2025 Corporate Responsibility Report

EASTGROUP PROPERTIES

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Message to Our Stakeholders

Dear Stakeholder,

I'm pleased to share that 2025 marked another year of meaningful progress for EastGroup's corporate responsibility program, building on the same disciplined approach that drives our financial performance. We believe our continued focus on operating high-quality assets and supporting our tenants and employees strengthens our portfolio and creates value for our stakeholders.

During the year, we continued to enhance the transparency and rigor of our program. We improved our GRESB Real Estate Assessment score by eight points and maintained an "A" rating in the Public Disclosure Assessment, reflecting steady progress in benchmarking and reporting. We also published our first standalone Task Force on Climate-related Financial Disclosures ("TCFD") report, expanded our environmental data coverage and completed our second double materiality assessment to ensure our priorities remain aligned with stakeholder expectations.

Operationally, we remain focused on practical initiatives that deliver measurable results. Our teams continue to advance energy and water efficiency across the portfolio, including significant irrigation upgrades in Orlando that resulted in a 55% reduction in overall regional water consumption over a two-year period. At the same time, we are embedding sustainability considerations into our development process, as demonstrated by projects like Arista 36 Business Park, where thoughtful design and infrastructure support both tenant operations and long-term asset performance. Our commitment to operational excellence was further recognized on a global stage in 2025, when Gateway Commerce Park earned the Building Owners and Managers Association® ("BOMA®") International The Outstanding Building of the Year® ("TOBY ®") Award, a monumental achievement reflecting the high-quality service of our property management team and emphasis on efficient, effective building operations.

Equally important is the strength of our team. Our employee engagement survey results remain strong, and we continue to invest in training, development and benefits that support long-term growth and retention. We also remain actively engaged in the communities where we operate through volunteerism, partnerships and industry involvement.

Looking ahead, we will continue to build on this foundation. We are focused on improving data quality and coverage, advancing our environmental targets and strengthening governance structures to support continued growth. In 2025, we made the decision to expand our executive team, positioning the Company to further align leadership and enhance the execution of our time-tested operational strategy and corporate responsibility initiatives.

> **"I am proud of what our team has accomplished and confident in our ability to continue delivering value for our tenants, communities and shareholders.**

Thank you for your continued support.

Marshall A. Loeb

MARSHALL A. LOEB
Chief Executive Officer and Director

INTRODUCTION

About Our Company

EastGroup Properties, Inc. ("EastGroup," the "Company," "we" or "our") is a self-administered equity real estate investment trust ("REIT") focused on the development, acquisition and operation of industrial properties in high-growth markets throughout the United States, with an emphasis in Texas, Florida, California, Arizona and North Carolina.

A member of the S&P Mid-Cap 400 and Russell 2000 indexes (New York Stock Exchange ("NYSE"): EGP), the Company's goal is to maximize shareholder value by being a leading provider of functional, flexible and high-quality business distribution space in our markets. Catering to location-sensitive customers, our growth strategy centers on owning premier distribution facilities—typically between 20,000 to 100,000 square feet—generally located near major transportation features in supply-constrained submarkets.

Portfolio Snapshot

As of December 31, 2025, our portfolio included the following:

OPERATING

644 Buildings

61,561,000 Square Feet

LEASE-UP

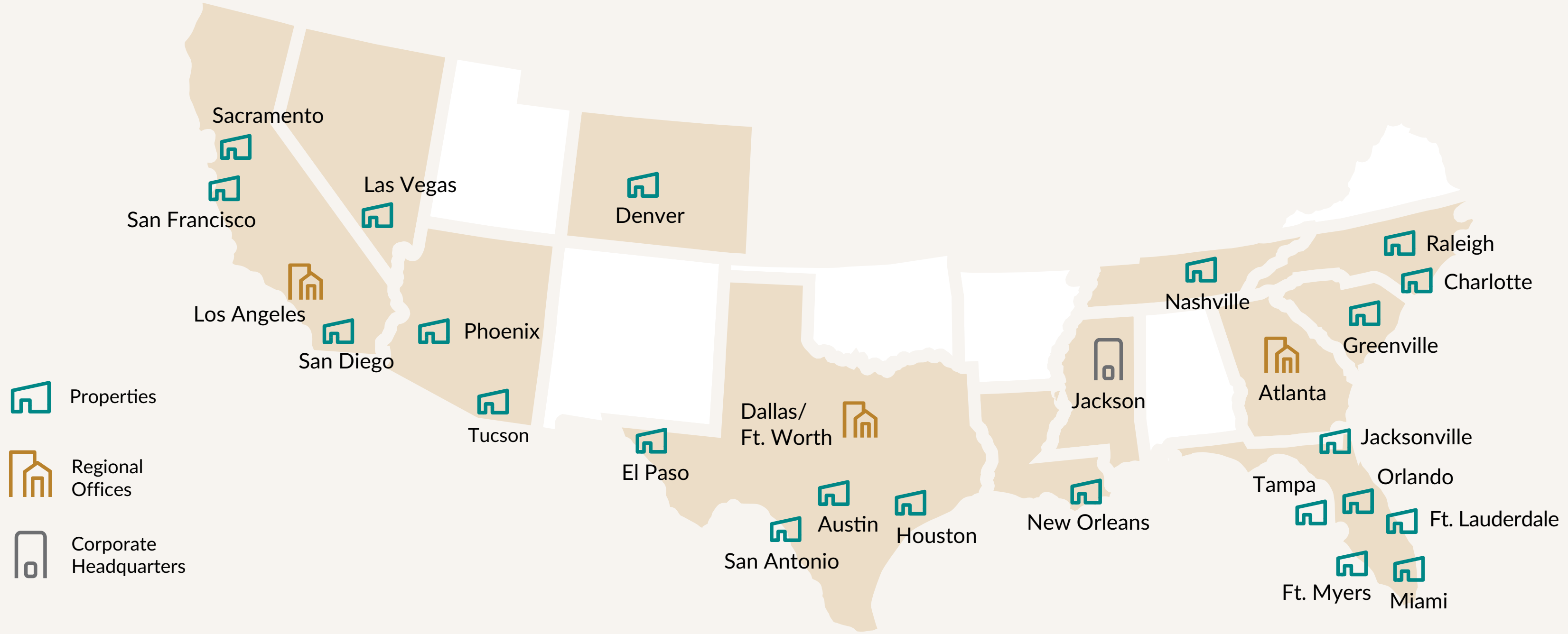
14 Buildings

1,935,000 Square Feet

UNDER CONSTRUCTION

13 Buildings

1,538,000 Square Feet



Geographic Focus

- High-Growth Markets
- Emphasis in Local Economies Growing Faster than the U.S. Economy
- Economic Cycle Diversification

Property Focus

- 65.0 Million Square Feet Under Ownership
- Multi-tenant
- In-fill Sites/Supply Constrained Submarkets
- Last Mile E-commerce Locations
- Shallow Bay Industrial
- Competitive Protection Through Location

2025 Highlights

BOMA International TOBY Award Winner
Gateway Commerce Park

Earned
8 ENERGY STAR® certifications

Performed
Building-level sustainability attribute survey

Maintained A Rating
in GRESB Public Disclosure Assessment

Conducted
Tenant engagement survey

Published
Standalone TCFD report

8-point year-over-year improvement
in GRESB Real Estate Assessment

Conducted
Employee engagement survey

Completed
2nd corporate responsibility materiality survey

Approach to Corporate Responsibility

As an extension of our commitment to maximizing shareholder value, EastGroup applies disciplined analysis and focused efforts to optimize portfolio performance, cultivate a strong and effective team, and deliver an exceptional tenant experience. Through strong governance and purposeful initiatives, we evaluate environmental, social and governance ("ESG") risks and opportunities to minimize potential exposure while maximizing long-term value. Our approach is supported by performance-oriented targets focused on data coverage, benchmarking and greenhouse gas ("GHG") reporting compliance, and energy and water resource management.

Mission

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

A future where EastGroup remains 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

Material Topics

EastGroup conducted our second double materiality assessment in 2025 to help assess the materiality of relevant ESG topics. We engaged key internal and external stakeholders via survey to evaluate the significance of our operations on the environment and society, as well as the influence that various corporate responsibility-related topics could have on the Company's financial performance. For each topic, significance and influence were rated on a scale of 1 (lowest) to 5 (highest).

> **Internal Stakeholders:** Employees and Executive Leadership

> **External Stakeholders:** Select Tenants and Shareholders

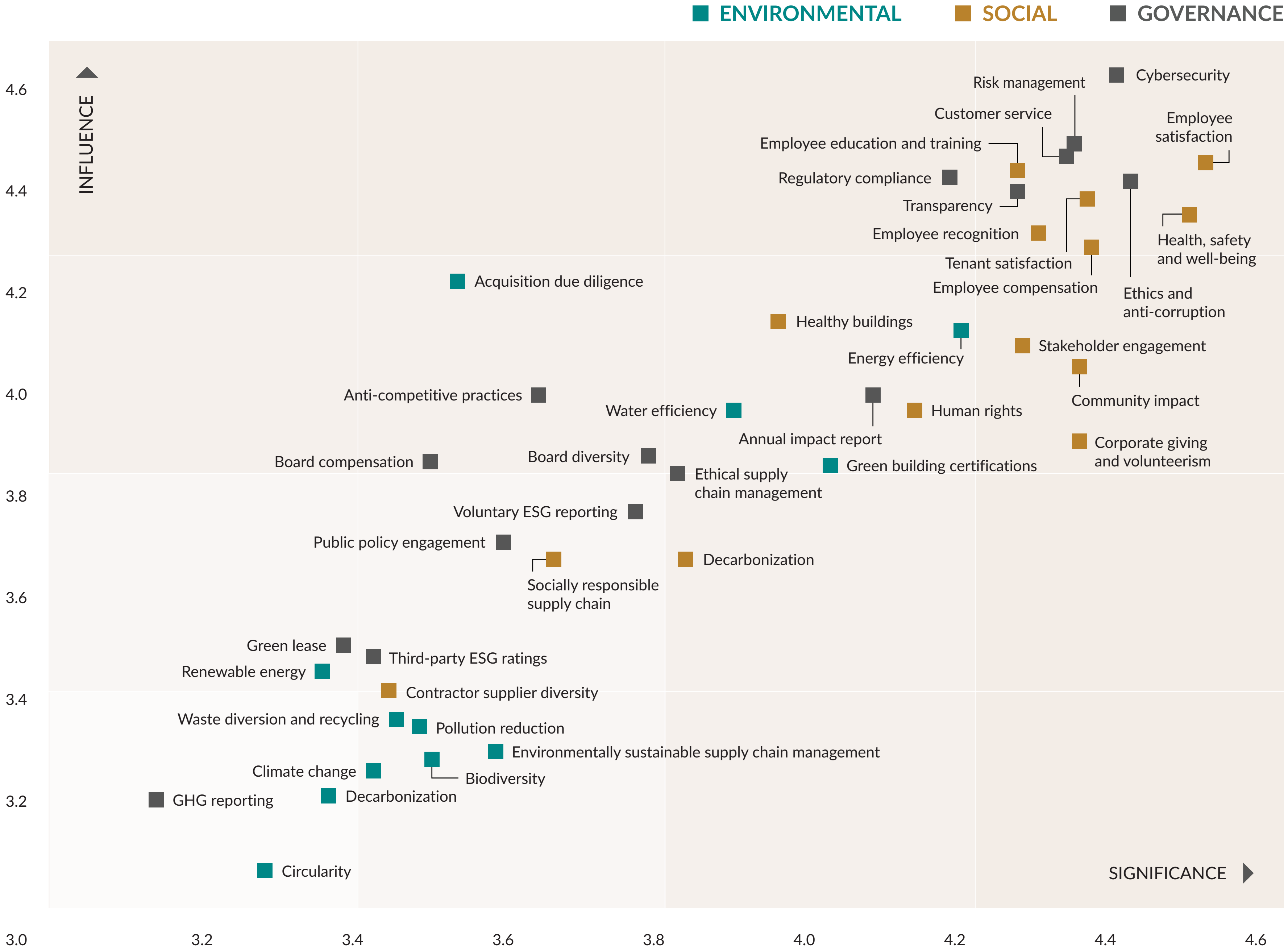
Results were broadly consistent with those from the 2022 assessment, indicating a stable and aligned perspective that continues to shape our corporate responsibility program.

Assessment results play a central role in identifying the ESG topics most relevant to EastGroup and our stakeholders. The three topics in each category ranked as the highest priority, determined by multiplying the topic's respective scores for significance and influence, are designated as material. Notably, "acquisition due diligence" received the highest influence score among environmental topics, but it did not rank among the top priorities when considering overall significance.

The topics below reflect the top three priorities within each category based on combined significance and influence. These priorities, along with other highly ranked topics, are highlighted throughout this report.

