

Corporate Responsibility Policy

1. SCOPE

EastGroup's Corporate Responsibility policy ("CR Policy") is organized using the Environmental, Social and Governance ("ESG") framework. ESG processes and procedures focus on non-financial performance indicators that address a company's effective management of physical capital; societal impacts on people, communities, the environment; approach towards responsible investment; and other ethical and corporate governance considerations.

This CR Policy applies to all of EastGroup's properties and operations. It outlines our corporate responsibility program's mission, vision and guiding principles; goals and targets across numerous key topics; and a list of guides for those topics.

EastGroup is committed to stakeholder engagement initiatives to educate, inform and involve employees, tenants, vendors, affiliates, suppliers, local communities and our commercial real estate peers. As such, EastGroup intends to implement and participate in initiatives such as newsletters, social media posts, educational webinars, sustainability policies and procedures, tenant improvement guides and a tenant engagement program.

2. MISSION, VISION AND CORE VALUES RELATED TO CORPORATE RESPONSIBILITY

Mission

EastGroup's 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.

Vision

We envision a future where EastGroup remains a sustainable investment that continues to create economic value and provides strong shareholder return.

Core Values

EastGroup's core values include ethics and integrity, strong governance, responsible growth and positive culture and community impact.

3. CORPORATE RESPONSIBILITY PRINCIPLES

ENVIRONMENTAL

EastGroup is committed to environmental management. Through energy efficiency and resource conservation measures, we endeavor to reduce our negative environmental impacts while providing functional, flexible and quality distribution facilities for our tenants.

SOCIAL

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

GOVERNANCE

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

4. COMMITMENTS, GOALS, AND TARGETS

This policy aims to align EastGroup's principles, commitments and goals to our operations and performance.

Commitments:

EastGroup recognizes that our operations impact the environment, climate and a diverse group of stakeholders. In recognition of these impacts, EastGroup has made the commitments listed below.

- Environmental Sustainability
 - Measure and track EastGroup-controlled electricity, water and waste data where feasible
 - Obtain and track tenant-controlled electricity, water and waste data or whole-building data from utility providers where available
 - Take steps to reduce the use of resources such as electricity and water and the production of greenhouse gases and waste
 - Incorporate white reflective roofing, LED lighting and efficient irrigation systems in all of our development properties and in existing buildings as opportunities arise
 - Provide our employees and tenants with education and awareness materials related to sustainability issues
 - Protect and conserve natural habitat and wildlife wherever feasible
 - Property managers perform annual inspections in each tenant space to assess compliance with lease provisions forbidding the use of hazardous materials
 - Include green lease provisions around disclosure of utility consumption data and required quarterly HVAC maintenance whenever possible
- Climate Resilience
 - Review our portfolio's exposure to climate-related physical hazards every three years
 - Review our portfolio's exposure to transition risks such as building performance standards and benchmarking laws every three years
 - Integrate climate-related physical risks and transition risks into annual risk surveys for the Board and management
 - Review each potential building acquisition's exposure to climate-related physical hazards during due diligence
 - Provide education and awareness materials to our employees and tenants
- Social Responsibility
 - Track and report annually on demographics of employees and leadership such as gender, race/ethnicity, age and employment type
 - Track and report annually on employee metrics such as tenure, turnover, injury rate, lost day rate and absentee rate

- Invest in our employees' financial well-being through employee benefits such as our generous 401(k) matching program, discretionary profit-sharing contributions, stock awards, performance-based annual bonuses, tuition reimbursement program and professional development stipend
- Invest in our employees' physical and mental well-being through employer-paid health insurance premiums, access to mental health benefits, athletic club or equipment reimbursements, high-quality ergonomic office equipment, healthy snacks in our offices and resources on health and well-being
- Invest in our employees' personal well-being through flexible work schedules, with remote work for up to 2 days per week for most employees, generous paid time off for vacation, sick leave, volunteer time and holidays, with additional paid time off available for bereavement, jury duty, voting, military service and parental leave as applicable

- Stakeholder Engagement
 - Engage with shareholders through industry and investor conferences, non-deal roadshows, property tours and one-on-one meetings
 - Engage with tenants, employees and directors on environmental and social topics through periodic newsletters and other resources
 - Perform biennial employee and tenant engagement surveys that solicit feedback on environmental, social, and other topics aligned with our commitments
 - Engage with ESG data aggregators and ratings organizations
 - Engage with our local communities through office-wide volunteer projects and partnerships with nearby universities to educate students on career opportunities in real estate
 - Communicate our Vendor Code of Conduct during onboarding of new vendors

- Governance
 - Adopt strong governance practices and apply strong business ethics and corporate transparency throughout our business operations
 - Adhere to our Code of Ethics and Business Conduct, Human Rights Policy, Health and Safety Policy, Equal Opportunity and Commitment to Diversity and other corporate policies available to view at www.eastgroup.net/priorities.
 - Adhere to and continuously update our Environmental Management System with the assistance of our third-party sustainability consultants
 - Track and report on Board composition and metrics such as relevant skills, age, tenure, gender and race/ethnicity
 - Adhere to and continuously evaluate our Corporate Governance Guidelines and other governance documents
 - Provide quarterly updates to the Board on EastGroup's CR program and related initiatives
 - Publish an annual Corporate Responsibility Report in accordance with GRI and other relevant standards

Goals:

EastGroup's business operations and sustainability objectives align with eight of the 17 United Nations Sustainable Development Goals ("SDGs"), which were established in 2015 to help facilitate the global development of more sustainable societies by 2030. Through our SDG-aligned objectives and ongoing initiatives, EastGroup aims to support healthy environments and equitable opportunities for the benefit of natural systems and economic development.

