enable us to establish smart goals and develop verifiable strategies.

	2020	2022
	9.6% of properties tracked in ESPM	100% of properties tracked in ESPM



2022 Performance

In order to better assess our environmental footprint and identify areas for improvement, we recently began tracking various energy and water consumption metrics based on the data available for 2021 and 2022. The metrics presented in this section incorporate both owner- and tenant-controlled utility data where available.

As we have not developed estimates for buildings where we do not have actual performance data, each metric denotes the approximate floor area covered by the data presented.

Water Withdrawn

Through smart irrigation strategies, leak detection equipment and comprehensive data coverage, EastGroup aims to continue reducing our water withdrawal and consumption. In 2022, EastGroup had no known incidents of non-compliance with water quality or quantity permits, standards or regulations.

The table below presents 2021-2022 total water withdrawn by our buildings for which full-year, whole-building data was available for both 2021 and 2022. In 2021, this equated to 0.18 cubic meters ("m³") per square foot and in 2022, this equated to 0.12 m³ per square foot, based on like-for-like data coverage of approximately 29.1% (15,542,000 SF out of our total operating and lease-up portfolio of 53,418,000 SF).

Like-for-like water consumption (in m³)	
2021	2,814,891
2022	1,897,731

Energy Consumption

From 2021 to 2022 across our like-for-like portfolio (buildings with complete whole-building energy data for both 2021 and 2022), EastGroup experienced a 5.2% increase in total energy consumption. While a multitude of factors likely contributed to this increase, the dominant forces at play were occupancy increases, as well as the extended operating hours that some of these properties adopted during 2022.

Like-for-like total energy consumption (in MWh) <i>Includes tenant and owner-paid data</i>	
2021	72,163
2022	75,900

The figures above represent the 12,581,000 SF of our operating and lease-up portfolio with available like-for-like energy data (23.6% of our total operating and lease-up portfolio as of December 31, 2022).

Greenhouse Gas ("GHG") Emissions

As we continue to prioritize data coverage across our portfolio, EastGroup will be able to better understand our emissions trends and strategize how to decarbonize operations. Demonstrating transparency and accountability, our emissions data is subject to third-party verification.

Our reported scope 1 and 2 emissions include the fuel and purchased electricity associated with EastGroup's own operations, regardless of whether we own or lease the office space. This includes our asset management, property management and regional offices, as well as our corporate headquarters. This scope 1 and 2 data represents approximately 78% of the total office space used for our operations (32,000 SF out of our total office space of 41,000 SF).

Our reported scope 3 emissions represent the GHG emissions generated from our downstream leased assets (Category 13), accounting for the 12,581,000 SF (23.6%) of our operating and lease-up portfolio with available like-for-like data for the years reported.

In most cases, the underlying data was obtained directly from the utility companies at the whole-building level and thus contains both tenant-paid and owner-paid consumption data. The owner-paid data (primarily electricity for building exterior and parking lot lighting) represents a small portion of the whole-building energy consumed; however as EastGroup continues to increase whole-building and owner-paid data coverage, certain owner-paid data may be reclassified as scope 1 and 2 emissions in future reporting years in order to better align with the GHG Protocol. We also plan to perform a more formalized review of our scope 3 GHG inventory in order to assess the applicability and materiality of the remaining scope 3 categories.

	Like-for-like GHG emissions (in MTCO ₂ e)		
	Scope 1	Scope 2	Scope 3
2021	2	188	21,630
2022	2	203	22,774

Note: Our utility consumption data is synced into Measurabl, which calculates our scope 1, 2 and 3 emissions in accordance with the Operational Control method of the GHG Protocol using location-based emissions factors. The data above is reported in metric tons of CO₂ equivalent ("MTCO₂e"), using the most recent EPA eGRID emissions factors and the 100-year Global Warming Potential values from the IPCC Fifth Assessment Report. The following emissions are included in the CO₂e reported above: CO₂, NO_x, SO₂, CH₄ and N₂O. Stationary combustion is included as the sole category of scope 1 emissions. GHG emissions offsets do not apply for these properties.

Environmental Initiatives

At EastGroup, we pride ourselves on doing the right thing. That extends to being mindful of our environmental impacts and pursuing initiatives that improve energy efficiency and reduce resource consumption. Under our primarily triple net lease structure, EastGroup places heavy focus on incorporating sustainable design features in our development properties, allowing us to integrate energy efficient systems and eco-friendly design into new developments and enabling our tenants to benefit from operating within a highly efficient building envelope.

Supplier Engagement

Our Vendor Code of Conduct includes contractual requirements to comply with various laws and regulations applicable to our vendors, suppliers, contractors and consultants. These include the requirement to comply with all environmental laws, regulations and permitting requirements, as well as to strive to use and provide sustainability-certified materials, products, supplies and services and implement energy and waste minimization programs where possible. We are not aware of any non-compliance with these environmental expectations during 2022.