2025 Top-Ranked Material Topics

ENVIRONMENTAL	SOCIAL	GOVERNANCE
Energy efficiency	Employee satisfaction	Cybersecurity
Green building certifications	Health, safety and well-being	Ethics and anti-corruption
Water efficiency	Tenant satisfaction	Risk management



EastGroup plans to refresh its materiality assessment on a recurring basis to ensure our priorities and initiatives remain aligned with stakeholder expectations and our broader corporate objectives.

Foundational Guidance

Environmental Management System

Aligned with the ISO 14001 Plan-Do-Check-Act framework, our Environmental Management System ("EMS") provides a structured approach to measuring, managing and improving our environmental performance. The EMS serves as a comprehensive, living document that outlines the benchmark reporting, data management, performance targets and governance policies that guide our corporate responsibility program. We regularly update the EMS to maintain accuracy and reflect our progress, supporting continuous improvement across our initiatives. In 2023, EastGroup received independent third-party verification that our EMS aligns with ISO 14001 standards.

Corporate Responsibility Policy

Reviewed and approved by EastGroup's Chief Executive Officer ("CEO"), our Corporate Responsibility Policy ("CR Policy") outlines the key commitments and management structures that guide our corporate responsibility program. The policy connects our efforts in environmental management, climate resilience and stakeholder engagement to broader business objectives and helps integrate these principles into our practices and procedures. This approach empowers our teams to deliver long-term value for our company, tenants and investors.

Adopted in December 2024, the full policy can be found on the Priorities page of our website: www.eastgroup.net/priorities.

Alignment with Sustainable Development Goals

EastGroup's business operations align with eight of the 17 United Nations Sustainable Development Goals ("SDGs"), which were established in 2015 to promote and guide societal development toward being more sustainable and prosperous for all by 2030.

The SDGs to which EastGroup is aligned are outlined below and within the EastGroup CR Policy.

SDG	DESCRIPTION	EASTGROUP GOALS & ACTIONS
3 GOOD HEALTH AND WELL-BEING	**Ensure healthy lives and promote well-being for all at all ages.**	> 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 zero 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.**	> Provide a diverse and inclusive work environment that encourages collaboration and teamwork > Track and report on diversity, equity and inclusion ("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.**	> 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.**	> 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 electric vehicle ("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

SDG	DESCRIPTION	EASTGROUP GOALS & ACTIONS
10 REDUCED INEQUALITIES	**Reduce inequality within and among countries.**	> 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.**	> 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.**	> 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.**	> Adopt strong governance practices and apply strong business ethics and corporate transparency throughout our business operations > Provide an 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

GOVERNANCE

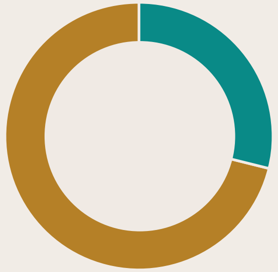
Board of Directors

Our Board of Directors (the "Board") is EastGroup's highest governing body and provides oversight of strategy, risk management and corporate responsibility matters, including climate-related risks and opportunities. The Board maintains a strong governance framework that promotes accountability and alignment with shareholder interests.

Leadership roles are separated, with an independent Chairman and the CEO serving as the Board's sole non-independent director. Directors are elected annually through a non-staggered structure, providing shareholders the opportunity to nominate and vote on the full Board each year. Executive compensation is strongly tied to performance, and the Company does not maintain employment agreements, automatic salary increases or guaranteed bonuses for executive officers. EastGroup also maintains robust stock ownership guidelines for directors and executive officers to reinforce alignment with long-term shareholder value. Interested parties may communicate directly with the Board through a link available on the Company's website.

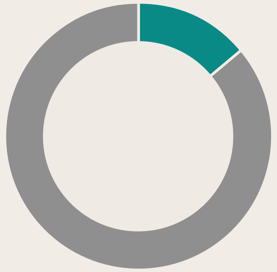
For more detailed information on our Board, including nominee skills and compensation practices, refer to our most recent Proxy Statement.

BOARD DEMOGRAPHIC COMPOSITION



29% Women

71% Men



14% Diverse race or ethnicity

100%
Independent Audit, Compensation and Nominating & Corporate Governance committees

86%
Supermajority of independent directors

Corporate Responsibility Governance Structure

EastGroup advances its corporate responsibility program through dedicated leadership, cross-departmental collaboration and Board-level oversight. In 2025, we made the decision to expand our executive team, positioning the Company to further strengthen leadership alignment and advance corporate objectives. As these changes took effect in 2026, the disclosures throughout this report reflect our governance structure as of December 31, 2025, unless otherwise noted.

Our Director of Corporate Sustainability leads the development and implementation of our corporate responsibility initiatives, working closely with internal teams and third-party consultants to drive progress and ensure alignment with Company priorities. With top-down support and multilayered management, our corporate responsibility program is increasingly integrated into our business practices, decision-making and long-term objectives.

Full Board of Directors

- Provides ongoing oversight of the Company's corporate responsibility program throughout the year and determines how Board committees support specific business areas
- Receives quarterly updates from the Director of Corporate Sustainability specific to the Company's corporate responsibility initiatives and provides high-level guidance to Company management on related topics

Nominating and Corporate Governance Committee

- Provides direct oversight of the Company's corporate responsibility strategy, practices and policies, including consideration of emerging environmental, social and governance trends and climate-related risks and opportunities that may affect the business, operations, performance or reputation of the Company
- Receives periodic updates from Company management on corporate responsibility topics

Senior Management

- CEO, Chief Financial Officer ("CFO") and Chief Accounting Officer ("CAO") have sustainability-related objectives tied to their performance targets, helping embed corporate responsibility into larger corporate objectives
- CEO receives regular updates on and actively participates in discussions and decision-making on material corporate responsibility initiatives
- CFO and CAO are members of the Corporate Sustainability Committee and closely involved in shaping the Company's corporate responsibility strategy, practices and policies

Director of Corporate Sustainability

- Leads the internal Corporate Sustainability Committee and oversees the development and execution of EastGroup's corporate responsibility program
- Reports directly to the CAO and provides regular updates to senior management and quarterly updates to the Board on corporate responsibility matters
- Engages across all levels of the organization and collaborates with external consultants to help ensure strategic alignment, foster internal engagement and advance key corporate responsibility initiatives

Corporate Sustainability Committee

- Consists of a cross-functional group representing multiple facets of operations and geographic locations, including EastGroup's CFO, CAO and representatives from asset management, property management, construction management, property accounting, internal audit, legal, investor relations, human resources and information technology
- Holds annual strategy meeting with external consultants to plan and prioritize short- and long-term corporate responsibility initiatives

Disciplined Practices

EastGroup applies disciplined business practices to help ensure compliance with applicable regulations, support informed decision-making and reduce risk exposure where possible. Through our Enterprise Risk Management ("ERM") program, EastGroup identifies and addresses risks through a comprehensive, collaborative assessment process that promotes ongoing risk dialogue and helps advance business objectives.

Regulatory Compliance

EastGroup distributes oversight responsibilities across relevant senior leaders and Board committees to support structured due diligence, cohesive operations and company-wide compliance while embedding policy commitments throughout our business operations.

The Board and Management

Reviews annual risk survey results, develops risk mitigation strategies and delegates compliance-related responsibilities to the most appropriate senior leaders

Executive Disclosure Committee

Reviews drafts of public filings and ensures proper reporting and disclosure of material items, supported by our Disclosure Policy formalized in 2025

VP of Internal Audit

Oversees the Company's ERM process and audits the internal control environment to ensure EastGroup adheres to established policies and procedures

VP of Human Resources

Works with internal teams and outside legal counsel to ensure compliance with applicable employment laws

Chief Information Officer ("CIO")

Manages the cybersecurity program and ensures compliance with related regulatory requirements

VP Corporate Counsel

Oversees document retention policy and works with external legal counsel to ensure compliance with applicable laws and regulations

Construction Managers

Meet all jurisdictional permitting requirements and ensure third-party general contractors meet all construction standards and building codes

Director of Corporate Sustainability

Coordinates with property management teams and external consultants to monitor compliance with applicable ESG reporting requirements, such as benchmarking ordinances and building performance standards

Property Managers

Perform annual environmental assessments in each tenant space to monitor compliance with lease provisions related to hazardous materials

Cybersecurity

EastGroup supports its cybersecurity objectives and industry standards through dedicated leadership, structured oversight and regular employee training. Management, through the CIO, is responsible for the development and implementation of policies, procedures and controls designed to support the Company's cybersecurity risk management program and overall information security posture. The CIO also provides regular updates to the Board's Audit Committee regarding cybersecurity risks and preparedness.

Our Cyber Risk Committee, composed of members of the management team, meets periodically to review policies, support regulatory compliance and assess the effectiveness of our cybersecurity environment, including cyber incident response readiness.

EastGroup promotes company-wide awareness through multiple employee cybersecurity trainings throughout the year and intermittent testing designed to reinforce responsible digital practices. We also maintain strong cybersecurity controls, including the following:

- Formalized Cybersecurity Policy
- Continuous security monitoring and incident detection
- Vendor risk management
- Multi-factor authentication for all employees
- Cyber liability insurance

In 2025, EastGroup established an AI Acceptable Use Policy to guide the responsible use of emerging technologies. We approach artificial intelligence as a business capability and follow a disciplined path from experimentation to measurable outcomes. This approach emphasizes data protection, risk management and regulatory compliance while driving efficiencies across our operations.

Corporate Policies & Protocol

EastGroup continues to institute policies and guidelines that align our business practices with our commitment to ethical conduct, providing constructive workplaces and delivering positive community impact.

In addition to the core policies below, a comprehensive list of our policies and guidelines is housed on our corporate website: www.eastgroup.net/priorities.

- Our **Code of Ethics and Business Conduct** (the "Code") establishes standards for ethical conduct and legal compliance for all directors, officers and employees. Revised and enhanced in 2025, the Code requires employees to uphold appropriate business practices and report any unlawful or unethical behavior. EastGroup's CFO oversees Code compliance and provides periodic updates to our CEO and the Audit Committee on its administration and enforcement.
- Our **Human Rights Statement**, in accordance with U.S. laws and the United Nations' Universal Declaration of Human Rights, requires that EastGroup neither cause nor contribute to adverse human rights impacts and that we address such impacts if they occur.
- Our **Vendor Code of Conduct** outlines expectations for vendors to comply with applicable laws and regulations, uphold safe and ethical labor practices, and integrate environmental considerations into their operations.
- Our **Ethics Line** allows employees and other interested parties to anonymously report suspected fraud, accounting or auditing concerns. Reports are directed to EastGroup's Audit Committee to ensure they are reviewed and addressed appropriately without retaliation. Employees are reminded annually that the Ethics Line may also be used to report other workplace concerns—including interpersonal conflicts, performance issues, ethical dilemmas or harassment—if they are uncomfortable using standard internal communication channels.

Property Spotlight: Gateway Commerce Park Earns BOMA International TOBY Award

In 2025, EastGroup's Gateway Commerce Park was recognized as the BOMA International TOBY Award winner in the industrial office building category. This represents one of the commercial real estate industry's highest honors, recognizing excellence in building operations, management and environmental performance on an international scale.

This achievement reflects the strength of EastGroup's property management approach and our long-standing commitment to operational excellence and sustainability. The five-building business park has consistently demonstrated high-performance practices, including participation in the Miami-Dade County Building Efficiency 305 Challenge, implementation of environmentally responsible landscaping and irrigation strategies, and ongoing tenant engagement through initiatives such as Earth Day campaigns and recycling drives. Each building at the property is equipped with EV charging stations and has achieved certifications through ENERGY STAR, BOMA 360 and BOMA BEST Sustainable.

Gateway Commerce Park's progression to the international stage follows prior recognition at the local and regional levels. This distinction underscores our commitment to excellence across all aspects of building management and operations.

STAKEHOLDER ENGAGEMENT

Stakeholder Groups

Recognizing the people-focused nature of our business, EastGroup prioritizes regular and transparent engagement with key stakeholders to foster trust and build strong relationships. The table below highlights several of our core engagement practices.

