



EastGroup's portfolio:

65 million square feet

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 2000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in high-growth markets throughout the United States with an emphasis in the states of Texas, Florida, California, Arizona, and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 65 million square feet.

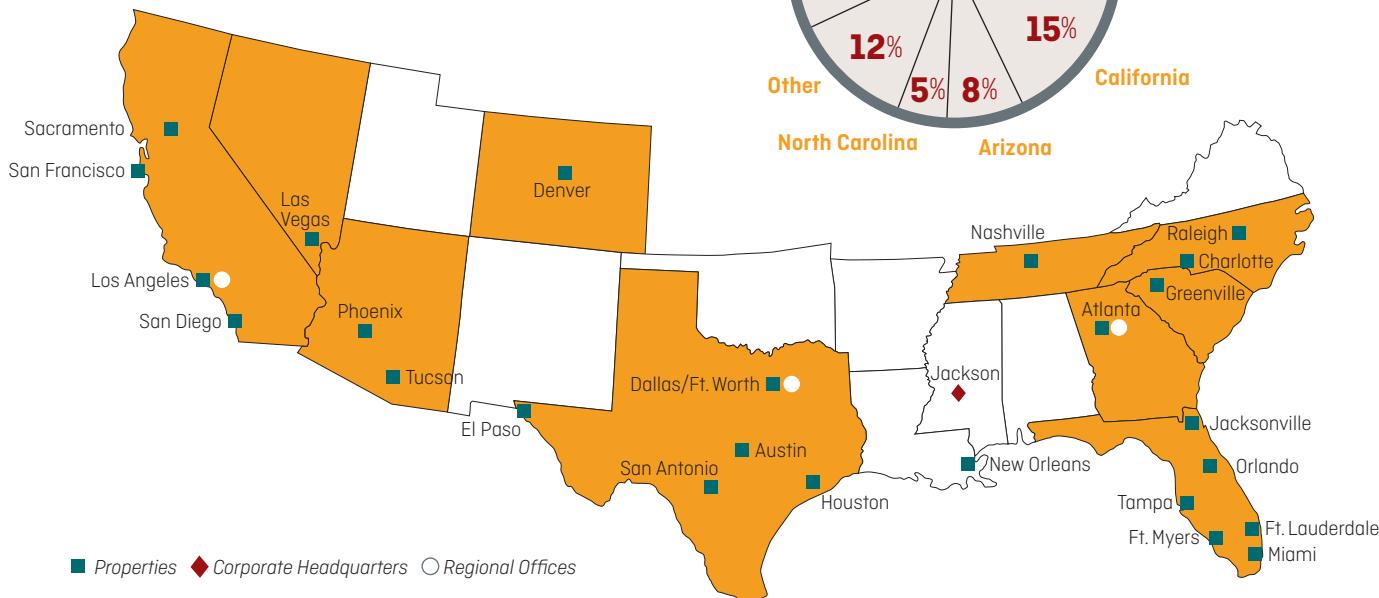
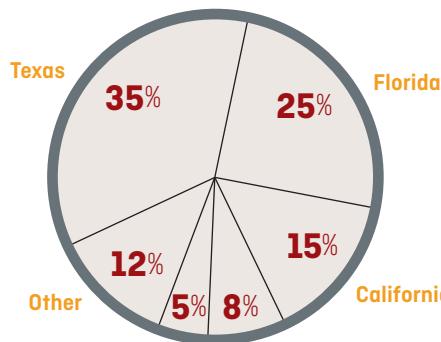
EASTGROUP
PROPERTIES

our strategy

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

PORTFOLIO BY STATE

Annualized Base Rent by percentage as of 12/31/25





CASH DIVIDENDS AND FFO

33 consecutive years of increasing or maintaining cash dividends, 30 years of increases



2025 LEASING STATISTICS

97.0%

Leased as of 12/31

96.5%

Occupied as of 12/31

25.3%

Year-to-date Rental Change
Cash Basis

40.1%

Year-to-date Rental Change
Straight-Line Basis

CAPITALIZATION

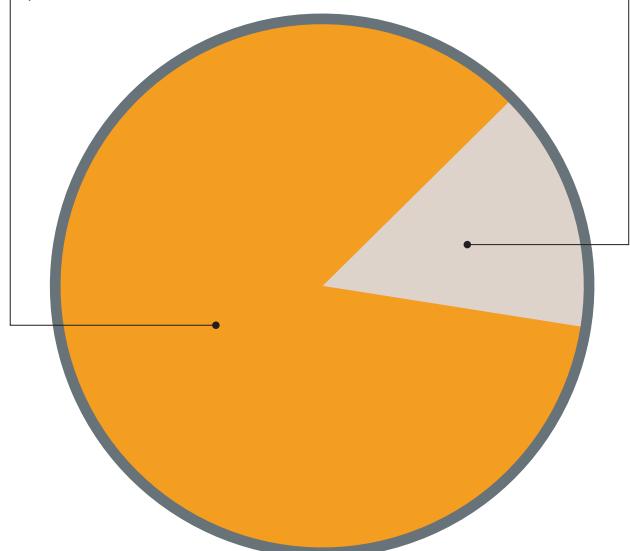
As of 12/31/25

85%

Shareholders' Market
Equity \$9.50 Billion
(common @ \$178.14
per share)

15%

Fixed Rate Debt
\$1.6 Billion,
Average Rate
of 3.44%





World Houston International Business Center, Houston, Texas

2025 ACCOMPLISHMENTS

- Funds from Operations, Excluding Gain on Involuntary Conversion and Business Interruption Claims, of \$472 Million or \$8.95 per Diluted Share for the Twelve Months Ended December 31, 2025, an Increase of 7.7% as Compared to the Same Period of 2024
- Same Property Net Operating Income for the Same Property Pool, Excluding Income From Lease Terminations, Increased 7.0% on a Straight-Line Basis and 6.7% on a Cash Basis for the Twelve Months Ended December 31, 2025 Compared to the Same Period in 2024
- Rental Rates on New and Renewal Leases Increased an Average of 40.1% on a Straight-Line Basis for the Twelve Months Ended December 31, 2025 Compared to the Same Period in 2024
- Operating Portfolio was 97.0% Leased and 96.5% Occupied as of December 31, 2025
- Development and Value-Add Program Consisted of 17 Projects (3.5 Million Square Feet) in 12 Markets at December 31, 2025 with a Projected Total Investment of \$500 Million
- Strong and Flexible Balance Sheet at December 31, 2025 with Debt to Total Market Capitalization of 14.7% and Interest and Fixed Charge Coverage Ratio of 15.8x for the Twelve Months Ended December 31, 2025
- Gross Proceeds of \$267 Million Received Under the Company's Continuous Common Equity Program During the Twelve Months Ended December 31, 2025
- Closed \$250 Million Unsecured Term Loans with a Weighted Average Effectively Fixed Interest Rate of 4.13%
- Declared 184th Consecutive Quarterly Cash Dividend of \$1.55 per Share During the Fourth Quarter of 2025; Increased the Quarterly Dividend by \$0.15 Per Share (10.7%) During 2025
- 33rd Consecutive Year of Dividends with 30 Years of Increases and No Reductions

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