Landscape and Irrigation

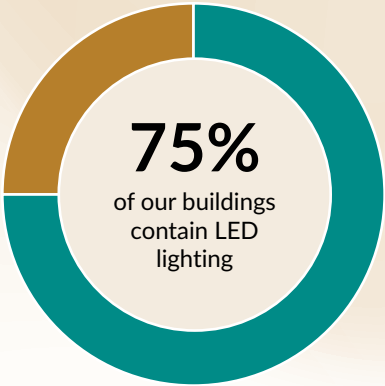
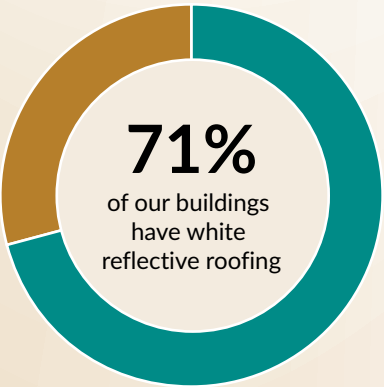
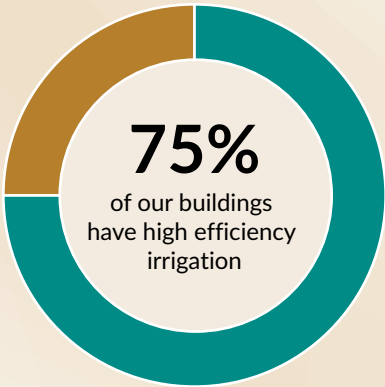
With operations in drought-prone regions, EastGroup demonstrates environmental stewardship by utilizing landscaping and irrigation techniques that optimize water use. Over 50% of our buildings that participated in our 2022 Sustainability Attributes Survey have native or drought-resistant landscaping and 75% reported having high-efficiency irrigation. These measures minimize irrigation needs while still creating beautiful greenspaces for tenants to enjoy. Where watering does occur, we use high-efficiency irrigation systems, such as drip irrigation. Additionally, we incorporate leak-detection equipment to quickly address irrigation issues. In 2022, 13 of our buildings installed such equipment to effectively mitigate unintended water loss. All new developments incorporate metering equipment and flow sensors that support proactive system monitoring to ensure that irrigation systems are operating efficiently.

Cool Roofs

Designed to reflect solar energy, cool roofs present an optimal strategy for maintaining internal temperatures while reducing or eliminating the energy demand from air conditioning. 60-mil white TPO roofing, along with R38 insulation is used on all of our new developments for optimal performance, and as of December 31, 2022, approximately 71% of our buildings used white reflective roofing, representing 74% of our operating and lease-up square footage.

LED Lighting

Because of its clear cost- and energy-saving advantages, LED lighting continues to be prioritized for new developments and retrofits. All new developments must include LED lighting throughout all interior and exterior fixtures, and in 2022, EastGroup performed exterior LED lighting upgrades or retrofits at 53 of our buildings. We also performed LED lighting upgrades or retrofits for warehouse and/or office space within 28 of our buildings during 2022. As of December 31, 2022, 75% of our buildings have at least some exterior LED lighting and at least 52% of our buildings contain 100% LED lighting for building exterior and parking lot lighting (55% by square footage). Our goal is to continue to grow these percentages over time, with LED upgrades for building exterior and/or parking lots planned for at least 26 of our existing buildings in the next two years.



EV Charging

EastGroup recognizes the importance of adopting EV charging stations, both to meet tenant demand and to prepare for deeper electrification of the automotive industry. As further incentive, EastGroup’s unsecured credit facilities receive reduced borrowing costs for meeting specified thresholds of EV charging stations. To meet the requirement for a given year, a certain percentage of our developed properties that transfer to our operating portfolio must include qualifying EV charging stations. The chart below depicts the percentage needed to achieve the target:

Fiscal Year	Sustainability Metric Percentage
2022	20.0%
2023	24.0%
2024	28.8%
2025	34.6%
2026	41.5%
2027	49.8%

EastGroup was in compliance with this metric for 2022 and tracking to be in compliance for 2023, yet our goal is to far exceed these targets. Of the 18 development buildings that transferred into the operating portfolio during 2022, we expect to install EV charging stations at 14 of these buildings (78%), with 11 having been installed to date.



CASE STUDY

Tampa Properties Improve Performance With LED Lighting Retrofits

EastGroup's Oak Creek Distribution Center in Tampa, Florida, underwent an extensive, multiyear LED retrofit for all exterior and parking lot lighting within the 11-building business park, which concluded in early 2023. This strategic upgrade demonstrates EastGroup's continued focus on energy efficiency projects. Early results of the aggregate impact across the retrofitted buildings show a 39% decrease in kilowatt-hour (kWh) consumption, supporting an estimated reduction of approximately 72,000 kWh (approximately 51 MTCO₂e emissions) annually.

We took a deliberate approach to this retrofit project to minimize inconvenience to tenants while maximizing energy efficiency. By delivering the project in phases, we ensured there was no disruption to tenant space, and by aggregating neighboring buildings into a single project scope, we were able to take advantage of preferred pricing that improved the project's return on investment.

EastGroup already incorporates LED lighting into all new developments, and we plan to continue conducting similar retrofit projects, where feasible, to drive down operational expenses and improve energy management across our portfolio.



Green Building Certifications

EastGroup continues to pursue building certifications to demonstrate our commitment to excellent performance and sustainability-minded management. We prioritize ENERGY STAR, BOMA 360 and LEED certifications. A comprehensive list of buildings with green building certifications can be found in Part I of our 2022 ESG Report.

GREEN BUILDING CERTIFICATIONS

Certification	Number of Buildings Certified	Total Gross Floor Area (in SF)
BOMA 360	12	1,555,000
LEED: Building Design & Construction	4	488,000
LEED: Core & Shell	21	1,431,000
CALGreen	3	746,000

In 2022, we received ENERGY STAR certification for 8 buildings, elevating EastGroup to recognition within ENERGY STAR's Certification Nation.