EXTERNAL STAKEHOLDERS	
Stakeholder Group	**Engagement Method**
Shareholders	**Periodic touchpoints**: Quarterly earnings calls, industry and investor conferences, non-deal roadshows, property tours and one-on-one meetings; met with 240+ investors across these channels during 2025 **Investor-focused reporting**: Form 10-K, Proxy and other SEC filings, GRESB Real Estate Assessment, S&P Global Corporate Sustainability Assessment and annual Corporate Responsibility Report
Tenants	**Informative materials**: Welcome packets, awareness campaigns and newsletters **Feedback opportunities**: Periodic check-ins and tenant engagement surveys **Appreciation events**: Ice cream socials, Earth Day activities or other events planned by our property managers **Tenant portal**: A centralized source for tenants to retrieve historical documents, lease agreements and important communications
Vendors	**Onboarding process**: Insurance requirements, Vendor Code of Conduct and cyber risk management as applicable
ESG Ratings Organizations	Ongoing monitoring and feedback
Trade Associations	EastGroup is a member of the National Association of Real Estate Investment Trusts® ("Nareit®")[1] and many of our property managers are members of BOMA International® or local BOMA[2] chapters. In 2025, no corporate funds were used for political advocacy, including lobbying, campaign contributions or trade associations, outside of the above-mentioned memberships.
Local Communities	**Volunteerism**: Each of our offices participates in volunteer activities supporting local or national charitable organizations of their choosing. EastGroup also matches employee donations to qualifying 501(c)(3) nonprofit organizations, up to $300 per employee annually. Employees receive eight hours of paid time off each year to volunteer with a nonprofit organization and an additional eight hours when volunteering with colleagues as part of a team-building activity. **Education partnerships**: The University of Alabama Culverhouse College of Business, Jackson State University College of Business, and Tulane University Freeman School of Business

INTERNAL STAKEHOLDERS	
Stakeholder Group	**Engagement Method**
Board of Directors	**Regular coordination**: Quarterly board meetings, annual planning meeting and regular Board committee meetings **Focused insights**: Board risk surveys and double materiality survey **Informative materials**: Corporate responsibility newsletters
Executive Management	**Annual Management Meeting** **Monthly corporate responsibility updates**
Employees	**Company-wide internal engagement**: Intranet, newsletters, formal training and periodic email updates from management **Optional engagement opportunities**: Elective training, health and fitness challenges, webinars and volunteer events **In-person learning**: Annual Property Managers Meeting, Forklift Fieldtrips and periodic regional or departmental meetings **Feedback opportunities**: Biennial engagement survey, annual performance reviews and grievance reporting channels

1 Nareit is a trade association representing the interests of real estate investment trusts and other public companies within the U.S. real estate market.
2 BOMA is the leading trade association for commercial real estate professionals, representing owners, managers, service providers and other property professionals of all commercial building types.

Our Employees

EastGroup believes that delivering exemplary service depends on cohesive, empowered teams. We prioritize equal opportunity and workforce development to support employee well-being and foster a shared sense of purpose.

In 2025, EastGroup conducted an employee engagement survey to assess employee perspectives on job satisfaction, career development pathways, workplace culture and compensation packages. All respondents indicated that they are proud to work for a company like EastGroup, highlighting our emphasis on developing an empowered and engaged workforce.

NOTABLE RESULTS FROM THE 2025 BIENNIAL EMPLOYEE ENGAGEMENT SURVEY

96%

Response Rate in 2025, up 1% from the 2023 survey

99%

of respondents rated their overall satisfaction as "Good" or "Excellent" in both 2023 and 2025

Good community / Company culture was the most noted reason for overall employee satisfaction

103
Number of full-time employees

1
Number of part-time employees

9 years
Average tenure of all full-time employees

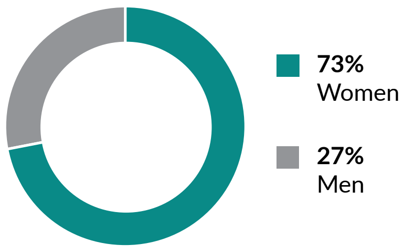
12 years
Average tenure of officers

3%
Voluntary turnover rate

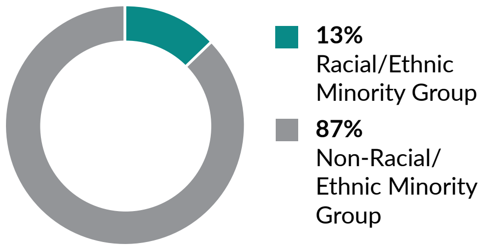
4%
Involuntary turnover rate

Unless otherwise noted, the human capital metrics disclosed throughout this report reflect our full-time employee base as of December 31, 2025.

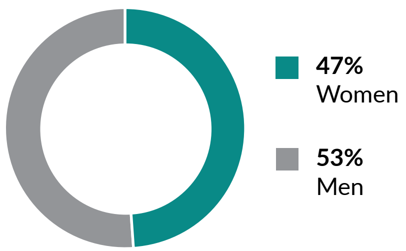
GENDER DIVERSITY – ALL FULL-TIME EMPLOYEES



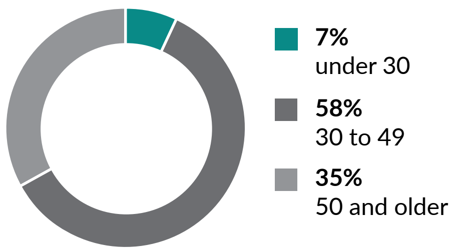
RACIAL DIVERSITY – ALL FULL-TIME EMPLOYEES



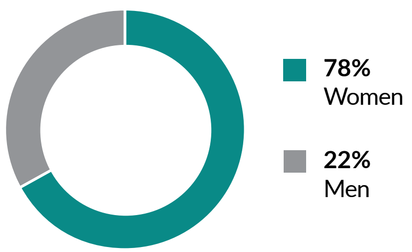
GENDER DIVERSITY – OFFICER GROUP



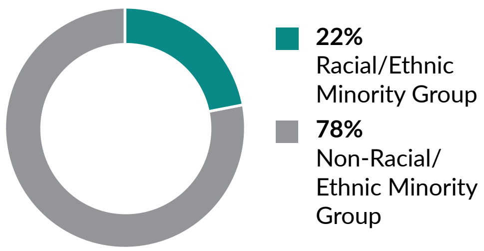
EMPLOYEES BY AGE



GENDER DIVERSITY – 2025 NEW HIRES



RACIAL DIVERSITY – 2025 NEW HIRES



Our EEO-1 Consolidated Report for the most recent reporting year is accessible from our website at www.eastgroup.net/priorities under the "Other Information" header.

Employee Wellness

Our focus on employee health and well-being reinforces our position as an employer of choice. We support our teams through a competitive benefits package and regularly evaluate market trends, costs and opportunities to ensure our offerings remain competitive and responsive to employee needs. We enhanced our compensation package in 2025 by introducing a High-Deductible Health Plan with a Health Savings Account, providing greater optionality to employees and empowering team members to select benefits that best support their health and financial goals.

Fair and Equal Opportunity

EastGroup maintains policies and reviews practices that guide our employee compensation and management, fostering a fair and transparent workplace that empowers both our employees and the collective firm. EastGroup works with a third-party consultant to perform company-wide compensation benchmarking to evaluate competitiveness against the industry and equity across the organization. The following policies help further establish a workplace centered on equality and accessibility:

> **Equal Opportunity & Commitment to Diversity**: Outlines steadfast resolve to provide equal employment opportunities, prohibit discrimination and harassment, and promote diversity through an inclusive work environment

> **ADA & Reasonable Accommodation**: Reinforces approach to equal opportunity and accessibility through reasonable accommodations to qualified individuals with disabilities

Benefits Package

FINANCIAL	
Exceptional 401(k) matching program (EastGroup matches 50% of employee contributions up to 10% of compensation)	Change in Control Severance Plan, offering security to eligible employees in the case of a qualifying change in control transaction
Discretionary profit-sharing contribution of 4.5% of compensation to each employee for 2025	Performance-based annual bonuses based on percentage of salary for all full-time employees
Collegiate tuition reimbursement program	Bonus following the successful completion of eligible professional certifications
Stock award at five years of employment and every five years thereafter	
HEALTH	
Employer-paid health insurance	High-quality, ergonomic office equipment
Access to mental health benefits	Healthy snacks available in offices
Accessible workplace portal with downloadable resources and health-focused information	Athletic club or equipment reimbursements
PERSONAL	
Flexible work schedules, with remote work option available two days per week for most employees	Generous paid time off, including vacation, sick leave, volunteer time and ten paid holidays
Additional time off available for bereavement, jury duty, voting and military service	Parental leave

Workplace Culture

EastGroup prioritizes workplace safety and employee development to cultivate a workplace culture grounded in trust, respect and high-quality work.

Workplace Safety

EastGroup aims for zero accidents and zero harm, both achievable through proactive risk management and active employee engagement. In 2025, EastGroup had no reported work-related injuries or illnesses amongst employees.

We utilize a multi-pronged approach to maintain compliance with Occupational Safety and Health Administration ("OSHA") reporting requirements. This includes displaying OSHA 300A forms in every EastGroup office, encouraging prompt reporting of all work-related injuries and illnesses to Human Resources, and instituting safety investigations and corrective action upon reported incidents. We provide employees with additional resources, safety protocols and training, and our 2025 Property Managers Meeting included a guest speaker on property security practices. For all third-party contractors, EastGroup instills a contractual requirement to establish, maintain and oversee safety measures and programs related to contract execution.

The Company upholds numerous policies that provide structured guidance to ensure all employees exemplify safe practices:

> **Health & Safety Policy**: Details our commitment to employee health and safety through formalized practices, clear safety expectations and procedures for identifying and addressing unsafe work conditions

> **Workplace Violence Prevention**: Outlines our approach to preventing workplace intolerance and violence to maintain a safe and supportive work environment

> **Standards of Conduct**: Establishes expectations for professional workplace behavior, provides examples of inappropriate conduct and outlines potential corrective actions for violations

> **Corporate Health & Well-Being Guide**: Defines EastGroup's goals for supporting employees' mental, physical and social well-being and provides guidance for individuals and teams to implement these practices and track progress

Training and Development

EastGroup prioritizes employee growth and team connection through training, knowledge-sharing and professional development opportunities. In 2025, we enhanced stipends for our Board members to encourage continued learning through relevant conferences, forums and trainings.

EastGroup utilizes a learning management system to centrally administer mandatory training, track company-wide progress and help evaluate the effectiveness of our training programs. Required training includes embedded knowledge assessments with minimum score thresholds for successful completion as well as post-training evaluations to offer feedback on content clarity, relevance and delivery. EastGroup's CIO and VP of HR monitor participation rates and review aggregated evaluation results to assess training quality and identify improvement opportunities.

These initiatives help foster company pride, shared purpose and the high-quality work that supports our long-term success.

> **Compulsory Company-Wide Training**: All EastGroup employees completed training in 2025 related to our Code of Ethics and Business Conduct, anti-harassment, cybersecurity and other pertinent topics, including office safety and diversity, equity and inclusion in the workplace.

> **Forklift Fieldtrips**: A peer mentoring program that pairs asset and property managers from different regions to visit one another's markets, exchange ideas and strengthen professional connections. Ten employees participated in the program in 2025, promoting cross-regional idea sharing and relationship building.

> **Annual Performance Reviews**: Regular check-ins between employees and managers that encourage open communication, two-way feedback and goal alignment.

> **Annual Management Meeting**: An in-person gathering where officers and team members connect, share best practices and receive Company updates.

> **Annual Property Managers Meeting**: A two-day, in-person event where property managers build relationships, hear updates from management, discuss industry trends and share best practices across markets.

> **Corporate Responsibility Training**: Company-wide access to webinars, thought leadership and other resources that enhance awareness of evolving ESG topics and opportunities to integrate environmental, social and regulatory considerations into our operations.

ACROSS THE COMPANY IN 2025:

20.9 hours	23.1 hours	15.0 hours
Average training time – all employees	Average training time – female employees	Average training time – male employees

Community Involvement

EastGroup supports social, community and industry engagement activities to strengthen company culture and professional collaboration. Through volunteer initiatives, social events and participation in industry forums and organizations, our teams build meaningful connections, drive positive community impact and share expertise across the industrial real estate sector.

Volunteerism and Community Engagement

EastGroup engages with local communities through volunteer service, charitable partnerships and employee-led initiatives. The examples below highlight several ways our teams made a positive impact in 2025.

> **Charitable Sponsorships and Volunteerism**: EastGroup supported local nonprofit organizations through sponsorships, donations and hands-on volunteer service. The Company sponsored a charity golf tournament benefiting The Little Light House of Central Mississippi, now known as Harbor Day School, a tuition-free developmental center for children with special needs. Our Orlando team volunteered at Second Harvest Food Bank, where teams packed produce boxes for seniors and prepared meals for local schools, and hosted a toy drive for Nathaniel's Hope™ Toy Shop, helping provide holiday gifts to children with special needs and their families.

> **Disaster Relief Support**: EastGroup teams responded to natural disasters by supporting affected communities through targeted relief efforts. Following severe flooding in the Sandy Creek community in Leander, Texas, employees organized a school supplies drive and volunteered with the San Antonio Food Bank to help prepare food packages for impacted families. Our Dallas team also donated clothing through a disaster recovery partner to support individuals affected by the Los Angeles wildfires in addition to organizing a food drive benefiting a local food pantry.

> **Community Service Events**: EastGroup's corporate office hosted its second annual Community Day in Ridgeland, Mississippi, where employees participated in a volunteer service project benefiting the Children's Hospital of Mississippi. The team collected over 500 toys for children of all ages and assembled overnight hygiene packages for emergency overnight stays and snacks to stock the family waiting rooms.

> **Workforce Readiness Initiatives**: Employees organized a professional clothing donation drive and established an on-campus "Career Closet" to support Jackson State University students preparing to enter the workforce.

> **Community Health Initiatives**: The Houston property management team hosted a community blood drive to support local health organizations and encourage employee and community participation in lifesaving donations.

