

EastGroup Properties Announces Recent Business Activity and Presentation at Nareit's REITweek

JACKSON, MISSISSIPPI, May 28, 2026 — EastGroup Properties, Inc. (NYSE: EGP) (the "Company", "we", "our", "us" or "EastGroup") announced today its recent business activity.

Commenting on the Company's activity, Marshall Loeb, CEO, stated, "We are pleased with the strength of our portfolio outperforming our expectations thus far into the year. Development leasing is continuing at what feels like a more normalized pace. We look forward to meeting with many of you at the Nareit investor conference. For those we miss, we are available for your questions."

Reid Dunbar, President, added, "Activity across our markets remains encouraging, both geographically and by industry. Consistent with our strategy of aligning development starts with demand, we're excited to begin construction of the final phase in our World Houston park following the successful transfer of two fully leased properties in April. We hope to see demand continue and look forward to discussing the broader market landscape further at the conference."

As of May 27, 2026, EastGroup's portfolio was 96.5% leased and 95.7% occupied. During the second quarter of 2026 to date, 1,361,000 square feet of new and renewal leases were signed with rental rate increases averaging 33.6% on a straight-line basis and 18.1% on a cash basis.

Since EastGroup's earnings release dated April 22, 2026, the Company executed two leases on active development and first generation development properties totaling approximately 72,000 square feet. In total, during the second quarter of 2026 to date, the Company executed six leases on active development and first generation development properties totaling approximately 470,000 square feet.

During the second quarter of 2026 to date, EastGroup entered into forward equity sale agreements with respect to 706,038 shares of common stock with an initial weighted average forward price of \$202.82 per share and approximate gross sales proceeds of \$143,200,000, based on the initial forward price. The Company did not receive any proceeds from the sale of common shares by the forward purchasers at the time it entered into forward equity sale agreements. As of May 27, 2026, the Company has 958,174 shares of forward equity sales agreements available for settlement prior to the expiration of the applicable settlement periods ranging from March 2027 through May 2027, for approximate gross sales proceeds of \$192,600,000, based on an initial weighted average forward price of \$201.01 per share.

As previously announced, in April, the Company began construction of a 156,000 square foot development project in Charlotte, with projected total costs of approximately \$20,400,000. In addition, during the second quarter of 2026, the Company will begin construction of a 191,000 square foot development project in Houston, with projected total costs of approximately \$18,800,000.

Management is scheduled to present at Nareit's REITweek: 2026 Investor Conference on Wednesday, June 3, 2026 at 1:15 p.m. Eastern Time. The presentation will be broadcast live and is accessible through a registration link on the Company's website at www.eastgroup.net. An online replay of the webcast will be available at the same location. During the conference, EastGroup executives may discuss the Company's transaction activity, leasing environment, market trends and conditions, financial matters and other business that may be affecting the Company. Presentation materials that may be referenced during the EastGroup presentation are available on the "Investor Relations" page of the Company's website.

About EastGroup Properties, Inc.

EastGroup, 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 65.7 million square feet. EastGroup Properties, Inc. press releases are available at www.eastgroup.net.

Forward-Looking Information

The statements and certain other information contained herein, which can be identified by the use of forward-looking terminology such as “may,” “will,” “seek,” “expects,” “anticipates,” “believes,” “targets,” “intends,” “should,” “estimates,” “could,” “continue,” “assume,” “projects,” “goals,” “plans” or variations of such words and similar expressions or the negative of such words, constitute “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and are subject to the safe harbors created thereby. These forward-looking statements reflect the Company's current views about its plans, intentions, expectations, strategies and prospects, which are based on the information currently available to the Company and on assumptions it has made. Although the Company believes that its plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, the Company can give no assurance that such plans, intentions, expectations or strategies will be attained or achieved. Furthermore, these forward-looking statements should be considered as subject to the many risks and uncertainties that exist in the Company's operations and business environment. Such risks and uncertainties could cause actual results to differ materially from those projected. These uncertainties include, but are not limited to: international, national, regional and local economic conditions; the competitive environment in which the Company operates; fluctuations of occupancy or rental rates; potential defaults (including bankruptcies or insolvency) on or non-renewal of leases by tenants, or our ability to lease space at current or anticipated rents, particularly in light of ongoing uncertainty around interest rates, tariffs and general economic conditions; disruption in supply and delivery chains; increased construction and development costs, including as a result of tariffs or the recent inflationary environment; acquisition and development risks, including failure of such acquisitions and development projects to perform in accordance with our projections or to materialize at all; potential changes in the law or governmental regulations and interpretations of those laws and regulations, including changes in real estate laws, real estate investment trust (“REIT”) or corporate income tax laws, potential changes in zoning laws, or increases in real property tax rates, and any related increased cost of compliance; our ability to maintain our qualification as a REIT; natural disasters such as fires, floods, tornadoes, hurricanes, earthquakes, or other extreme weather events, which may or may not be caused by longer-term shifts in climate patterns, could destroy buildings and damage regional economies; the availability of financing and capital, increases in or long-term elevated interest rates, and our ability to raise equity capital on attractive terms; financing risks, including the risks that our cash flows from operations may be insufficient to meet required payments of principal and interest, and we may be unable to refinance our existing debt upon maturity or obtain new financing on attractive terms or at all; our ability to retain our credit agency ratings; our ability to comply with applicable financial covenants; credit risk in the event of non-performance by the counterparties to our interest rate swaps; how and when pending forward equity sales may settle; lack of or insufficient amounts of insurance; litigation, including costs associated with prosecuting or defending claims and any adverse outcomes; our ability to attract and retain key personnel or lack of adequate succession planning; risks related to the failure, inadequacy or interruption of our data security systems and processes, including security breaches through cyber attacks; pandemics, epidemics or other public health emergencies, such as the coronavirus pandemic; potentially catastrophic events, such as acts of war, civil unrest and terrorism, including escalation or expansion of the war in the Middle East; and environmental liabilities, including costs, fines or

penalties that may be incurred due to necessary remediation of contamination of properties presently owned or previously owned by us. All forward-looking statements should be read in light of the risks identified in Part I, Item 1A. Risk Factors within the Company's most recent Annual Report on Form 10-K, as such factors may be updated from time to time in the Company's periodic filings and current reports filed with the SEC. The Company assumes no obligation to update publicly any forward-looking statements, whether as a result of new information, future events or otherwise.

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