ENERGY STAR CERTIFICATION

Building	Certification Score (max of 100)	Gross Floor Area (in SF)
Dominguez Distribution Center	100	262,000
Eucalyptus Distribution Center	99	182,000
Siempre Viva Distribution Center 5	98	112,000
Rancho Distribution Center	96	162,000
Ocean View Corporate Center 3	95	89,000
Chestnut Business Center	81	76,000
Ocean View Corporate Center 1	75	86,000
Siempre Viva Distribution Center 4	75	120,000



GRI Index

Statement of use	EastGroup has reported in accordance with the GRI Standards for the period January 1, 2022, to December 31, 2022.
GRI 1 used	GRI 1: Foundation 2021
Applicable GRI Sector Standard(s)	None

GRI Standard / Disclosure	Information / Reference
GENERAL DISCLOSURES	
GRI 2: General Disclosures 2021	
2-1 Organizational details	<p>Legal Name: EastGroup Properties, Inc. ("EastGroup", the "Company", "we", "us" or "our")</p> <p>Nature of Ownership and Legal Form: EastGroup is a Maryland corporation, and our common stock is publicly traded on the New York Stock Exchange under the symbol "EGP." The Company has elected to be taxed and intends to continue to qualify as a Real Estate Investment Trust ("REIT") under the Internal Revenue Code of 1986, as amended.</p> <p>Headquarters: 400 West Parkway Place, Suite 100, Ridgeland, MS 39157</p> <p>Locations of Operation: Major Sunbelt markets throughout the United States, primarily in the states of Florida, Texas, Arizona, California and North Carolina.</p> <p>Refer to page 5 of our 2022 EastGroup Properties, Inc. 10-K filing for additional information.</p>
2-2 Entities included in the organization's sustainability reporting	<p>This report covers EastGroup Properties, Inc., its wholly owned subsidiaries and the investee of any joint ventures in which the company has a controlling interest, consistent with our financial reporting.</p> <p>Refer to page 56 of our 2022 EastGroup Properties, Inc. 10-K filing for additional information.</p>
2-3 Reporting period, frequency and contact point	<p>Reporting Period: January 1, 2022, to December 31, 2022, consistent with our financial reporting period</p> <p>Frequency: Annual reporting</p> <p>Contact Point: Bess Randall, Director of Corporate Sustainability, bess.randall@eastgroup.net</p>
2-4 Restatements of information	<p>There were no restatements of information during the reporting period; however, certain metrics were updated from those published in Part 1 of our 2022 ESG Report in order to reflect full-year data.</p>
2-5 External assurance	<p>This report was not externally assured.</p>
2-6 Activities, value chain and other business relationships	<p>EastGroup is a self-administered real estate investment trust with over 55 million square feet of industrial properties either in operation or under construction across major Sunbelt markets throughout the United States. As of December 31, 2022, our portfolio consisted of approximately 51.2 million square feet of business distribution properties, 3.8 million square feet of bulk distribution properties and 1.0 million square feet of business service properties (includes one office building).</p> <p>The majority of our distribution facilities are clustered around major transportation features in supply-constrained submarkets, providing functional, flexible and quality business distribution space for location-sensitive customers, primarily in the 20,000 to 100,000 square foot range. Our core markets are in the states of Florida, Texas, Arizona, California and North Carolina.</p> <p>EastGroup's supply chain includes companies that provide building materials, office supplies/equipment and utilities, as well as companies providing construction, consulting, financial and other services. The downstream portion of our value chain includes approximately 1,600 tenants and their associated business activities.</p> <p>No significant changes took place in 2022 related to our activities, value chain or other business relationships.</p> <p>Refer to pages 5-6 of our 2022 EastGroup Properties, Inc. 10-K filing for additional information.</p>

GRI Standard / Disclosure	Information / Reference																				
GRI 2: General Disclosures 2021																					
2-7 Employees	<p>As of December 31, 2022, EastGroup had 89 total employees across our 12 offices. The breakdown by state and gender is as follows:</p> <table><tr><th>State</th><th>Number of Employees</th></tr><tr><td>Arizona</td><td>6 (4 female, 2 male)</td></tr><tr><td>California</td><td>1 (1 male)</td></tr><tr><td>Florida</td><td>19 (14 female, 5 male)</td></tr><tr><td>Georgia</td><td>4 (1 female, 3 male)</td></tr><tr><td>Mississippi</td><td>37 (33 female, 4 male)</td></tr><tr><td>North Carolina</td><td>3 (3 female)</td></tr><tr><td>South Carolina</td><td>1 (1 female)</td></tr><tr><td>Texas</td><td>18 (12 female, 6 male)</td></tr><tr><td>Total</td><td>89 (68 female, 21 male)</td></tr></table> <p>All 89 employees are full-time, permanent employees; EastGroup had no part-time, temporary or non-guaranteed hours employees as of December 31, 2022.</p>	State	Number of Employees	Arizona	6 (4 female, 2 male)	California	1 (1 male)	Florida	19 (14 female, 5 male)	Georgia	4 (1 female, 3 male)	Mississippi	37 (33 female, 4 male)	North Carolina	3 (3 female)	South Carolina	1 (1 female)	Texas	18 (12 female, 6 male)	Total	89 (68 female, 21 male)
State	Number of Employees																				
Arizona	6 (4 female, 2 male)																				
California	1 (1 male)																				
Florida	19 (14 female, 5 male)																				
Georgia	4 (1 female, 3 male)																				
Mississippi	37 (33 female, 4 male)																				
North Carolina	3 (3 female)																				
South Carolina	1 (1 female)																				
Texas	18 (12 female, 6 male)																				
Total	89 (68 female, 21 male)																				
2-8 Workers who are not employees	<p>EastGroup works with third-party management companies and general contractors that support our operations without being EastGroup employees. Roughly 25% of our operating portfolio (by square footage) is managed by third-party management companies as of December 31, 2022. We do not have further employment data for our third-party property managers or our general contractors at this time.</p> <p>Refer to page 5 of our 2022 EastGroup Properties, Inc. 10-K filing for additional information.</p>																				
2-9 Governance structure and composition	<p>Refer to: Pages 23-25 of our 2022 ESG Report: Part I. Pages 6-9 and 22-24 of our 2023 Proxy Statement.</p>																				
2-10 Nomination and selection of the highest governance body	<p>Refer to pages 14 and 20-21 of our 2023 Proxy Statement.</p>																				
2-11 Chair of the highest governance body	<p>Refer to page 22 of our 2023 Proxy Statement.</p>																				
2-12 Role of the highest governance body in overseeing the management of impacts	<p>Refer to: <i>Board Composition</i> on page 24 of our 2022 ESG Report: Part I. <i>ESG Corporate Governance</i> on page 7 and our <i>TCFD Index</i> on page 34 of this report.</p>																				
2-13 Delegation of responsibility for managing impacts	<p>Refer to pages 26-27 of our 2023 Proxy Statement.</p>																				
2-14 Role of the highest governance body in sustainability reporting	<p>Refer to <i>Risk Oversight</i> on page 26 of our 2023 Proxy Statement.</p>																				
2-15 Conflicts of interest	<p>Annually, all EastGroup Board members and our six executive officers complete Director & Officer questionnaires to disclose and avoid any perceived or actual conflicts of interest.</p> <p>Refer to pages 4-5 of our Code of Ethics and Business Conduct, https://eastgroup.net/priorities/.</p>																				