Industry Engagement

EastGroup encourages employees and officers to share their expertise through industry organizations, professional forums and mentorship opportunities with emerging professionals. These efforts help strengthen the industrial real estate industry while empowering our teams to give back through knowledge sharing.

> **Nareit Involvement**: EastGroup CEO Marshall Loeb served on the 2025 Executive Board, Nareit's governing body, and other members of EastGroup management actively participate in Nareit councils—including the Social Responsibility Council, Corporate Communications Council and Real Estate Sustainability Council—contributing to industry dialogue on workforce, community, supply chain and sustainability reporting matters while helping shape best practices across the REIT sector.

> **BOMA Fort Worth Allied Council Panel**: Texas Property Manager Lisa Gajewski participated as a panelist in BOMA Fort Worth's inaugural Allied Council Panel, where she joined fellow property managers in discussing management approaches, vendor relationships and day-to-day operational insights with industry professionals.

> **Educational Partnerships**: EastGroup continued our educational partnerships with Tulane University's Freeman School of Business and Jackson State University, engaging business students through onsite visits and management-led presentations that provided insight into EastGroup, the REIT industry and career pathways in commercial real estate. Employees are also encouraged to engage in 1:1 mentorship opportunities. In 2025, a member of the Orlando Asset Management team mentored an MBA-candidate student, sharing their real estate experience and advice on career opportunities following graduation.

Our Tenants

Tenant satisfaction and engagement are critical to our success, both in fulfilling lease requirements and advancing asset-level performance across our portfolio. Therefore, EastGroup emphasizes quality service, effective communication and tenant relationship building as paramount priorities.

In 2025, EastGroup conducted a tenant engagement survey to assess tenant perspectives on building characteristics and our property management services. Feedback was largely positive, with responses providing insight into areas of strength and opportunities for improvement and deeper engagement.

Onsite Events

We recognize that strong tenant relationships are built through shared experiences. As a result, EastGroup teams create opportunities for connection, community and lasting partnerships.

- **Tenant Engagement Events:** EastGroup property management teams host on-site engagement activities that strengthen tenant relationships and foster a sense of community. At our Basswood property in Fort Worth, tenants participated in a hands-on honey extraction workshop, and at Gateway Commerce Park, tenants attended a beehive event to learn about on-site beekeeping and receive honey harvested from the property's hives.
- **Environmental Stewardship Initiatives:** EastGroup teams also use events such as Earth Day to connect with tenants around environmental awareness and sustainability practices. In partnership with Tech Smart International, our Orlando team hosted an e-waste recycling event for tenants that diverted nearly 1,900 pounds of materials from landfills.
- **Community-Building Activities:** At our World Houston property, EastGroup hosted its annual 50% Food Truck Event in partnership with local vendors, bringing together more than 200 tenants to enjoy food, conversation and networking in a relaxed community setting. EastGroup's Las Vegas team, along with several other markets, continued their annual ice cream truck tenant appreciation events in 2025.

NOTABLE RESULTS FROM THE 2025 BIENNIAL TENANT ENGAGEMENT SURVEY

37%
response rate in 2025, up 4% from the 2023 survey

92%
of respondents rated their overall satisfaction as "Good" or "Excellent" in both 2023 and 2025

Property management teams were most noted for what tenants enjoy most about their overall experience

Shared Progress

EastGroup believes that improving building performance and advancing our corporate responsibility initiatives depend on close collaboration with our tenants. We continue to explore and implement strategies that enhance property operations and portfolio data management for the mutual benefit of EastGroup and our tenants.

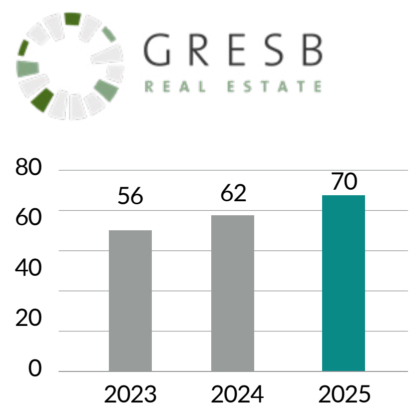
EastGroup has introduced green lease language into standard lease templates across all markets to encourage utility data sharing and strengthen tenant collaboration. We also maintain a Tenant Green Fit-Out Guide that outlines ways to promote healthier workplace environments in tenant-controlled areas. These resources help align tenant and landlord objectives and support more efficient and resilient building management practices.

Our Shareholders

Our primary objective is to fulfill our fiduciary duty to shareholders. From the operational goals to governance structure, the entirety of our corporate responsibility program is designed to boost portfolio performance, strengthen positioning in a competitive market and safeguard investments from regulatory risks and physical hazards, including climate-related events.

GRESB Reporting

EastGroup remains committed to participating in the GRESB Real Estate Assessment to demonstrate transparency in benchmark reporting and showcase our operational and sustainability performance. We continue to make steady progress in the GRESB benchmark, reflecting our focus on risk management, strong governance and disciplined performance.

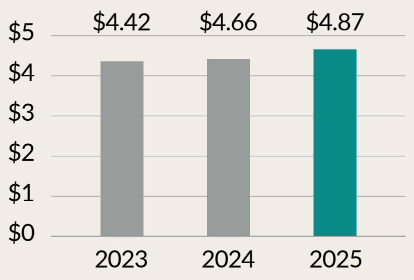


Economic Performance

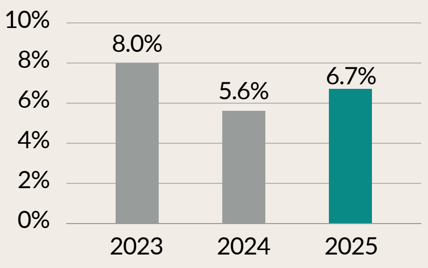
Our disciplined investment approach and strategic market positioning have enabled EastGroup to retain strong occupancy rates and maintain a large and diverse customer base, promoting market resilience and year-over-year earnings growth.

Operating Results

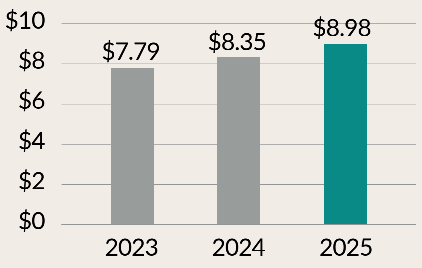
NET INCOME ATTRIBUTABLE TO COMMON STOCKHOLDERS
(Per Diluted Share)



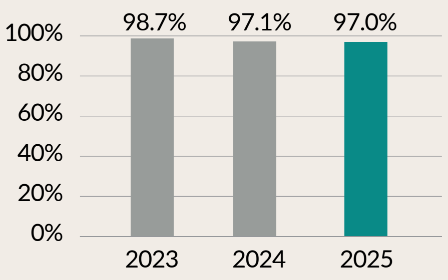
SAME PNOI GROWTH
(Excluding Income from Lease Terminations) (Cash Basis)



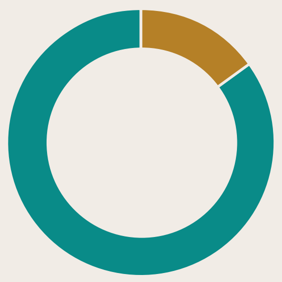
FUNDS FROM OPERATIONS
(Per Diluted Share)



LEASED OPERATING PORTFOLIO



CAPITALIZATION
(As of December 31, 2025)



- **15%** Fixed Rate Debt $1.6 Billion, 3.43% Weighted Average Rate
- **85%** Shareholders' Market Equity $9.5 Billion (53.3 Million Common Shares Outstanding @ $178.14 Per Share)
- **0%** Variable Rate Debt $18.8 Million, 4.55% Weighted Average Rate

DIVIDEND GROWTH
(As of Fourth Quarter 2025)

> Declared 184th Consecutive Quarterly Cash Dividend – $1.55 per Share
> Increased or Maintained Cash Dividend for 33 Consecutive Years
> Dividend Has Increased 30 of the Past 33 Years – Increased in Each of the Last 14 Years

Development Spotlight: Designing for Tenant Experience at Arista 36 Business Park

Developed through a joint venture between EastGroup and LaPour Partners, Arista 36 Business Park was designed to meet the needs of modern industrial users with significant power demand. The buildings feature up to 4,000-amp electrical capacity—the highest level permitted by the local utility—providing tenants with the flexibility to support heavy power requirements. This capability was achieved through early coordination with the utility provider to ensure sufficient grid capacity and appropriate infrastructure design.

Additional design features were included to enhance functionality and adaptability. Castellated beam roof structures allow for greater flexibility in supporting specialized equipment, and ample EV charging stations, secured bike storage and outdoor seating areas support both operational needs and employee comfort.

Beyond the buildings themselves, Arista 36 offers strong connectivity and accessibility. The site is located near residential communities, retail amenities and the Broomfield airport, making it attractive to both employers and employees. A walking trail integrated into the development connects to a broader regional network, promoting wellness and engagement within the surrounding community.

Insights from this development continue to shape our approach to future projects, including early collaboration with utility providers, designing for increased power capacity and incorporating features that enhance flexibility, sustainability and overall tenant experience.

ENVIRONMENTAL PERFORMANCE

Data Management

EastGroup continues to enhance portfolio-wide data coverage to strengthen our understanding of building operations and environmental performance. By leveraging technology, third-party expertise and green lease provisions that encourage tenant data sharing, we maintain a structured approach to collecting, managing and analyzing utility and emissions data across our portfolio.

Data Management Process

- Create property profiles for all assets in ENERGY STAR Portfolio Manager® ("ESPM") and our utility data management platform
- Partner with Verdani Partners™, a qualified environmental data management group, to request and upload whole-building utility data where available
- Upload available owner-paid electricity, gas and water data to ESPM
- Sync property profiles in ESPM to our utility data management platform
- Compile property-level data using our utility data management platform; GHG emissions factors are applied automatically in calculating our scope 1, 2 and 3 emissions data[1]
- Engage independent third party to perform moderate, type 2 assurance procedures over our environmental data and related disclosures in accordance with AccountAbility 1000 Assurance Standard v3 ("AA1000AS")

Green Lease Clauses

As our tenants maintain operational control over the utilities within their leased spaces, we continue to incorporate green lease clauses related to utility data access into new leases across all markets.

As of December 31, 2025, approximately

19%

of our portfolio by square footage was covered by a green lease clause related to utility data access.

2025 Data Coverage

EastGroup achieved the following data coverage for the year ended December 31, 2025:

ABSOLUTE DATA COVERAGE[2]

ENERGY
32%

WATER
88%

[1] Our scope 1, 2 and 3 emissions data is calculated in accordance with the operational control method of the GHG Protocol using location-based emissions factors. Emissions are reported in metric tons of CO_2 equivalent ("$MTCO_2e$") 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 our reported CO_2e: CO_2, NO_x, SO_2, CH_4 and N_2O. Stationary combustion is included as the sole category of scope 1 emissions. GHG emissions offsets do not apply for our properties.

[2] Absolute data coverage is calculated as the total gross floor area with complete energy or water consumption data, respectively, divided by 63,496,000 (the total gross floor area of our operating and lease-up portfolio). Floor area is considered to have complete energy or water consumption data when a full 12 months of consumption data is obtained for all types of energy or water, respectively, consumed for the relevant floor area during the reporting period (the 12 months ended December 31, 2025).

2025 Environmental Data

EastGroup recognizes the critical role that quality environmental data plays in showcasing progress, communicating impact and preparing for reporting expectations and mandates. As we continue to expand our data coverage, EastGroup shares both like-for-like data and absolute intensity data. The like-for-like data allows for comparisons across buildings that had complete, whole-building data coverage across both 2024 and 2025, while the intensity data is based on buildings with complete, whole-building data coverage for each respective year, allowing for better comparability against other industrial properties.

Like-for-like Performance[1]

Water

▼ -10.3%

	2025	2024
Water	2,035,936 m^3	2,270,170 m^3

Energy

▼ -4.5%

	2025	2024
Energy	109,748 MWh	114,966 MWh

GHG Emissions[3]

▼ -5.2%

	2025	2024
Scope 1	3 $MTCO_2e$	2 $MTCO_2e$
Scope 2	207 $MTCO_2e$	207 $MTCO_2e$
Scope 3	31,519 $MTCO_2e$	33,249 $MTCO_2e$

Intensity Performance[2]

Water

▼ -9.1%

	2025	2024
Water	28.84 m^3/KSF	31.72 m^3/KSF

Energy

▲ +2.8%

	2025	2024
Energy	5.45 kWh/SF	5.30 kWh/SF

GHG Emissions[3]

▼ -2.4%

	2025	2024
Scope 1	0.10 $MTCO_2e$ /KSF	0.10 $MTCO_2e$ /KSF
Scope 2	5.81 $MTCO_2e$/KSF	5.91 $MTCO_2e$/KSF
Scope 3	1.31 $MTCO_2e$ /KSF	1.39 $MTCO_2e$/KSF

Performance data shown above is calculated by external consultants and is subject to moderate, type 2 assurance procedures performed by an independent third party in accordance with AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). EastGroup is not responsible for any errors or omissions in performance data.

