

To the Management Team of EastGroup Properties, Inc.:

ISOS Group, Inc. ["ISOS" or "we"] were engaged by EastGroup Properties, Inc. ["Client" or "EastGroup"] to conduct moderate level type 2 assurance of environmental data ["Reported Information"], covering the period beginning January 1, 2024 and ending December 31, 2024 ("CY24").

We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). Our review was limited to the Reported Information comprising of:

- Energy consumption
- GHG emissions (Scope 1, Scope 2 location-based, Scope 3 Category 13)
- Water use
- Waste management

We have not performed any procedures with respect to other sustainability-related information and, therefore, no conclusion on information outside of this scope of work is expressed.

EastGroup's responsibilities

The Company's management are responsible for:

- Preparing the data in accordance with generally accepted reporting practices,
- The accuracy and completeness of the information reported,
- The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide reasonable assurance that the report is free from material misstatement, whether due to fraud or error,
- Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Criteria

The assurance process was intended to provide an independent opinion confirming that the Client has complied with procedures for data management at the company and minimized degrees of error by adequately:

1. Sourcing utility, waste hauler, vendor and internal data to populate relevant data management systems,
2. Enforcing management and quality controls across the reporting period,
3. Aggregating and converting metrics into the correct unit of measure, and
4. Calculating greenhouse gas emissions.

Boundary

Organizational Boundary	EastGroup Properties, Inc. is a self-administered equity real estate investment trust focused on the development, acquisition, and operation of industrial properties. EastGroup operates in high-growth markets across the United States.
Assurance Boundary	The boundary of assurance included all 427 of the Client's owned and leased assets and 12 of the Client's corporate offices located in the United States.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology specified in the GHG Protocol.

Limitations and Exclusions

Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.

Several smaller scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review. Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems. No visit to the Client's headquarters or facilities was conducted throughout this engagement. It was determined that these limitations and exclusions do not materially impact the performance criteria or assurance engagement.

Methodology

The assurance procedures undertaken were to determine the strength of the systems in place. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated current management systems for performance data collection, compilation, calculation, reporting, and validation,
- Validated alignment to standard reporting protocols to ensure accurate claims to the quantitative methodology and approach and assurance claims,
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
 1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
 2. Brought all findings to the Client's attention to address and confirmed resolution,
 3. Selected the following properties for testing and analysis, including cross-reference to primary and secondary source data to uncover variances and address any exclusions and other limitations:
 - a. Centennial Park Distribution Center, Centennial, Colorado, United States
 - b. Monte Vista, Chino, California, United States
 - c. Lindbergh Business Park, Charlotte, North Carolina, United States
 - d. Alamo Downs Distribution Center, San Antonio, Texas, United States

Findings

Based on the process and procedures conducted, there is no evidence that the Reported Information is not materially correct and provide a fair representation of the Client's environmental impacts to stakeholders for the stated period and reporting boundary.

Application of the AA1000AP

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles:

Inclusivity	EastGroup engages key stakeholder groups including investors, tenants, employees, vendors, and local communities through structured methods such as surveys, newsletters, meetings, and volunteer initiatives. Feedback and engagement outcomes are incorporated into decision-making processes and disclosed in EastGroup's annual Corporate Responsibility Report.
Materiality	In 2022, EastGroup conducted a materiality survey with support from a third-party consultant to identify the ESG topics most relevant to its business and stakeholders. Survey results from internal and external stakeholders were used to determine material issues, which now inform EastGroup's corporate responsibility strategy and reporting. EastGroup plans to update the materiality assessment every three years to ensure continued alignment with business priorities and stakeholder expectations.
Responsiveness	EastGroup communicates its performance on material ESG topics in its annual Corporate Responsibility Report, which includes GRI-aligned disclosures as well as TCFD and SASB content. Performance is also reported through the GRESB Real Estate Assessment, with supporting materials publicly available on EastGroup's website.
Impact	EastGroup tracks environmental performance using both like-for-like and absolute intensity data to demonstrate progress, enable comparability, and support evolving reporting expectations. Data coverage is expanding annually, and intensity data allows benchmarking across the industrial sector.

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in sustainability reporting and is a provider of external assurance services. ISOS Group is a Global Reporting Initiative Certified Training Partner and a CDP Silver Solutions Partner. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

Further information, including a statement of competencies, can be found at www.isosgroup.com.

Signed on behalf of ISOS Group: San Diego, California – USA, June 24, 2025.



Brian Noveck
CSAP Practitioner



Kiani Yost
Sustainability Analyst