GRI Standard / Disclosure	Information / Reference
GRI 2: General Disclosures 2021	
2-16 Communication of critical concerns	<p>In 2022, there were no critical concerns communicated to the Board.</p> <p>Refer to: Page 9 of our Code of Ethics and Business Conduct, https://eastgroup.net/priorities/. <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.</p>
2-17 Collective knowledge of the highest governance body	<p>EastGroup includes experience in ESG matters among the skills assessed for Board nominees annually, and we value ESG experience from both a company and investor perspective.</p> <p>Refer to pages 19 and 21 of our 2023 Proxy Statement.</p>
2-18 Evaluation of the performance of the highest governance body	<p>Refer to page 20 of our 2023 Proxy Statement.</p>
2-19 Remuneration policies	<p>For information on director compensation, refer to pages 29-30 of our 2023 Proxy Statement. For comprehensive information on EastGroup's remuneration policies, refer to pages 34-67 of our 2023 Proxy Statement.</p>
2-20 Process to determine remuneration	<p>Refer to pages 39-43 of our 2023 Proxy Statement.</p>
2-21 Annual total compensation ratio	<p>Refer to page 62 of our 2023 Proxy Statement.</p>
2-22 Statement on sustainable development strategy	<p>Refer to <i>A Message to Our Stakeholders</i> on pages 2-3 of our 2022 ESG Report: Part I.</p>
2-23 Policy commitments	<p>Refer to: <i>Code of Ethics and Business Conduct</i> on page 25 of our 2022 ESG Report: Part I. <i>Expanding Policies</i> on page 9 of this report. Our website at https://eastgroup.net/priorities/.</p>
2-24 Embedding policy commitments	<p>EastGroup's internal ESG Committee, led by our Director of Corporate Sustainability, spearheads the integration of ESG initiatives and policy commitments into company operations. The ESG Committee receives oversight from the Nominating and Corporate Governance Committee.</p>
2-25 Processes to remediate negative impacts	<p>EastGroup's due diligence process for all investments includes thorough market research that helps us anticipate potential disturbances our operations may have on the environment and community, empowering us to implement measures that proactively remediate negative impacts. For example, we recognized that the development of our Gateway property would increase traffic, so we incorporated a traffic signal to manage flow and minimize congestion.</p> <p>To ensure all employees conduct business with the utmost integrity, EastGroup emphasizes adherence to our Code of Ethics and Business Conduct and has in place a whistleblower hotline so that employees and other stakeholders can anonymously report any activity that they deem inappropriate or unethical.</p>
2-26 Mechanisms for seeking advice and raising concerns	<p>Refer to: <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report. Our Code of Ethics and Business Conduct, https://eastgroup.net/priorities/.</p>
2-27 Compliance with laws and regulations	<p>Refer to <i>Regulatory Compliance</i> on page 8 of this report. We are not aware of any significant instances of non-compliance with laws or regulations, nor were any fines paid by the Company related to non-compliance with laws or regulations during 2022.</p>
2-28 Membership associations	<p>National Association of Real Estate Investment Trusts ("Nareit"); Building Owners and Managers Association ("BOMA"); GRESB</p>
2-29 Approach to stakeholder engagement	<p>Refer to <i>Prioritizing Stakeholder Satisfaction</i> on pages 15-16 of this report.</p>
2-30 Collective bargaining agreements	<p>None of EastGroup's employees were subject to a collective bargaining agreement during 2022.</p> <p>Refer to page 3 of our Human Rights Statement, https://eastgroup.net/priorities/.</p>