1 Like-for-like includes a comparison of the performance for buildings that were owned and operational for the 24 months ended December 31, 2025, and have 24 months of complete, whole-building water or energy data. Data coverage by floor area (SF) is as follows: Water – 81%, Energy – 30%, Scope 1 GHG Emissions – 85%, Scope 2 GHG Emissions – 85%, Scope 3 GHG Emissions – 30%.

2 Intensity performance is calculated by taking 12 months of energy, emissions and water use for buildings with a full year of consumption data and dividing by the floor area to which the data relates. Data coverage for 2025 by floor area (SF) is as follows: Water – 88%, Energy – 32%, Scope 1 GHG Emissions – 85%, Scope 2 GHG Emissions – 85%, Scope 3 GHG Emissions – 32%. Data coverage for 2024 by floor area (SF) is as follows: Water – 85%, Energy – 33%, Scope 1 GHG Emissions – 85%, Scope 2 GHG Emissions – 85%, Scope 3 GHG Emissions – 33%.

3 Our reported scope 1 and scope 2 emissions represent the emissions resulting from fuel and purchased electricity, respectively, associated with EastGroup's own operations, regardless of whether we own or lease the office space. This includes our corporate headquarters as well as our asset management, property management and regional offices, totaling approximately 42,000 SF. Our reported scope 3 emissions represent the GHG emissions generated from our downstream leased assets (Category 13).

Environmental Stewardship and Resilient Operations

EastGroup incorporates environmental stewardship into its development, operations and risk management practices. Through responsible design, efficient resource management and a focus on climate resilience, we seek to enhance building performance, reduce environmental impact and drive long-term value.

Responsible Development and Land Stewardship

EastGroup incorporates environmentally responsible design practices across its development and asset management activities to enhance building performance, improve resource efficiency and support the preservation of natural ecosystems.

As a developer, EastGroup works diligently to meet or exceed applicable environmental ordinances and standards, helping ensure the integrity and long-term sustainability of the ecosystems and communities in which we operate. These efforts are reflected in initiatives such as the ongoing preservation of wetland habitat at our Park at Myatt property in Nashville and the integration of a walking trail around the perimeter of Arista 36 Business Park near Denver.

EastGroup prioritizes key features and recurring practices across its portfolio that support efficient operations and responsible land use while enhancing the tenant experience.

BUILDING EFFICIENCY FEATURES

- Insulated ceilings and walls
- LED lighting
- Motion sensor lighting
- Skylights
- ENERGY STAR-certified HVAC equipment
- White reflective roofing
- Low-E insulated glass
- Solar shading

WATER & MATERIAL CONSERVATION

- Smart sensor irrigation systems
- Water-efficient plumbing fixtures
- Native, drought-tolerant landscaping
- Reclaimed water for irrigation
- Recycled building materials

SUPPORTIVE SITE DESIGN

- Habitat preservation
- Shaded rest areas
- Public transit access
- Bike storage
- Outdoor walking paths
- EV charging stations
- Flood-conscious design

Energy and Water Stewardship

EastGroup actively tracks and manages energy and water use across its operating portfolio. Through guiding policies and targeted initiatives, we seek to optimize resource use, improve efficiency and support long-term asset performance.

Our suite of guiding policies provides practical strategies and outlines performance goals:

> **Corporate Green Office Guide**: Outlines cost-effective strategies to improve resource efficiency and support employee well-being at our corporate offices

> **Energy Efficiency Guide**: Defines energy performance goals and the strategies used to achieve them

> **Water Efficiency Guide**: Establishes water reduction goals and supporting operational practices

EastGroup implements targeted initiatives to enhance efficiency at the property level. We continue to expand the use of efficient irrigation systems, with a majority of properties incorporating high-efficiency irrigation technologies. In addition, EastGroup has applied reflective window film at select properties to improve interior temperature control and enhance building performance, and we continue to prioritize LED retrofits and upgrades during periods of turnover or lease renewals. Over 100 LED lighting projects were completed in 2025.

84% Interior and/or Exterior LED Lighting

79% White Reflective Roofing

80% High-Efficiency Irrigation

Climate Resilience

EastGroup applies ongoing processes and recurring assessments to proactively manage our climate resilience. EastGroup's Environmental Risk Management strategy is grounded in robust data and actionable insights. At least every three years, we receive third-party consultation on climate-related risks across our entire portfolio. This analysis helps guide a combination of portfolio-wide assessments and property-level surveys that examine building features, equipment specifications and operational practices to evaluate asset resilience to climate-related risks.

In 2025, EastGroup conducted its second sustainability attribute survey, which is administered on a recurring basis to maintain visibility into sustainability features across the portfolio, helping to identify opportunities to enhance resilience and prioritize operational improvements.

In addition, EastGroup utilizes a Sustainability Due Diligence Scorecard to assess ESG-related criteria when evaluating investment opportunities. By embedding this scorecard into our due diligence process, we integrate environmental risk considerations into our investment strategy and support more resilient portfolio growth.

Green Building Certifications

EastGroup pursues green building certifications for select properties to support environmentally responsible construction and operational practices. To date, the Company has achieved certifications through ENERGY STAR, the BOMA 360 Performance Program® ("BOMA 360") and Leadership in Energy and Environmental Design ("LEED®"). In 2025, EastGroup worked with a third-party consultant to prepare a LEED Volume Program prototype for LEED Core & Shell (v4.0) in an effort to enhance the efficiency of future certification efforts. Our prototype was approved by the U.S. Green Building Council ("USGBC®") in 2025, and we expect to begin implementation of the prototype on a 2026 development project.

BOMA 360

SITE	YEAR AWARDED	SQUARE FOOTAGE
Gateway Commerce Park 1	2024	200,000
Gateway Commerce Park 2	2024	133,000
Gateway Commerce Park 3	2024	133,000
Gateway Commerce Park 4	2024	197,000
Gateway Commerce Park 5	2024	187,000
Southridge Commerce Park 1	2015	41,000
Southridge Commerce Park 2	2015	41,000
Southridge Commerce Park 3	2015	81,000
Southridge Commerce Park 4	2015	70,000
Southridge Commerce Park 5	2015	70,000
Southridge Commerce Park 6	2015	81,000
Southridge Commerce Park 7	2015	92,000
Southridge Commerce Park 8	2015	91,000
Southridge Commerce Park 12	2015	404,000
		1,821,000

LEED BUILDING DESIGN AND CONSTRUCTION

SITE	LEVEL	YEAR AWARDED	SQUARE FOOTAGE
Ten West Crossing 1	Certified	2014	30,000
World Houston 32	Certified	2015	96,000
World Houston 33	Certified	2016	160,000
World Houston 38	Certified	2018	129,000
World Houston 40	Certified	2016	202,000
			617,000

LEED CORE & SHELL

SITE	LEVEL	YEAR AWARDED	SQUARE FOOTAGE
Beltway Crossing 8	Certified	2013	88,000
Beltway Crossing 9	Certified	2014	45,000
Beltway Crossing 10	Certified	2013	79,000
Beltway Crossing 11	Certified	2015	87,000
Southridge Commerce Park 11	Certified	2016	88,000
Ten West Crossing 2	Certified	2015	46,000
Ten West Crossing 3	Certified	2015	68,000
Ten West Crossing 4	Certified	2015	68,000
Ten West Crossing 6	Certified	2017	64,000
Ten West Crossing 7	Certified	2017	68,000
Thousand Oaks 1	Certified	2014	36,000
Thousand Oaks 2	Certified	2014	73,000
Thousand Oaks 3	Silver	2014	66,000
West Road 1	Certified	2015	63,000
West Road 2	Certified	2015	100,000
World Houston 31	Certified	2018	44,000
World Houston 31b	Certified	2017	35,000
World Houston 34	Certified	2014	57,000
World Houston 35	Certified	2014	45,000
World Houston 37	Certified	2015	101,000
World Houston 39	Certified	2015	94,000
World Houston 41	Certified	2016	104,000
			1,519,000

Certified   Silver

ENERGY STAR CERTIFICATIONS

ENERGY STAR

2022	2023	2024	2025
8 Buildings	6 Buildings	17 Buildings	8 Buildings
1,089,000 Square Feet	1,337,000 Square Feet	3,001,000 Square Feet	1,678,000 Square Feet

CALGreen®

SITE	YEAR CONSTRUCTED	SQUARE FOOTAGE
Rocky Point Distribution Center 1	2019	118,000
Rocky Point Distribution Center 2	2019	109,000
Speed Distribution Center	2022	519,000
		746,000

BOMA BEST Sustainable

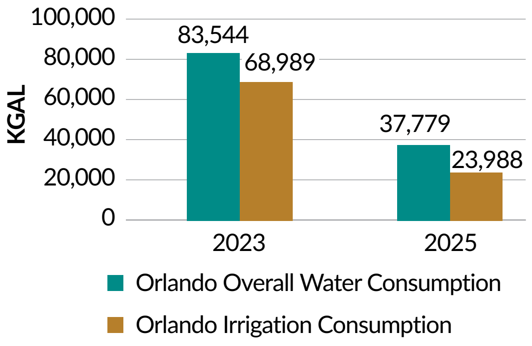
SITE	YEAR AWARDED	SQUARE FOOTAGE
Gateway Commerce Park 1	2024	200,000
Gateway Commerce Park 2	2024	133,000
Gateway Commerce Park 3	2024	133,000
Gateway Commerce Park 4	2024	197,000
Gateway Commerce Park 5	2024	187,000
		850,000

Market Spotlight:
Significant Water Conservation Through Orlando Smart Irrigation Upgrades

EastGroup achieved a **65% reduction in water consumption for irrigation (55% reduction in overall water consumption)** and over $200,000 in cost savings across its Orlando properties from 2023 to 2025, demonstrating the impact of targeted operational improvements and proactive resource management.

This reduction was driven by a comprehensive irrigation system upgrade, including the replacement of legacy timeclocks with WeatherTRAK® smart controllers, along with the installation of master valves and flow sensors. These enhancements enable real-time leak detection, remote system management and more precise irrigation scheduling, helping to minimize water waste and optimize usage.

These efforts reflect our team's commitment to improving environmental performance and serving as responsible stewards, supporting both strong business outcomes and our broader corporate responsibility objectives.



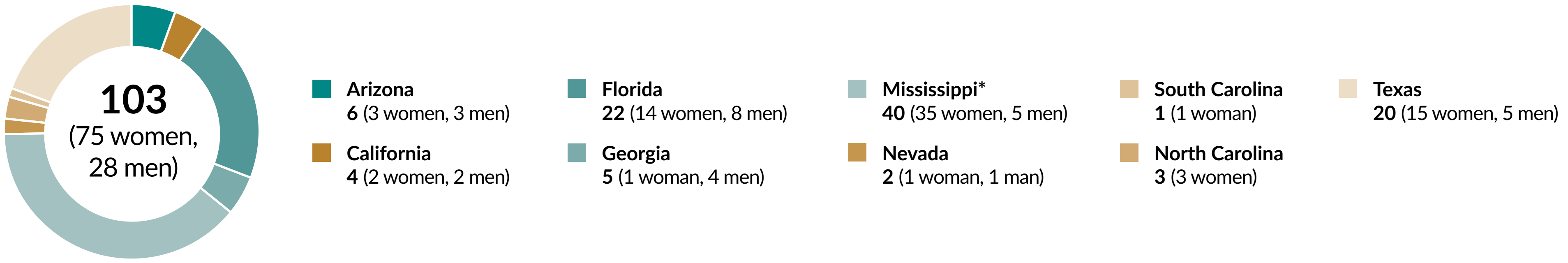
Water
▼ 65%
Reduction in water consumption for irrigation

REPORTING & DISCLOSURE

GRI Index

STATEMENT OF USE	EastGroup has reported in accordance with the GRI Standards for the period January 1, 2025, to December 31, 2025.
GRI 1 USED	GRI 1: Foundation 2021
APPLICABLE GRI SECTOR STANDARD(S)	None

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
GRI 2: General Disclosures 2021	
2-1 Organizational details	**Legal Name:** EastGroup Properties, Inc. ("EastGroup," the "Company," "we," "us" or "our") **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. **Headquarters:** 400 West Parkway Place, Suite 100, Ridgeland, MS 39157 **Locations of Operation:** High-growth markets throughout the United States, with an emphasis in the states of Texas, Florida, California, Arizona and North Carolina.
2-2 Entities included in the organization's sustainability reporting	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. For additional information, refer to page 48 of our 2025 Form 10-K filing.
2-3 Reporting period, frequency and contact point	**Reporting Period:** January 1, 2025, to December 31, 2025, consistent with our financial reporting period **Frequency:** Annual reporting **Contact Point:** Bess Randall, Director of Corporate Sustainability, bess.randall@eastgroup.net
2-4 Restatements of information	There were no restatements of information during the reporting period; however, certain 2024 comparative figures were updated based on changes in data coverage obtained to date.
2-5 External assurance	EastGroup engaged ISOS Group, Inc. to perform moderate, type 2 assurance of our environmental data in accordance with AA1000AS v3, covering the period beginning January 1, 2025, and ending December 31, 2025.
2-6 Activities, value chain and other business relationships	EastGroup is a self-administered real estate investment trust with over 65 million square feet of industrial properties either in operation or under construction across high-growth markets throughout the United States. As of December 31, 2025, our portfolio consisted of approximately 59.3 million square feet of business distribution properties, 4.9 million square feet of bulk distribution properties and 0.8 million square feet of business service properties across 12 states. EastGroup's supply chain includes companies that provide building materials, office supplies/equipment and utilities, as well as companies providing construction, consulting, financial, IT and other services. The downstream portion of our value chain includes tenants in approximately 1,700 leases and their associated business activities. No significant changes took place in 2025 related to our activities, value chain or other business relationships. For additional information, refer to pages 5-6 of our 2025 Form 10-K filing.

