Gateway Interchange, Phoenix, Arizona

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 2000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in high-growth markets throughout the United States with an emphasis in the states of Texas, Florida, California, Arizona and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 65.8 million square feet.

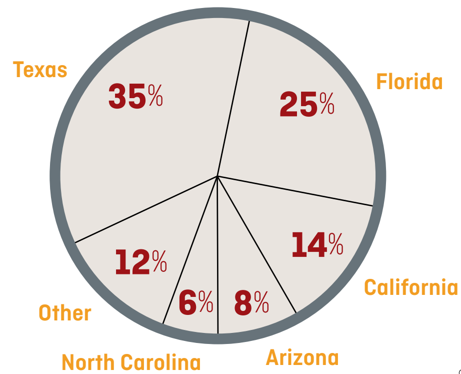
EASTGROUP PROPERTIES

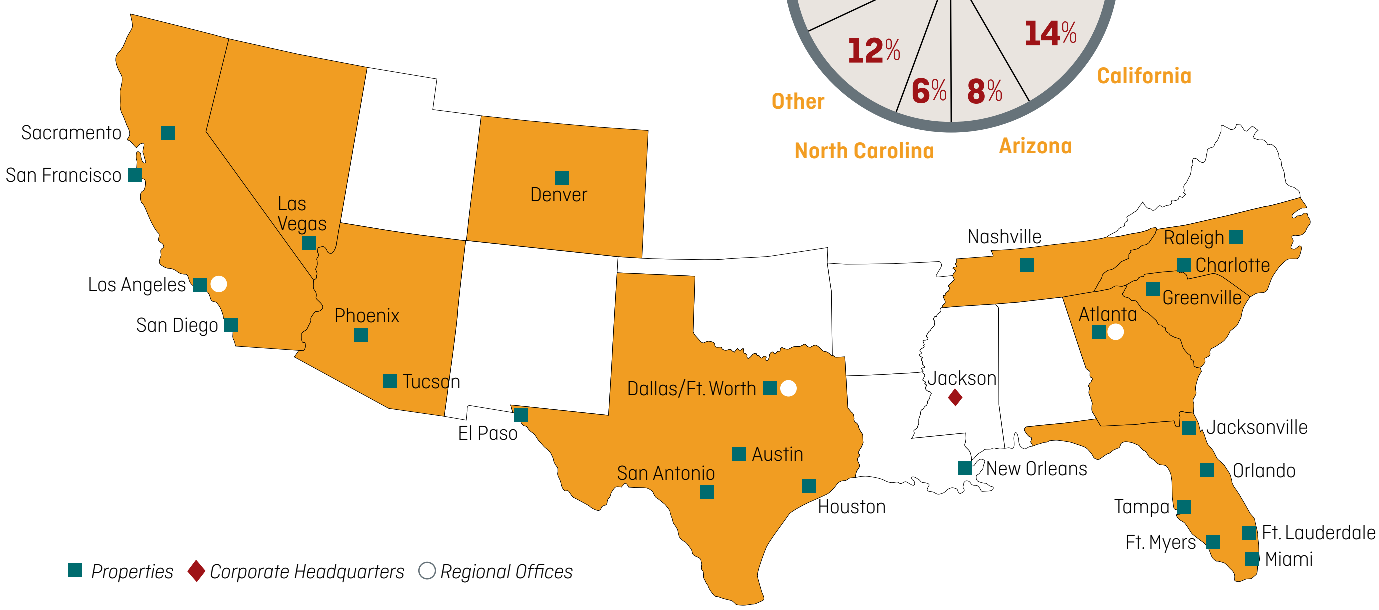
our strategy

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

PORTFOLIO BY STATE

Annualized Base Rent by percentage as of 06/30/26



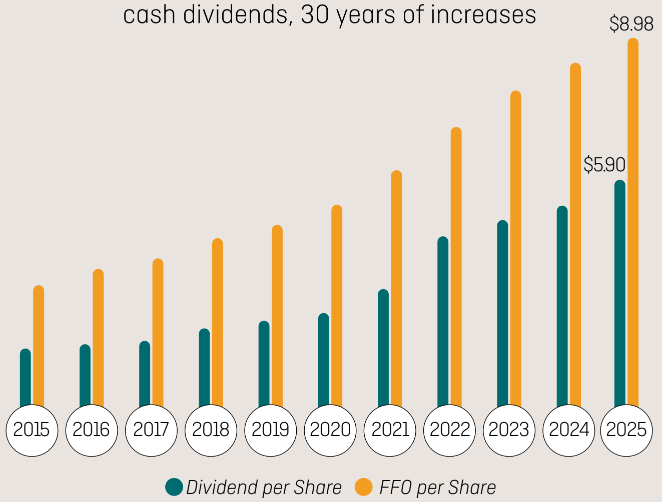


World Houston 46, Houston, Texas

Horizon West Logistics Park, Orlando, Florida

CASH DIVIDENDS AND FFO

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



2026 LEASING STATISTICS

96.8%
Leased as of 6/30

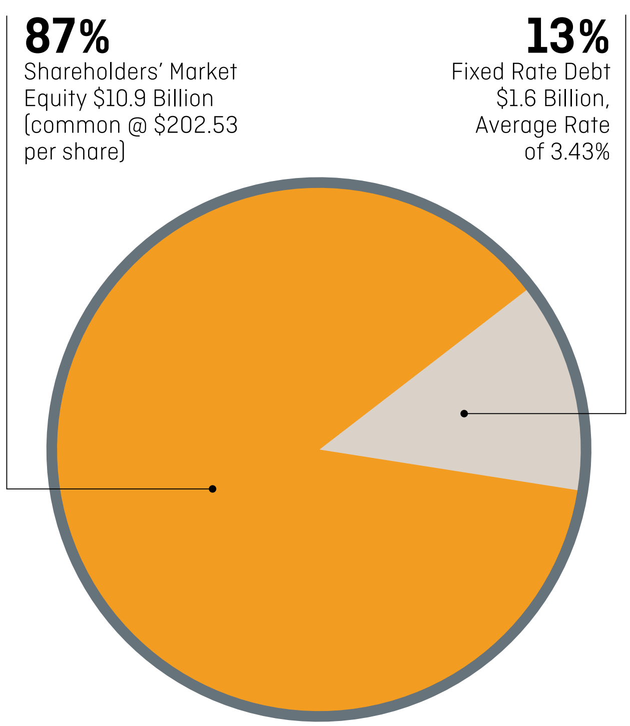
95.6%
Occupied as of 6/30

19.3%
Year-to-date Rental Change Cash Basis

35.2%
Year-to-date Rental Change Straight-Line Basis

CAPITALIZATION

As of 06/30/26




Greenway Commerce Park, Atlanta, Georgia

YEAR-TO-DATE 2026 ACCOMPLISHMENTS

(Through June 30, 2026)

- Funds from Operations, Excluding Gain on Involuntary Conversion and Business Interruption Claims, of $250 Million or $4.66 per Diluted Share for the Six Months Ended June 30, 2026, an Increase of 7.6% as Compared to the Same Period of 2025
- Same Property Net Operating Income for the Same Property Pool, Excluding Income From Lease Terminations, Increased 6.8% on a Straight-Line Basis and 8.8% on a Cash Basis for the Six Months Ended June 30, 2026 Compared to the Same Period in 2025