GRI Standard / Disclosure	Information / Reference
MATERIAL TOPICS	
GRI 3: Material Topics 2021	
3-1 Process to determine material topics	In 2022, a select group of our internal and external stakeholders took a GRI-aligned Materiality Survey to identify the most material topics for EastGroup's ESG program. The threshold for materiality was determined as the top three items deemed the most significant in each of the respective categories: environmental, social and governance. Refer to <i>Defining Materiality</i> on page 4 of this report for additional information.
3-2 List of material topics	Refer to <i>Defining Materiality</i> on page 4 of this report.
ETHICS & ANTI-CORRUPTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	Refer to <i>Ethics & Anti-corruption</i> on page 8 of this report.
GRI 205: Anti-corruption 2016	
205-1 Operations assessed for risks related to corruption	100% of our operations are assessed for risks annually, including risks related to ethics and anti-corruption.
205-2 Communication and training about anti-corruption policies and procedures	100% of our employees are required to review and sign our Code of Ethics and Business Conduct. Refer to: <i>Code of Ethics and Business Conduct</i> on page 25 of our <u>2022 ESG Report: Part I</u> . <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.
205-3 Confirmed incidents of corruption and actions taken	There were no confirmed incidents of corruption during 2022. EastGroup has never had to discipline any employees or pay any amount in legal, regulatory fines or settlements associated with violations of bribery, corruption or anti-competitive standards.
ECONOMIC PERFORMANCE	
GRI 3: Material Topics 2021	
3-3 Management of material topics	Refer to <i>Reliable Strategy for Economic Performance</i> on page 12 of this report.
GRI 201: Economic Performance 2016	
201-1 Direct economic value generated and distributed	Refer to page 53 of our <u>2022 EastGroup Properties, Inc. 10-K filing</u> .
201-2 Financial implications and other risks and opportunities due to climate change	Refer to page 12 of our <u>2022 EastGroup Properties, Inc. 10-K filing</u> as well as <i>Enterprise Risk Management</i> on pages 10-11 of this report.
201-3 Defined benefit plan obligations and other retirement plans	Refer to page 51 of our <u>2023 Proxy Statement</u> for information related to our defined contribution benefit plan and related contribution percentages for 2022. EastGroup has no defined benefit plans or related obligations.
201-4 Financial assistance received from government	EastGroup qualified as a real estate investment trust ("REIT") under Sections 856-860 of the Internal Revenue Code during 2022 and intends to continue to qualify as such. As a REIT, the Company is exempt from paying federal income taxes on taxable income distributed to shareholders.

GRI Standard / Disclosure	Information / Reference
EMPLOYEE SATISFACTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup values its employees and has created a productive and flexible work environment that fosters an entrepreneurial spirit and promotes healthy lifestyles. With a strong reputation and mission-driven mindset, EastGroup is able to attract and retain top talent, maintain high employee satisfaction and minimize employee turnover.</p> <p>Refer to <i>Human Capital Management</i> on pages 13-17 of this report.</p>
GRI 401: Employment 2016	
401-1 New employee hires and employee turnover	<p>There were 9 new employee hires and 2 re-hires during 2022 (1 male, 10 female).</p> <p>There were 5 voluntary terminations (1 male, 4 female) during 2022, one of whom was rehired later in the year. There were no involuntary terminations during 2022.</p>
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	<p>Full-time employees receive medical, dental and vision insurance coverage, as well as supplemental insurance, accident insurance and cancer insurance; life insurance; short- and long-term disability; maternity/paternity leave; eligibility for participation in a Flexible Spending Account plan; vacation, sick and holiday time off; dedicated community service time; educational assistance; and an annual athletic club reimbursement.</p> <p>As of December 31, 2022, all of EastGroup's employees are considered full-time and as such, have the option of receiving all the aforementioned benefits.</p>
401-3 Parental leave	<p>All full-time employees are eligible for parental leave. This included all 89 of our employees as of December 31, 2022.</p> <p>In 2022, 4 female employees took parental leave, all of whom have returned to work as of June 2023.</p> <p>100% of the employees who took parental leave in the 12 months prior to 2022 are still employed and working with EastGroup as of June 2023.</p> <p>For more information, refer to page 8 of our 2022 EastGroup Properties, Inc. 10-K filing.</p>
ENERGY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>Energy efficiency is pivotal for EastGroup to minimize costs while demonstrating strong environmental stewardship. Throughout 2022, EastGroup focused on improving and expanding data coverage so that we can establish smart, effective goals and targets to continue improving upon our energy efficiency and emissions reduction efforts.</p> <p>Refer to <i>Assessing Our Portfolio</i> and <i>2022 Performance</i> on pages 19 and 20, respectively, of this report for additional information.</p>

GRI Standard / Disclosure	Information / Reference
GRI 302: Energy 2016	
302-1 Energy consumption within the organization	<p>The figures below include the 2021 and 2022 consumption data for our property management, asset management and regional offices, as well as our corporate headquarters. Total energy consumption includes the electricity and fuel used for heating, cooling, lighting and other office activities. The data coverage represented below is approximately 78% (32,000 SF out of 41,000 total SF for our offices) for each year.</p> <p><u>2022 Consumption Data</u> Electricity - 563,636 kWh Fuel - 12,316 kWh Total Energy - 575,952 kWh (17.99 kWh/SF)</p> <p><u>2021 Consumption Data</u> Electricity - 523,302 kWh Fuel - 13,242 kWh Total Energy - 536,544 kWh (16.77 kWh/SF)</p> <p>All energy consumption within the organization during 2021 and 2022 was from the grid, and no energy was consumed or sold from self-generated or renewable energy during 2021 or 2022.</p> <p>Refer to <i>2022 Performance</i> on page 20 of this report for additional information.</p>
302-2 Energy consumption outside of the organization	<p>The 2022 "absolute" data below includes the energy consumption data for the 13,873,000 SF of our operating and lease-up portfolio with available energy data for 2022. This data covers approximately 26% of our total operating and lease-up portfolio as of December 31, 2022. Over 99.5% of the square footage within our operating and lease-up portfolio is categorized as non-refrigerated warehouse space (primarily distribution facilities). Buildings classified as manufacturing or office space account for less than 200,000 SF, collectively, and thus are not reported separately.</p> <p><u>2022 Absolute Consumption Data</u> Electricity - 63,952 MWh Fuel - 17,938 MWh Total Energy - 81,890 MWh (5.90 kWh/SF)</p> <p>The 2021 and 2022 "like-for-like" data below includes the energy consumption for the 12,581,000 SF of our operating and lease-up portfolio with whole-building energy data available for both 2021 and 2022. This data covers approximately 24% of our total operating and lease-up portfolio as of December 31, 2022.</p> <p><u>2022 Like-for-Like Consumption Data</u> Electricity - 58,802 MWh Fuel - 17,098 MWh Total Energy - 75,900 MWh (6.03 kWh/SF)</p> <p><u>2021 Like-for-Like Consumption Data</u> Electricity - 56,317 MWh Fuel - 15,846 MWh Total Energy - 72,163 MWh (5.74 kWh/SF)</p> <p>Refer to <i>2022 Performance</i> on page 20 of this report for additional information.</p>