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
2-7 Employees	EastGroup employed 103 full-time team members and 1 part-time/temporary team member across 16 locations as of December 31, 2025. We had no other temporary or non-guaranteed hours employees as of December 31, 2025. See below for further breakdown of our full-time employees by state and gender:  * Includes one remote worker For additional information, refer to Our Employees on page 19 of this report.
2-8 Workers who are not employees	EastGroup works with third-party management companies and general contractors who support our operations without being EastGroup employees. Approximately 12% of our operating portfolio (by square footage) is managed by third-party management companies as of December 31, 2025. We do not have further employment data for our third-party property managers or our general contractors at this time. For additional information, refer to page 5 of our 2025 Form 10-K filing.
2-9 Governance structure and composition	Refer to Corporate Responsibility Governance Structure on page 13 of this report.
2-10 Nomination and selection of the highest governance body	Refer to pages 13 of our 2026 Proxy Statement.
2-11 Chair of the highest governance body	Refer to page 23 of our 2026 Proxy Statement.
2-12 Role of the highest governance body in overseeing the management of impacts	Refer to: > Corporate Responsibility Governance Structure on page 13 of this report. > Regulatory Compliance on page 14 of this report. > TCFD Index on page 50 of this report. > Page 29 of our 2026 Proxy Statement.
2-13 Delegation of responsibility for managing impacts	Refer to: > Corporate Responsibility Governance Structure on page 13 of this report. > Regulatory Compliance on page 14 of this report. > TCFD Index on page 50 of this report. > Page 29 of our 2026 Proxy Statement.
2-14 Role of the highest governance body in sustainability reporting	Refer to page 29 of our 2026 Proxy Statement.

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
2-15 Conflicts of interest	Annually, all EastGroup Board members and executive officers complete Director & Officer questionnaires to disclose and avoid any perceived or actual conflicts of interest. For additional information, refer to pages 5-6 of our Code of Ethics and Business Conduct, accessible at www.eastgroup.net/priorities.
2-16 Communication of critical concerns	In 2025, there were no critical concerns communicated to the Board. For additional information, refer to: > Corporate Policies & Protocol on page 15 of this report. > Pages 12-13 of our Code of Ethics and Business Conduct, accessible at www.eastgroup.net/priorities.
2-17 Collective knowledge of the highest governance body	EastGroup includes experience in corporate responsibility matters among the skills assessed for Board nominees annually and values corporate responsibility experience from both a company and investor perspective. Refer to page 19 of our 2026 Proxy Statement for additional information.
2-18 Evaluation of the performance of the highest governance body	Refer to page 20 of our 2026 Proxy Statement.
2-19 Remuneration policies	For information on director compensation, refer to pages 31-32 of our 2026 Proxy Statement. For comprehensive information on EastGroup's remuneration policies, refer to pages 39-65 of our 2026 Proxy Statement.
2-20 Process to determine remuneration	Refer to pages 39-65 of our 2026 Proxy Statement.
2-21 Annual total compensation ratio	Refer to page 66 of our 2026 Proxy Statement.
2-22 Statement on sustainable development strategy	Refer to: > Message to Our Stakeholders on page 3 of this report. > Environmental Stewardship and Resilient Operations on page 29 of this report.
2-23 Policy commitments	Refer to: > Corporate Policies & Protocol on page 15 of this report. > Our website at www.eastgroup.net/priorities.
2-24 Embedding policy commitments	EastGroup's internal Corporate Sustainability Committee is led by our Director of Corporate Sustainability, who is responsible for researching, recommending and guiding corporate responsibility and sustainability initiatives and policies within the organization. The Corporate Sustainability Committee receives oversight from the Nominating and Corporate Governance Committee. For additional information, refer to Corporate Responsibility Governance Structure on page 13 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
2-25 Processes to remediate negative impacts	As a company headquartered in the United States, EastGroup benefits from—and is subject to—a well-established framework of legal, regulatory and institutional mechanisms designed to safeguard against adverse impacts and facilitate appropriate remediation when issues arise. These systems provide robust channels for stakeholders to report grievances and seek redress across environmental, labor and community impact areas. Examples include state-level environmental agencies such as the Florida Department of Environmental Protection and the Texas Commission on Environmental Quality. These state-level agencies provide structured processes for responding to environmental incidents, such as contamination, stormwater violations or hazardous materials handling, and are subject to oversight from the U.S. Environmental Protection Agency. In addition to our internal Ethics Hotline, employee grievances related to safety, harassment or discrimination can be filed through state labor boards or federal entities such as the Equal Employment Opportunity Commission or Occupational Safety and Health Administration. In our development projects, community concerns regarding zoning, traffic or construction disruptions can be addressed through public hearings and administrative appeals under local planning and zoning boards. We actively participate in these forums and make project adjustments as necessary to mitigate negative community impacts. EastGroup's due diligence process 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 potential negative impacts.
2-26 Mechanisms for seeking advice and raising concerns	EastGroup provides employees with several mechanisms for seeking advice and raising concerns around 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 VP of Human Resources or Ethics Hotline. Annually, our VP of Internal Audit sends an email to all employees, providing the website and phone number of our Ethics 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 disclosing to their supervisor or the VP of Human Resources. This information is also provided during onboarding. Submissions to the Ethics 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 to the Ethics Hotline and no reports of suspected fraud or improprieties were received via other channels in 2025. For additional information, refer to: > Corporate Policies & Protocol on page 15 of this report. > Our Code of Ethics and Business Conduct, accessible at www.eastgroup.net/priorities.
2-27 Compliance with laws and regulations	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 2025. Refer to Disciplined Practices on page 14 of this report for additional information.
2-28 Membership associations	> National Association of Real Estate Investment Trusts ("Nareit") > Building Owners and Managers Association ("BOMA") > GRESB > U.S. Green Building Council ("USGBC") - Gold Membership
2-29 Approach to stakeholder engagement	Refer to Stakeholder Groups on page 18 of this report.
2-30 Collective bargaining agreements	None of EastGroup's employees were members of a union or subject to a collective bargaining agreement during 2025. For additional information, refer to page 3 of our Human Rights Statement, accessible at www.eastgroup.net/priorities.

GRI Standard / Other Source / Disclosure	Information / Reference
MATERIAL TOPICS	
GRI 3: Material Topics 2021	
3-1 Process to determine material topics	In 2025, a select group of our internal and external stakeholders took a GRI-aligned Double Materiality Survey to identify material topics for EastGroup's Corporate Responsibility program. For additional information, refer to Material Topics on page 8 of this report.
3-2 List of material topics	Refer to Material Topics on page 8 of this report.
CYBERSECURITY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup applies a multi-layered approach to ensuring our systems, people and operations are well prepared for potential cyber threats. Our Cyber Risk Committee oversees our cybersecurity program and establishes the policies, procedures and controls to maintain compliance with regulatory requirements, industry standards and internal security objectives. These include our Cybersecurity Policy, mandatory employee training and phishing exercises throughout the year, vendor risk management, cyber liability insurance and partnerships with trusted companies for 24/7 monitoring and protection. In 2025, EastGroup provided cybersecurity training to the Board of Directors, our Cyber Risk Committee and members of the technical team through a series of incident response tabletop exercises simulating the actions that would take place should EastGroup experience a cybersecurity breach. These exercises were led by an independent third-party consultant using the NIST CSF Version 2.0, a nationally recognized standard for managing cybersecurity risk. Following the exercises, management and the Board were provided with detailed evaluations of EastGroup's current response maturity in terms of its ability to govern, identify, protect, detect, respond to and recover from a cybersecurity event, including strengths and recommendations for enhancements. For additional information, refer to: > Cybersecurity on page 15 of this report. > Workplace Culture on page 21 of this report.
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 2025. 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.

GRI Standard / Other Source / Disclosure	Information / Reference
ETHICS & ANTI-CORRUPTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	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 the 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 are primary focuses in EastGroup's annual Property Managers and Management meetings, and we include risks related to fraud and our Compliance and Ethics program in our annual Enterprise Risk Management surveys. For additional information, refer to Disciplined Practices on page 14 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, and 100% of our employees received training related to ethics and anti-corruption in 2025.
205-3 Confirmed incidents of corruption and actions taken	There were no confirmed incidents of corruption during 2025. 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.

GRI Standard / Other Source / Disclosure	Information / Reference
EMPLOYEE SATISFACTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup values our 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. For additional information, refer to Our Employees on page 19 of this report.
GRI 401: Employment 2016	
401-1 New employee hires and employee turnover	There were 9 new employee hires during 2025 (7 women, 2 men) There was 1 voluntary termination during 2025 (1 woman), two retirements during 2025 (1 woman, 1 man) and four involuntary terminations in 2025 (3 women, 1 man).
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Full-time employees have access to a robust 401(k) matching program with additional discretionary profit-sharing contributions; a company-wide equity compensation award program; medical, dental and vision insurance coverage, as well as supplemental insurance, accident insurance and cancer insurance; life insurance; short- and long-term disability; parental leave; eligibility for participation in a Flexible Spending Account or Health Savings Account; vacation, sick and holiday time off; dedicated community service time; educational assistance; and an annual athletic club or equipment reimbursement. As of December 31, 2025, EastGroup had one part-time employee who may not have been eligible for all aforementioned benefits. For additional information, refer to our Healthy, Wealthy, Wise Benefits Summary, accessible at www.eastgroup.net/priorities.
401-3 Parental leave	All full-time employees are eligible for parental leave. In 2025, 6 women and 1 man took parental leave, all of whom have returned to work as of May 2026. 100% of the employees who took parental leave in 2024 have returned to work and remain employed with EastGroup as of May 2026. For additional information, refer to page 3 of our Healthy, Wealthy, Wise Benefits Summary, accessible at www.eastgroup.net/priorities.
EMPLOYEE HEALTH AND SAFETY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup aims to create an inclusive, safe and productive workplace environment that fosters employees' physical, mental and emotional well-being. The Company emphasizes employee development and safety and encourages active living. For additional information, refer to: > Our Employees on page 19 of this report. > Our Commitment to Safety & Health and Safety Policy, accessible at www.eastgroup.net/priorities.