SDG	Description	EastGroup Goals and Actions
3 – Good Health and Well-being	Ensure healthy lives and promote well-being for all at all ages.	<ul style="list-style-type: none"> - Provide safe and healthy work environments for our employees and tenants - Promote employee physical and financial well-being through employer-paid health insurance premiums, access to mental healthcare, educational reimbursements, a generous 401(k) match and other benefits for all full-time employees - Assess employee and tenant satisfaction through biennial surveys (ongoing goal of 0 workplace accidents/illnesses and a response rate of at least 90% on employee surveys)
5 – Gender Equality	Achieve gender equality and empower all women and girls.	<ul style="list-style-type: none"> - Provide a diverse and inclusive work environment that encourages collaboration and teamwork - Track and report on DEI metrics of employees and leadership - Maintain status as an equal opportunity employer
8 – Decent Work and Economic Growth	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.	<ul style="list-style-type: none"> - Maximize value for our shareholders by being a leading provider of premier distribution facilities while applying responsible investment and management practices - Create a productive and flexible work environment where all team members feel supported and inspired to continuously grow, both personally and professionally - Provide attractive compensation bonuses and stock awards to eligible employees - Equip employees with training and professional development opportunities as well as reimbursements for continuing education
9 – Industry, Innovation and Infrastructure	Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.	<ul style="list-style-type: none"> - Incorporate high sustainability standards—such as energy-efficient lighting; native, drought-tolerant landscaping; and smart meters—into new developments and existing properties - Incorporate innovative technologies like EV charging stations into new developments - Evaluate existing properties for climate risks and incorporate climate risks into our due diligence process for potential building acquisitions - Encourage our asset managers and tenants to prioritize LED lighting retrofits and other efficiency upgrades at the time of lease renewal or during periods of vacancy between tenants

10 – Reduced Inequalities	Reduce inequality within and among countries.	<ul style="list-style-type: none"> - Track and report on DEI metrics of employees and leadership - Maintain status as an equal opportunity employer - Uphold the principles and practices outlined in our Code of Ethics and Business Conduct, Human Rights Statement and Vendor Code of Conduct
11 – Sustainable Cities and Communities	Make cities and human settlements inclusive, safe, resilient and sustainable.	<ul style="list-style-type: none"> - Foster an inclusive workplace culture - Prioritize sustainable, resilient operations and features within our properties, sharing educational resources related to these topics with property managers and tenants - Seek feedback from tenants on their surrounding community as part of our biennial tenant satisfaction surveys
13 – Climate Action	Take urgent action to combat climate change and its impacts.	<ul style="list-style-type: none"> - Assess the resilience of our portfolio assets and investment opportunities to climate-related risk factors in alignment with the TCFD Framework - Utilize our Decarbonization Roadmap to guide our strategy as we continue to prioritize operations and properties that contribute to a stable climate - Track and report on landlord-controlled utility data as well as tenant-controlled utility data where feasible - Support our property management teams in pursuing ENERGY STAR® or other operational green building certifications for eligible properties
16 – Peace, Justice and Strong Institutions	Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.	<ul style="list-style-type: none"> - Adopt strong governance practices and apply strong business ethics and corporate transparency throughout our business operations - Provide Ethics Hotline that can be used by any stakeholder to report concerns related to potential violations of our Code of Ethics and Business Conduct or other matters - Educate employees on the various reporting channels that can be used to report issues within the workplace including interpersonal conflicts, performance issues, ethical dilemmas or harassment

Performance Targets:

EastGroup aims to create long-term value with a goal of building a resilient portfolio that improves our operational performance and reduces our energy use, water use, waste generation and carbon emissions. To guide our efforts in this area, we have adopted targets that allow us to measure and track our progress towards these goals. These targets are aligned with the triple-net nature of our leases and focus on areas where we are able to most effectively influence the outcome. Details on specific targets will be included in the related policy or guide.

5. SUSTAINABILITY-RELATED GUIDES AND POLICIES:

In support of our corporate responsibility efforts, EastGroup continually evaluates our corporate policies and guides that outline actions and best practices to achieve the objectives set forth in this policy. These can be found on the Priorities page of our website at www.eastgroup.net/priorities.

6. RESPONSIBLE PARTIES

EastGroup has assembled a Corporate Sustainability Committee to provide guidance and oversight to the Director of Corporate Sustainability who, with assistance from third-party consultants, will be responsible for day-to-day working and implementation of these efforts. To ensure an integrated approach, EastGroup's Corporate Sustainability Committee includes representation across a variety of departments and structural levels:

- Senior Leadership
- Accounting
- Human Resources
- Legal
- Investor Relations
- Internal Audit
- Asset Management
- Property Management
- Construction Management

7. QUALITY CONTROL

The policy was reviewed and approved by the CEO and members of senior management and will be reviewed and revised on an annual basis by the ESG team (Director of Corporate Sustainability and third-party consultants) as needed.

8. RESOURCES AND REFERENCES

- <https://www.globalreporting.org/>
- <https://www.energystar.gov/buildings/benchmark>
- <https://www.epa.gov/watersense>
- <https://sciencebasedtargets.org/net-zero>
- <https://americas.uli.org/>
- https://www.energystar.gov/buildings/benchmark/understand_metrics/how_score_calculated
- <https://gresb.com/nl-en/>
- <https://www.usgbc.org/credentials>
- <https://www.fitwel.org/ambassadors/>
- <https://www.wellcertified.com/well-ap/>
- <https://www.usgbc.org/leed>
- <https://www.irem.org/>
- <https://www.wellcertified.com/>
- <https://www.breeam.com/>
- <https://www.fitwel.org/>
- www.unpri.org