GRI Standard / Disclosure	Information / Reference
GRI 302: Energy 2016	
302-3 Energy intensity	<p><u>2022 GHG Intensity</u></p> <p>Scope 1 GHG Emissions: 0.06 MTCO₂e/KSF</p> <p>Scope 2 GHG Emissions: 6.34 MTCO₂e/KSF</p> <p>Scope 3 GHG Emissions: 1.81 MTCO₂e/KSF</p>
302-4 Reduction of energy consumption	Refer to <i>2022 Performance</i> on page 20 of this report and <i>Case Study: Tampa Properties Improve Performance with LED Lighting Retrofits</i> on page 23 of this report.
302-5 Reductions in energy requirements of products and services	Refer to <i>Case Study: Tampa Properties Improve Performance with LED Lighting Retrofits</i> on page 23 of this report.
EMPLOYEE HEALTH AND SAFETY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup prioritizes a safe and inclusive workplace, emphasizing employee development and safety. We comply with OSHA regulations, provide high-quality office equipment and promote an active lifestyle.</p> <p>Refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report for additional information.</p>
GRI 403: Occupational Health and Safety 2018	
403-1 Occupational health and safety management system	<p>EastGroup complies with OSHA requirements.</p> <p>Refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report for additional information.</p>
403-2 Hazard identification, risk assessment and incident investigation	<p>EastGroup complies with OSHA requirements, acts on employee feedback and requires contractors to take certain precautionary measures to mitigate risk exposure.</p> <p>For more information, refer to: <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report. Our Vendor Code of Conduct, https://eastgroup.net/priorities/.</p>
403-3 Occupational health services	<p>For information on how EastGroup approaches the health and wellness of our own employees, refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.</p> <p>For more information on how EastGroup approaches the well-being of workers outside our organization, refer to our Vendor Code of Conduct, https://eastgroup.net/priorities/.</p>
403-4 Worker participation, consultation and communication on occupational health and safety	<p>EastGroup includes questions related to our employee health, safety and wellbeing programs in our employee engagement surveys. Feedback from these surveys led to the 2022 decision to change healthcare providers.</p> <p>For more information, refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.</p>
403-5 Worker training on occupational health and safety	EastGroup reimburses employees who take OSHA training courses.

GRI Standard / Disclosure	Information / Reference
GRI 403: Occupational Health and Safety 2018	
403-6 Promotion of worker health	<p>EastGroup prioritizes employee health and safety, evidenced by our robust employee benefits package and established processes and procedures. For more information, refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.</p> <p>For insight on how we establish a healthy workplace for outside workers supporting EastGroup's operations, refer to our Vendor Code of Conduct, https://eastgroup.net/priorities/.</p>
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	<p>For EastGroup's development properties, all construction work is completed by third-party general contractors and their subcontractors. Our construction contracts designate the general contractor as the party responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the contracts and require the general contractor take reasonable precautions for safety of and injury prevention to employees performing the work and other persons who could be affected.</p> <p>For more information, refer to: <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report. Our Vendor Code of Conduct, https://eastgroup.net/priorities/.</p>
403-8 Workers covered by an occupational health and safety management system	EastGroup complies with OSHA requirements. All employees are covered under EastGroup's insurance policies, and all workers outside the organization comply with our Vendor Code of Conduct.
403-9 Work-related injuries	Refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.
403-10 Work-related ill health	Refer to <i>Creating a Safe & Healthy Work Environment</i> on page 14 of this report.
WATER EFFICIENCY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>Similar to energy, water efficiency is a critical part of EastGroup's approach to responsible resource management. Throughout 2022, EastGroup focused on improving and expanding data coverage so that we can identify opportunities for improvement and work towards establishing effective goals and targets.</p> <p>Refer to <i>Assessing Our Portfolio</i> and <i>2022 Performance</i> on pages 19 and 20 of this report, respectively, for additional information.</p>
GRI 303: Water and Effluents 2018	
303-1 Interactions with water as a shared resource	<p>EastGroup recognizes water conservation as a critical component to environmental stewardship. The only water use under EastGroup's operational control is used for interior plumbing and exterior landscaping. All water is sourced from third parties such as municipal water suppliers and public or private utilities. At this time, we do not track water consumed or discharged separately from total water withdrawn; however, our water-reduction strategies are focused towards actions that would reduce water consumed as a result of landscaping.</p> <p>During the development process, EastGroup is cognizant of regions with high water stress, making sure to implement native and drought-tolerant landscaping where possible. Many of EastGroup's properties have implemented water conservation strategies: at least two EastGroup buildings have rainwater or gray water reuse, and of the 575 buildings that responded to our 2022 Sustainability Attributes Survey, 457 reported having high-efficiency irrigation systems and/or stormwater management strategies.</p> <p>To better understand opportunities for improvement, we have prioritized increasing data coverage for water consumption across our portfolio. Enhanced data coverage will enable EastGroup to establish effective goals and targets in this area.</p>
303-2 Management of water discharge-related impacts	EastGroup does not currently track water discharge. At least annually, each of our buildings is visited by an EastGroup property manager, who completes an annual environmental questionnaire, ensuring no actual or potential hazardous waste or materials are present within any tenant spaces or elsewhere within the building. No significant issues were identified as a result of these inspections during 2022.