GRI Standard / Other Source / Disclosure	Information / Reference
EMPLOYEE HEALTH AND SAFETY	
GRI 403: Occupational Health and Safety 2018	
403-1 Occupational health and safety management system	EastGroup's Employee Handbook and Health and Safety Policy require that all work-related injuries and illnesses be reported to Human Resources as soon as practicable. 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 2025 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.
403-2 Hazard identification, risk assessment, and incident investigation	EastGroup complies with OSHA requirements, acts on employee feedback and requires contractors to take certain precautionary measures to mitigate risk exposure. For additional information, refer to: > Corporate Policies & Protocol on page 15 of this report. > Workplace Culture on page 21 of this report. > Our Commitment to Safety & Health and Safety Policy, accessible at www.eastgroup.net/priorities. > Our Vendor Code of Conduct, accessible at www.eastgroup.net/priorities.
403-3 Occupational health services	Refer to: > Workplace Culture on page 21 of this report. > Our Vendor Code of Conduct, accessible at www.eastgroup.net/priorities.
403-4 Worker participation, consultation, and communication on occupational health and safety	EastGroup includes questions related to our employee health, safety and well-being programs in our employee engagement surveys. EastGroup treats survey feedback as actionable insight into improving our workplace environment. For additional information, refer to: > Our Employees on page 19 of this report. > Workplace Culture on page 21 of this report.
403-5 Worker training on occupational health and safety	EastGroup reimburses employees who take OSHA training courses, and in 2025, our Property Managers Meeting included a guest speaker on property security practices. Mandatory training around health and safety topics was incorporated into EastGroup's employee training program in 2025. For additional information, refer to Workplace Culture on page 21 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
EMPLOYEE HEALTH AND SAFETY	
403-6 Promotion of worker health	EastGroup provides a robust employee benefits package, underscoring our commitment to employee health and safety. We cover 100% of employees' medical insurance premiums for all full-time employees who complete an annual wellness checkup with the provider of their choice. The medical insurance plans offered through EastGroup include certain mental health resources at no additional cost. A monthly wellness newsletter is shared through our Company intranet which includes educational materials and resources related to various health and well-being topics, including mental health. For additional information, refer to Employee Wellness on page 20 of this report. For insight on how we establish a healthy workplace for outside workers supporting EastGroup's operations, refer to our Vendor Code of Conduct, accessible at www.eastgroup.net/priorities.
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	All construction work on EastGroup's development properties 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 to take reasonable precautions for safety of and injury prevention to employees performing the work and other persons who could be affected. For additional information, refer to: > Workplace Culture on page 21 of this report. > Our Vendor Code of Conduct, accessible at www.eastgroup.net/priorities. > Our Commitment to Safety & Health and Safety Policy, accessible at www.eastgroup.net/priorities.
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	In 2025, there were no reported work-related fatalities, injuries or illnesses amongst EastGroup employees. For additional information, refer to Workplace Culture on page 21 of this report.
403-10 Work-related ill health	In 2025, there were no reported work-related fatalities, injuries or illnesses amongst EastGroup employees. For additional information, refer to Workplace Culture on page 21 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
ENERGY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup tracks, measures and reports on our energy and emissions activity as we actively aim to minimize operational expenses and demonstrate strong environmental stewardship. Our Environmental Management System outlines our processes for utility data tracking and building performance. Alongside our ongoing focus on expanding data coverage, EastGroup commits to transparent benchmark reporting and aims to improve upon our energy efficiency and emissions reduction efforts. For additional information, refer to: > Data Management on page 27 of this report. > 2025 Environmental Data on page 28 of this report.
GRI 302: Energy 2016	
302-1 Energy consumption within the organization	The figures below include the 2024 and 2025 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 85% (35,000 SF out of 41,000 total SF) for 2024 and 85% (35,500 SF out of 42,000 total SF) for 2025. **2024 Consumption Data** ELECTRICITY 603,784 kWh (17.25 kWh/SF) FUEL 12,840 kWh (0.37 kWh/SF) TOTAL ENERGY 616,624 kWh (17.62 kWh/SF) **2025 Consumption Data** ELECTRICITY 611,891 kWh (17.24 kWh/SF) FUEL 14,715 kWh (0.41 kWh/SF) TOTAL ENERGY 626,606 kWh (17.65 kWh/SF) All energy consumption within the organization during 2024 and 2025 was from the grid, and no energy was consumed or sold from self-generated or renewable energy during these years. For additional information, refer to 2025 Environmental Data on page 28 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
ENERGY	
302-2 Energy consumption outside of the organization	The 2025 "absolute" data below includes the energy consumption data for the 20,577,000 SF of our operating and lease-up portfolio with available energy data for 2025. This data covers approximately 32% of our total operating and lease-up portfolio as of December 31, 2025. **2025 Absolute Consumption Data** ELECTRICITY 88,315 MWh (4.29 kWh/SF) FUEL 23,799 MWh (1.16 kWh/SF) TOTAL ENERGY 112,114 MWh (5.45 kWh/SF) The 2024 and 2025 “like-for-like” data below includes the energy consumption for the 18,860,000 SF of our operating and lease-up portfolio with whole-building energy data available for both 2024 and 2025. This data covers approximately 30% of our total operating and lease-up portfolio as of December 31, 2025. **2025 Like-for-Like Consumption Data** ELECTRICITY 91,940 MWh (4.87 kWh/SF) FUEL 17,808 MWh (0.94 kWh/SF) TOTAL ENERGY 109,748 MWh (5.82 kWh/SF) **2024 Like-for-Like Consumption Data** ELECTRICITY 95,713 MWh (5.07 kWh/SF) FUEL 19,254 MWh (1.02 kWh/SF) TOTAL ENERGY 114,966 MWh (6.10 kWh/SF) For additional information, refer to 2025 Environmental Data on page 28 of this report.
302-3 Energy intensity	Refer to 302-1 and 302-2 above for energy intensity metrics.
302-4 Reduction of energy consumption	Refer to: > 2025 Environmental Data on page 28 of this report. > Environmental Stewardship and Resilient Operations on page 29 of this report.
302-5 Reductions in energy requirements of products and services	Refer to Environmental Stewardship and Resilient Operations on page 29 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
WATER EFFICIENCY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	Water efficiency is a critical part of EastGroup's approach to responsible resource management. EastGroup prioritizes low-flow plumbing fixtures, smart irrigation and drought-tolerant landscaping in new developments, acquisitions and retrofit opportunities. Combined with our build-out of an Environmental Management System, EastGroup's ongoing efforts to expand data coverage enable increasingly sophisticated data management practices and water conservation strategies. For additional information, refer to: 2025 Environmental Data on page 28 of this report. Environmental Stewardship and Resilient Operations on page 29 of this report.
GRI 303: Water and Effluents 2018	
303-1 Interactions with water as a shared resource	EastGroup recognizes water conservation as a critical component to environmental stewardship. The only water usage under EastGroup's operational control is related to interior plumbing and exterior landscaping. All water is sourced from third parties such as municipal water suppliers and public or private utilities and any wastewater generated from operations is responsibly discharged via municipal facilities in compliance with local regulations. At this time, we do not track water consumed or discharged separately from total water withdrawn; however, our water-reduction strategies are focused toward actions that would reduce water consumed as a result of landscaping. When assessing new developments and portfolio resiliency, EastGroup is cognizant of regions with high water stress, making sure to implement native and drought-tolerant landscaping as well as smart sensor irrigation technology where possible. For additional information, refer to: > Energy and Water Stewardship on page 30 of this report. > Market Spotlight on page 32 of this report.
303-2 Management of water discharge-related impacts	While EastGroup does not currently track water discharge, we are unaware of any violations or significant risks posed to our company or to the surrounding environment as a result of water discharge from our operations. At least annually, each of our buildings is visited by an EastGroup property manager, who completes an annual environmental assessment, 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 2025.
303-3 Water withdrawal	Refer to 2025 Environmental Data on page 28 of this report for total water withdrawn for 2025. 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 discharge separately from water consumed. 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 2025 Environmental Data on page 28 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. Our responsive and attentive property management teams facilitate meaningful engagement opportunities that strive to make tenants feel comfortable in their workspace and connected to the surrounding community. Our genuine care for our tenants contributes to our consistently strong leasing metrics and is reflected in tenant feedback. For additional information, refer to Our Tenants on page 23 of this report.

GRI Standard / Other Source / Disclosure	Information / Reference
NON-GRI TOPIC: GREEN BUILDING CERTIFICATIONS	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup pursues green building certifications to support environmentally responsible construction and operational practices. The Company maintains certifications through ENERGY STAR, BOMA and LEED, and in 2025 advanced its certification strategy by developing a LEED Volume Program prototype to improve the efficiency and consistency of future certification efforts. For additional information, refer to: > Property Spotlight on page 16 of this report. > Green Building Certifications on page 31 of this report.
NON-GRI TOPIC: RISK MANAGEMENT	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup manages risk through an ERM program that identifies and evaluates operational, financial and regulatory risks. Through Board oversight, structured assessment processes and a portfolio-wide insurance strategy, the Company mitigates risk exposure and strengthens resilience in order to advance long-term business objectives. For additional information, refer to: > Disciplined Practices on page 14 of this report. > Environmental Stewardship and Resilient Operations, Climate Resilience on page 29, 30 of this report. > TCFD Index on pages 50-54 of this report.
NON-GRI TOPIC: ACQUISITION DUE DILIGENCE	
GRI 3: Material Topics 2021	
3-3 Management of material topics	EastGroup's acquisition due diligence underpins our investment strategy. 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 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 and preparing investment packages for review. Each investment package includes a detailed summary of the project, an assessment of potential advantages and disadvantages of the transaction as well as insight into local market trends. Phase I environmental site assessments, property condition assessments, zoning reports and surveys are obtained for all acquisitions, providing insight into permitting requirements, flood zones and other physical and environmental risks related to the project, 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 submarkets, as well as seismic, roof and other geological and environmental assessments. In 2023, we incorporated a Sustainability Due Diligence Scorecard into our due diligence process, further integrating our consideration of climate risks and resiliency into our overall business strategy. For additional information, refer to TCFD Index on page 50 of this report.

SASB Index

ACTIVITY METRIC	CATEGORY	UNIT OF MEASURE	CODE	RESPONSE
Number of assets, by property sector	Quantitative	Number	IF-RE-000.A	EastGroup owned 658 buildings as of December 31, 2025 (includes all buildings in operating and lease-up). All buildings owned in 2025 were part of the industrial sector.
Leasable floor area, by property sector	Quantitative	Square feet ("SF")	IF-RE-000.B	63,496,000 SF
Percentage of indirectly managed assets, by property sector	Quantitative	Percentage by floor area	IF-RE-000.C	100%
Average occupancy rate, by property sector	Quantitative	Percentage	IF-RE-000.D	96.5%

TOPIC	METRIC	CATEGORY	UNIT OF MEASURE	CODE	
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property sector	Quantitative	Percentage by floor area	IF-RE-130a.1	32%
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Quantitative	Megawatt-hours ("MWh"), Percentage	IF-RE-130a.2	(1) 112,114 MWh (2) 100% (3) Less than 1%
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Quantitative	Percentage	IF-RE-130a.3	-4.5%
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Quantitative	Percentage by floor area	IF-RE-130a.4	(1) 27% (2) 3%
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	NA	IF-RE-130a.5	EastGroup has embedded systems and processes to facilitate responsible energy management across our portfolio and investment strategy. This includes internal construction standards, data management, our Environmental Management System and our Sustainability Due Diligence Scorecard for investment opportunities. For more information, refer to: Approach to Corporate Responsibility on pages 7-10 of this report. Data Management on page 27 of this report. 2025 Environmental Data on page 28 of this report.

TOPIC	METRIC	CATEGORY	UNIT OF MEASURE	CODE	
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Percentage by floor area	IF-RE-140a.1	(1) 88% (2) 96%
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Cubic meters ("m³"), Percentage	IF-RE-140a.2	(1) 2,182,496 m³ (2) 49%
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Quantitative	Percentage	IF-RE-140a.3	-10.3%
	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	NA	IF-RE-140a.4	EastGroup recognizes the potential water-related risks associated with our business operations and geographies. In addition to installing water-efficient fixtures and appliances and implementing water-conscious landscaping practices, EastGroup also conducts periodic resilience assessments to gauge our portfolio's exposure to various climate-related risks, including flooding, drought and heatwaves. For more information, refer to: 2025 Environmental Data on page 28 of this report. Environmental Stewardship and Resilient Operations on pages 29-30 of this report. Market Spotlight on page 32 of this report.

TOPIC	METRIC	CATEGORY	UNIT OF MEASURE	CODE	
Management of Tenant Sustainability Impacts	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Quantitative	Percentage by floor area	IF-RE-410a.1	While EastGroup does not have a universal cost-recovery clause across new leases, the Company does work closely with tenants during lease negotiations to understand the need for and tenants' interest in efficiency-related improvements. This enables EastGroup to take a case-by-case approach to help drive building improvements for the Company's and tenant's mutual benefit. In 2025, 24% of new leases (representing approximately 1.3 million square feet) included efficiency-related capital improvements such as LED lighting installation or retrofits as part of a tenant improvement allowance. 72% of new leases in 2025 (representing approximately 3.4 million square feet) included green lease language related to the sharing of utility consumption data.
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Quantitative	Percentage by building and floor area	IF-RE-410a.2	(1) 100% of our industrial buildings are separately metered for tenant electricity. Owner-paid electric meters cover the exterior and parking areas as well as a minimal amount of interior space for a small subset of properties. (2) As distribution facilities are generally less water intensive than other building types, we do not typically meter or submeter each tenant separately unless their water needs extend beyond normal restroom or kitchen use, however, we do use submeters to track water consumption for each building's irrigation system separately from interior water use.
	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	NA	IF-RE-410a.3	EastGroup utilizes guiding policies, educational materials, lease language and other stakeholder engagement opportunities to promote a collaborative approach toward improving tenants' sustainability impacts. This includes a Tenant Green Fit-Out Guide, green lease language, awareness campaigns and property-level events, all of which highlight the benefits of conservation principles and help foster enhanced utility data management for continual performance improvement. For more information, refer to: Stakeholder Groups on page 18 of this report. Shared Progress on page 23 of this report.
Climate Change Adaptation	Area of properties located in 100-year flood zones, by property sector	Quantitative	Square feet ("SF")	IF-RE-450a.1	EastGroup conducts resilience assessments to determine our properties' exposure to flooding under various climate scenarios. While a small percentage of our portfolio is located within 100-year flood zones, more specific context would be required to evaluate the exact square footage impacted given the various resilience features incorporated at properties that are designed to prevent flooding or mitigate its impacts. EastGroup retains extensive insurance coverage, including flood insurance, over all of our buildings.
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	Discussion and Analysis	NA	IF-RE-450a.2	EastGroup applies a portfolio-wide and property-specific lens to assessing the climate-related resilience of our operations and investment opportunities. In addition to our extensive property insurance coverage, we also incorporate strategies for mitigating the impacts of physical climate risks on a building-by-building basis during construction. These may include raising a building out of the base flood elevation, incorporating a retention pond or other stormwater control features, raising the height of dock doors and other design measures to reduce the risk of water penetration or mitigate its impacts. We also install protective guards on rooftop AC units to preserve and extend their lifespan and make adjustments to the wind rating of our rooftops in certain areas of heightened risk. For more information, refer to: Environmental Stewardship and Resilient Operations on page 29 of this report. TCFD Index on pages 50-54 of this report.