- Operating Portfolio was 96.8% Leased and 95.6% Occupied as of June 30, 2026
- Rental Rates on New and Renewal Leases Increased an Average of 35.2% on a Straight-Line Basis and 19.3% on a Cash Basis for the Six Months Ended June 30, 2026 Compared to the Same Period in 2025
- Development and Value-Add Program Consisted of 17 Projects (3.2 Million Square Feet) in 12 Markets at June 30, 2026
- Transferred 6 Projects (1.2 Million Square Feet) Across 5 Markets to the Operating Portfolio
- Acquired 1 Project (177,000 Square Feet) in Jacksonville, Florida. Subsequent to June 30, 2026, EastGroup Acquired 1 Project (143,000 Square Feet) in Phoenix, Arizona and Acquired a 5 Building Project (388,000 Square Feet) in Austin, Texas
- Strong and Flexible Balance Sheet at June 30, 2026 with Debt-To-EBITDAre Ratio of 3.0x and Interest and Fixed Charge Coverage Ratio of 15.1x for the Second Quarter of 2026
- Gross Proceeds of $280 Million Raised Under the Company's Continuous Common Equity Program During the Six Months Ended June 30, 2026
- Declared 186th Consecutive Quarterly Cash Dividend of $1.55 per Share During the Second Quarter of 2026
- 33rd Consecutive Year of Dividends with 30 Years of Increases and No Reductions
- Released EastGroup's 2025 Corporate Responsibility Report Highlighting Our Commitments to Our Tenants, Communities and Shareholders

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EGP LISTED NYSE