GRI Standard / Disclosure	Information / Reference
GRI 303: Water and Effluents 2018	
303-3 Water withdrawal	Refer to <i>2022 Performance</i> on page 20 of this report for total water withdrawn during 2022. All water withdrawn is sourced from third parties such as municipal water suppliers and public or private utilities.
303-4 Water discharge	EastGroup does not currently track water discharged. Refer to disclosures 303-1 and 303-2 for additional information.
303-5 Water consumption	Without tracking water discharge at this time, EastGroup considers water consumption to equal water withdrawn. Refer to disclosure 303-1 and <i>2022 Performance</i> on page 20 of this report for additional information.
DATA SECURITY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup prioritizes data security, implementing best practices and partnering with trusted companies for 24/7 protection. EastGroup has a multi-layered approach, including a Cybersecurity Policy, mandatory training, phishing exercises and cyber liability insurance. Refer to <i>Data Security</i> on page 10 of this report for additional information.
GRI 418: Customer Privacy 2016	
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	EastGroup did not identify any substantiated complaints in 2022.
NON-GRI TOPIC: ACQUISITION/DISPOSITION DUE DILIGENCE	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup's acquisition/disposition due diligence underpins our investment strategy. Asset managers coordinate the process and investment committees approve transactions. Refer to <i>Acquisition/Disposition Due Diligence</i> on page 10 of this report for additional information.
NON-GRI TOPIC: TENANT SATISFACTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup prioritizes authentic relationships with tenants, exceeding expectations through exceptional Property Management teams and effective alignment of EastGroup's interests with those of our tenants. Refer to: <i>Commitment to Our Customers</i> on page 21 of our 2022 ESG Report: Part I . <i>Tenants</i> on page 16 of this report.

TCFD Index

Section	Disclosure	EastGroup Response
1a. GOVERNANCE		
	Describe the board's oversight of climate-related risks and opportunities.	<p>EastGroup's Board of Directors upholds the responsibility of overseeing all the Board's committees. This extends to our Nominating and Corporate Governance Committee, which oversees our ESG program, including climate-related risks and opportunities.</p> <p>The full Board of Directors receives quarterly updates on ESG matters from the Director of Corporate Sustainability and participates in the annual Enterprise Risk Management process, which is informed by annual risk surveys completed by the Board and management team. Risks related to physical climate change and transition to a lower carbon economy are included in the survey and considered by both the Board and management in relation to both likelihood of occurrence and degree of impact. More in-depth discussions around ESG matters, including climate-related risks and opportunities, are held by the Nominating and Corporate Governance Committee at least annually.</p> <p>Open lines of communication are maintained between the Board and management, allowing Board members to provide insights into ESG topics as matters arise.</p> <p>Refer to <i>Board Composition and Committee Oversight</i> on page 24 of our 2022 ESG Report: Part I.</p>
1b. GOVERNANCE		
	Describe management's role in assessing and managing climate-related risks and opportunities.	<p>Our Director of Corporate Sustainability leads the Company's internal ESG Committee and is responsible for researching, recommending and guiding ESG initiatives and policies within the organization. Reporting directly to our Chief Accounting Officer, the Director of Corporate Sustainability meets weekly with external consultants to discuss the status of EastGroup's ESG program and ensure its continued progress.</p> <p>The ESG Committee was expanded in 2021 to include employees and upper management from multiple facets of operations and geographic locations, including our Chief Financial Officer and Chief Accounting Officer. A formal strategy meeting is held at least annually with the full ESG Committee as well as external consultants to plan and prioritize both short- and long-term ESG initiatives, including assessing and managing climate-related risks and opportunities.</p> <p>Our Chief Executive Officer's responsibilities include oversight of all business and strategy practices and policies within EastGroup, and regular updates are provided to the CEO on the Company's ESG-related activities. The CEO is active in discussions and decision-making around material ESG initiatives and participates in the annual Enterprise Risk Management process described in 1a, along with the other members of upper management and the Board, in order to identify relevant climate-related risks and related responses.</p> <p>Lastly, EastGroup conducted a Sustainability Attributes Survey in 2022, and shared a summary of select results with the Board and upper management. Results from the survey are being used to inform asset-level project recommendations and budgets. Moving forward, this survey will be conducted every three years to proactively assess and mitigate climate-related risks.</p>