TCFD Index

Section 1: Governance

Describe the board's oversight of climate-related risks and opportunities.

EastGroup's Board upholds its responsibility to provide ongoing oversight to all Board committees. This includes the Nominating and Corporate Governance Committee, which provides direct oversight of our corporate responsibility program and initiatives, including our assessment of climate-related risks and opportunities.

The Board stays abreast of the Company's corporate responsibility program and associated climate-related risks and opportunities via quarterly updates from EastGroup's Director of Corporate Sustainability and through participation in the Company's annual ERM process, which pulls insights from annual surveys taken 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 in relation to both likelihood of occurrence and degree of impact.

The Nominating and Corporate Governance Committee holds more in-depth discussions around corporate responsibility, including climate-related risks and opportunities, at least annually.

EastGroup maintains open lines of communication between the Board and management to quickly and efficiently share pertinent information and insights as relevant topics arise.

Describe management's role in assessing and managing climate-related risks and opportunities.

EastGroup's management team is collaborative and communicative when it comes to assessing and managing the Company's climate-related risks and opportunities. EastGroup's CEO has overarching responsibility for EastGroup's business strategy, including climate-related matters. This includes direct involvement in material decisions concerning corporate responsibility initiatives and participation in the Company's annual ERM process, where climate-related risks are evaluated alongside other strategic and operational risks.

The ERM process provides a formal mechanism through which senior management and the Board regularly assess current and emerging risks. Climate-related risks—both physical and transitional—are reviewed in this context to ensure the Company remains resilient and adaptive in a changing business and environmental landscape. This process also informs mitigation strategies and long-term planning.

The Director of Corporate Sustainability is directly responsible for researching, recommending and leading our sustainability initiatives. This involves heading the Company's internal Corporate Sustainability Committee, which includes EastGroup's CFO and CAO as well as other employees and senior management across various departments. The Director of Corporate Sustainability meets weekly with external consultants and facilitates an annual strategy meeting for the entire Corporate Sustainability Committee and our consultants to review progress, assess current standing and plan priority initiatives for the coming year.

Section 2: Strategy

Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term.

With support from a third-party consultant, EastGroup conducts periodic portfolio-wide, regional and property-level assessments to identify climate-related physical and transition risks and associated opportunities over the short term (within 12 months), medium term (1-10 years) and long term (10+ years). Factors considered in these assessments include the following:

Weather- and climate-related physical risks:

Drought
Heat stress
Earthquake
Flood
Hurricane
Tornado
Wind
Wildfire
Winter weather
Sea level rise

Indirect risks associated with climate-related events and risks associated with transition to a lower-carbon economy:

> Operating costs, including insurance premiums; construction and labor costs; and utility expenses
> Supply chain disruption
> Compliance with "green" building codes, utility benchmarking requirements or building performance standards

Based on our assessment of climate-related risks, EastGroup has identified the following as the most prevalent risks across the short, medium and long term:

SHORT TERM (WITHIN 12 MONTHS)	Tornado, hurricane and flood
MEDIUM TERM (1-10 YEARS)	Drought and heat stress; increasing property and casualty insurance premiums; compliance with laws or regulations; and increasing utility and development costs
LONG TERM (10+ YEARS)	Sea-level rise; compliance with laws or regulations; and increasing utility and development costs

EastGroup diligently assesses climate-related risks and intends to continue monitoring the evolving climatic, regulatory and ordinance landscape, but at this time, the Company does not consider any of the identified risks to pose a material financial impact to the Company. Our comprehensive insurance coverage, location diversity, policy guidelines and ongoing work by our Corporate Sustainability Committee all contribute to insulate our business from climate-related risks and ensure the Company complies with local and federal regulation and reporting requirements.

EastGroup already takes advantage of opportunities to install energy-efficient lighting and equipment during periods of tenant turnover or lease renewal and incorporates efficient equipment and design features into our new development properties. Additionally, EastGroup explores opportunities presented by emerging technologies, energy transition and shifting market demand. Two prominent opportunities identified to date are implementation of EV charging stations to support our tenants in their transition to a low-carbon economy and installation of onsite PV solar to take advantage of inexpensive clean energy. We currently work with tenants who express an interest in installing onsite solar and expect these opportunities to continue to grow over the medium term.

Describe the impact of climate-related risks and opportunities on the organization's business, strategy and financial planning.

At EastGroup, climate-related risks and opportunities are widely factored into how the Company operates our business and plans for continued success.

Business

EastGroup incorporates climate-related risks and related considerations in our ERM process, insurance strategy and tenant engagement initiatives. In partnership with our third-party sustainability consultants, EastGroup performs ongoing risk assessments that guide capital allocation and performance improvements across our assets. The Company maintains comprehensive insurance coverage across our portfolio to reduce financial exposure to extreme weather events and other climate-driven hazards. EastGroup has adopted green lease provisions across all markets to enable data transparency and foster tenant collaboration around advancing building operational performance. Tenant engagement efforts also include environmental awareness campaigns and disaster preparedness resources to promote tenant well-being and strengthen the resiliency of the communities in which we operate.

Strategy

Our sustainability strategy is led by a dedicated Director of Corporate Sustainability, who chairs our Corporate Sustainability Committee and manages our external consultant relationships. Together, they ensure our climate-related actions are aligned with broader corporate goals and that they support innovation, compliance and goal setting. We use our EMS, modeled on ISO 14001 standards, to guide environmental practices across acquisitions, construction, operations and stakeholder engagement. The EMS helps us embed environmental accountability into each stage of our value chain, and the Company encourages regional management teams to embrace location-specific operational strategies that aim to improve resource efficiency and building performance.

Financial Planning

EastGroup considers climate-related factors in our capital access strategy, forward-looking business planning and budgeting processes. Since June 2021, EastGroup has had an unsecured revolving credit facility that offers an incremental reduction in borrowing costs if the Company achieves a target number of newly constructed buildings with qualifying EV charging stations as a percentage of total qualifying buildings for each fiscal year. Also, EastGroup has explored portfolio-wide strategies for meeting green building certification standards in new developments and engages third-party consultants to assess opportunities such as potential rooftop solar leases. Through scenario analysis and close collaboration with our sustainability consultants, we refine our short-, medium- and long-term plans to reflect best practices, mitigate risks and capitalize on opportunities.

Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.

EastGroup engages a third-party sustainability consultant to support in the identification and assessment of and planning for climate-related risks and opportunities. This partnership integrates climate resilience into EastGroup's planning for and execution of site evaluations, construction costs, design specs and tenant engagement. The partnership also enables EastGroup to stay abreast of best practices in sustainability reporting, peer benchmarking and performance requirements. With guidance from its consultant, EastGroup conducts regional risk evaluations and property-level site evaluations for each asset every three years. These evaluations are based on best available strategies of the time, ensuring the Company remains agile to shifting priorities while maintaining its resolve for strong business performance.

EastGroup's most recent Regional Climate Resilience Assessment, conducted by our consultant in 2023, included a sea-level rise risk assessment analysis using three Representative Concentration Pathway ("RCP") scenarios from the Intergovernmental Panel on Climate Change ("IPCC"): RCP 2.6 (representing deep and rapid emissions cuts); RCP 4.5 (representing moderate emissions cuts); and RCP 8.5 (representing unchecked emissions). All of our properties were assessed as "very low risk" under both the RCP 2.6 and RCP 4.5 scenarios, and under the RCP 8.5 scenario, less than 4% of the Company's properties (by square footage) were assessed as "low risk" through the year 2100, with the remainder assessed as "very low risk."

Section 3: Risk Management

Describe the organization's process for identifying and assessing climate-related risks.

EastGroup conducts several key assessments on a three-year basis to stay focused on material risks and promote data-driven investment and budgetary decisions:

DOUBLE MATERIALITY ASSESSMENT	Used to establish the ESG topics that most influence Company performance and assess EastGroup's operations that have the most impact on the environment and society
REGIONAL CLIMATE RESILIENCE ASSESSMENT	Used to determine property-level exposure to identified climate-related risks prevalent to the geographic locations in which the Company operates
PROPERTY-LEVEL RESILIENCE SURVEY	Used to assess the presence of property-level resilience attributes across EastGroup's portfolio

For new acquisitions, EastGroup uses a Sustainability Due Diligence Scorecard to ensure that critical environmental, social, regulatory and resilience factors are considered when evaluating investment opportunities.

Additionally, EastGroup's Director of Corporate Sustainability holds weekly meetings with the Company's sustainability consultant, allowing for regular check-ins on the Company's exposure to and progress toward addressing various climate-related risks.

Incorporated into these weekly meetings is a meticulous review of processes, programs and policies as part of the Company's GRESB reporting process, which helps identify areas of strong performance and opportunities for improvement.

Describe the organization's process for managing climate-related risks.

EastGroup leverages assessments (described in response to 3a), tools and guidance from its third-party consultant to shape policies, implement mitigation measures and perform stakeholder outreach, all of which contribute to the Company's management of climate-related risks.

Concurrently, EastGroup maintains continual focus on increasing data coverage across the Company's portfolio, helping to better inform decisions around building performance and resilience initiatives as well as to strengthen tenant-owner collaboration. EastGroup also has extensive insurance coverage over each of its assets to transfer some of the risk associated with the potential for extreme weather events and insulate the Company from costs associated with exposure to various climate hazards.

Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.

EastGroup has established protocols and communication channels ensuring the identification, assessment and management of climate-related risks are integrated into the Company's overall risk management.

EastGroup's EMS and Corporate Responsibility Policy serve as the company-wide foundation for environmental management and operational best practices. Also, EastGroup utilizes a Sustainability Due Diligence Scorecard for acquisition due diligence to ensure material physical, social and transition risk hazards are factored into investment decisions.

Section 4: 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 primary metrics used by the organization to assess climate-related risks and opportunities include the following:

> Percentage of portfolio (by square footage) with exposure to each climate-related hazard included in our Regional Climate Resilience Assessment

> Insurance premium trends and claims data

> Percentage of properties in areas of "relatively high" or higher drought risk with efficient irrigation systems

> Percentage of new development properties with EV charging stations installed annually

Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas emissions, and the related risks.

2025 GHG EMISSIONS INTENSITY PERFORMANCE

SCOPE 1	SCOPE 2	SCOPE 3
0.10 MTCO2e/KSF	5.81 MTCO2e/KSF	1.31 MTCO2e/KSF

Our reported scope 1 and scope 2 emissions represent the emissions resulting from fuel and purchased electricity, respectively, associated with EastGroup's own operations, regardless of whether we own or lease the office space. This includes our corporate headquarters as well as our asset management, property management and regional offices, totaling approximately 42,000 SF. Our reported scope 3 emissions represent the GHG emissions generated from our downstream leased assets (Category 13).

For additional information, refer to 2025 Environmental Data on page 28 of this report.

Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.

Related to management of climate-related risks and opportunities, it is EastGroup's goal to decrease energy use as well as indoor and outdoor water use wherever feasible. In support of these goals, EastGroup has embraced the following targets:

> 15% reduction in energy use intensity (and related GHG emissions) by 2033 compared to a 2023 baseline, which applies to corporate offices (where separately metered) and EastGroup-owned buildings' exterior and parking lot lighting for which EastGroup is billed directly

> 100% compliance with benchmarking, audit and GHG reduction reporting requirements annually

> 90% of new development transfers to receive EV charging installation on an annual basis by 2029

> 95% data coverage for landlord-paid utilities by 2033

> Substantially 100% of EastGroup's buildings in areas of "relatively high" or higher drought risk to have efficient irrigation (e.g., smart irrigation systems, drip irrigation, xeriscaping, etc.) by 2033

Every year, EastGroup improves upon our data collection processes and capacity, expanding upon our coverage for EastGroup-controlled operations as well as whole-building data. In 2025, EastGroup submitted all relevant benchmarking and reporting requirements and did not receive any associated penalties or fees. The Company also implemented irrigation improvements at 88 properties in 2024 and 5 properties in 2025 to improve efficiency across areas of higher drought risk.

About This Report

This report, published June 26, 2026, speaks as of the date it is published. Disclosures throughout our 2025 Corporate Responsibility Report have been prepared in accordance with Global Reporting Initiative ("GRI®") Standards, Sustainability Accounting Standards Board® ("SASB®") Standards and TCFD recommendations. Information contained within this report reflects data as of or for the year ended December 31, 2025, unless otherwise noted. 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.

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Our goals regarding our corporate responsibility and sustainability 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 sustainability 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.

EASTGROUP PROPERTIES

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

For more information, please visit:
www.eastgroup.net/priorities