Section	Disclosure	EastGroup Response
2a. STRATEGY		
	Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term.	<p>Our most recent Enterprise Risk Management (ERM) meeting included discussion around two climate-related risks that were deemed more likely to occur based on survey responses from either the Company's Board of Directors or management team.</p> <p>The first, identified by the Board, was "physical climate risk", defined as the risk posed by climate-driven extreme weather events and long-term shifts in climate patterns. To address this concern, EastGroup holds relevant insurance coverage (including casualty, liability, wind, flood and pollution), maintains a geographically dispersed portfolio and adheres to stringent building codes to strengthen properties' resilience.</p> <p>The second risk factor, identified by Management, was the "transition to a lower carbon economy." This relates to the financial, technological and regulatory hurdles imposed on companies as society addresses the need to mitigate and adapt to climate change. EastGroup plans to address this challenge by conducting regional risk assessments and purchasing GRESB's transition risk report to better highlight where we can address current areas of vulnerability.</p> <p>EastGroup regularly considers climate-related opportunities during discussions amongst the ESG committee, management and Board members. These include an expanded customer base as demand for buildings with sustainable features and green building certifications increases, long-term cost savings through energy and water efficiency projects and enhanced resiliency in the long term.</p>
2b. STRATEGY		
	Describe the impact of climate-related risks and opportunities on the organization's business, strategy and financial planning.	<p>EastGroup's ongoing assessment of climate-related risks and opportunities helps direct our business initiatives and strategies. Recognizing the increased importance of ESG leadership and voluntary benchmarking frameworks - such as GRESB - for our stakeholder groups, EastGroup partnered in 2022 with a third-party ESG consultant, Verdani Partners, to strengthen our ESG program and identify opportunities to bolster our portfolio's resilience to climate change and associated physical, social and transition risks.</p> <p>EastGroup takes a comprehensive approach to addressing transition risks. This includes staying atop policy and legal requirements to ensure compliance; evaluating the cost and feasibility of transitioning to more efficient equipment and systems; tracking the market to make smart decisions around energy procurement, new investments and insurance coverage; and pursuing green building certifications to demonstrate our commitment to sustainability and maintain a strong reputation within the marketplace.</p>
2c. STRATEGY		
	Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	<p>EastGroup recognizes the importance of setting goals and targets to support the decarbonization of our portfolio and business activities. To establish effective goals, EastGroup has first prioritized increasing our utility data coverage to better understand our baseline environmental performance. As part of our strategic partnership with ESG consultant Verdani Partners, EastGroup plans to establish goals and targets, as well as conduct regional risk assessments to determine the scope of risks facing our buildings. These upcoming initiatives will help drive a decarbonization strategy that aligns with our corporate objectives.</p> <p>Additionally, EastGroup is in the process of developing an ESG due diligence tool for new acquisitions that aligns with the Intergovernmental Panel on Climate Change ("IPCC") 2021 framework and has begun performing enhanced physical risk assessments on potential investments, ensuring we take into consideration various climate-based risk factors prior to acquisition.</p>

Section	Disclosure	EastGroup Response
3a. RISK MANAGEMENT		
	Describe the organization's process for identifying and assessing climate-related risks.	Refer to responses for 1a and 1b.
3b. RISK MANAGEMENT		
	Describe the organization's process for managing climate-related risks.	Refer to response for 2b.
3c. RISK MANAGEMENT		
	Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.	Refer to responses for 1b and 2b.
4a. METRICS & TARGETS		
	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	The items addressed in our ESG due diligence tool for new acquisitions reflect the elements that EastGroup prioritizes when assessing climate-related risks and opportunities. Refer to <i>Enterprise Risk Management</i> on pages 10-11 of this report for additional information.
4b. METRICS & TARGETS		
	Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas emissions, and the related risks.	Refer to <i>2022 Performance</i> on page 20 of this report.
4c. METRICS & TARGETS		
	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Building from our 2022 initiative to advance utility data coverage, EastGroup intends to develop actionable goals and targets that support decarbonization and the sustainable advancement of our ESG program.

About This Report

This report, published September 12, 2023, speaks as of the date it is published and has been prepared in accordance with GRI Standards. All information, data, opinions and activities contained in this report are subject to change without notice. The contents of this report were developed based on feedback from our internal and external stakeholders and metrics used by corporate responsibility and sustainability rating providers. The metrics and quantitative data contained in this report are not based on generally accepted accounting principles and have not been audited. The Company does not assume any responsibility or obligation to update or revise any such information, data, opinions or activities without regard to whether any of these are affected by the results of new information, future events or otherwise. This report does not, and is not intended to, create any relationship, rights or obligations, legal or otherwise, and you should not rely upon this report to do so.

The inclusion of information and data in this report is not an indication that such information or data or the subject matter of such information or data is material to EastGroup Properties, Inc. for purposes of applicable securities laws or otherwise. The principles used to determine whether to include information or data in this report do not correspond to the principles of materiality contained in the federal securities laws, the concept of materiality used to determine whether disclosures are required to be made in filings with the U.S. Securities and Exchange Commission or principles applicable to the inclusion of information in financial statements.

Our goals regarding our corporate responsibility and ESG initiatives are aspirations. They are not guarantees or promises that we will meet all or any of our goals. Any statistics and metrics regarding our corporate responsibility and ESG activities are estimates and may be based on assumptions or developing standards.

No part of this report constitutes, or shall be taken to constitute, an offer to sell or the solicitation of an offer to buy any securities of the Company or any other entity. This report is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, tax considerations or financial situation or needs of any investor. This report and the information contained in this report are not incorporated by reference into and are not a part of any offer to sell or solicitation of an offer to buy any securities of the Company pursuant to any offering registered under or any offering exempt from the Securities Act of 1933. All investors should consider such factors in consultation with financial, tax and legal advisors of their choosing when deciding if an investment is appropriate.

We welcome your feedback and questions on the contents of this report as well as any of our corporate responsibility initiatives. You can reach a team member at EastGroup by selecting the Investor Relations dropdown at www.eastgroup.net/contact.

Forward Looking Statements

This report contains statements that reflect or are based on our views about our future business achievements and financial performance. These statements are “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are generally identified through the inclusion of words such as “aim,” “anticipate,” “believe,” “drive,” “estimate,” “expect,” “goal,” “intend,” “may,” “plan,” “project,” “strategy,” “target” and “will” or similar statements or variations of such terms and other similar expressions. Forward-looking statements inherently involve risks and uncertainties. For information on certain factors that could cause actual events or results to differ materially from our expectations, please see our filings with the Securities and Exchange Commission, including our most recent annual report on Form 10-K and subsequent reports on Forms 10-Q and 8-K. Investors are cautioned not to place undue reliance on any such forward-looking statements, which speak only as of the date they are made. We undertake no obligation to update any forward-looking statements, whether as a result of new information, future events or otherwise. All forward-looking statements are based on management’s knowledge and reasonable expectations at the time of publication, and we assume no duty to update these statements as of any future date.



400 West Parkway Place, Suite 100
Ridgeland, MS 39157
601.354.3555

For more information, please visit:
<https://eastgroup.net/priorities>