

# EastGroup Properties

Property	Location	Size	Percentage Leased 12/31/2009	Year Acquired	Cost Before Depreciation 12/31/2009
<b>Florida</b>					
<b>Tampa</b>					
56th Street Commerce Park (7)	Tampa, FL	181,000 SF	90%	1993/97	\$7,261,000
JetPort Commerce Park (11)	Tampa, FL	284,000 SF	91%	93/94/95/99	11,364,000
Westport Commerce Center (3)	Tampa, FL	140,000 SF	97%	1994	7,003,000
Benjamin Distribution Center (3)	Tampa, FL	123,000 SF	76%	1998/99	7,959,000
Palm River Center (2)	Tampa, FL	144,000 SF	86%	1998	7,157,000
Palm River North (3)	Tampa, FL	212,000 SF	94%	2000/01	13,079,000
Palm River South (2)	Tampa, FL	160,000 SF	100%	2005/06	9,111,000
Walden Distribution Center (2)	Tampa, FL	212,000 SF	100%	1999/02	8,758,000
Oak Creek Distribution Center (8)	Tampa, FL	746,000 SF	54%	1999-2009	38,502,000
Airport Commerce Center (2)	Tampa, FL	108,000 SF	68%	1999	5,980,000
Westlake Distribution Center (2)	Tampa, FL	140,000 SF	100%	2000/01	9,349,000
Expressway Commerce Center (3)	Tampa, FL	176,000 SF	79%	2003/04	11,053,000
<b>Orlando</b>					
Chancellor Center	Orlando, FL	51,000 SF	100%	1998	2,147,000
Exchange Distribution Center I, II & III (3)	Orlando, FL	201,000 SF	100%	1994/02	7,248,000
Sunbelt Distribution Center (6)	Orlando, FL	301,000 SF	82%	1989/99	11,860,000
John Young Commerce Center I & II (2)	Orlando, FL	98,000 SF	100%	1999/00	7,833,000
Altamonte Commerce Center I & II (8)	Orlando, FL	186,000 SF	83%	1999/03	9,877,000
Sunport Center (6)	Orlando, FL	372,000 SF	100%	2001-06	25,809,000
Southridge Commerce Park (9)	Orlando, FL	970,000 SF	97%	2006-09	61,660,000
<b>Jacksonville</b>					
Deerwood Distribution Center	Jacksonville, FL	126,000 SF	100%	1989/93	4,414,000
Phillips Distribution Center (3)	Jacksonville, FL	161,000 SF	100%	1994/95	7,949,000
Lake Pointe Business Park (9)	Jacksonville, FL	375,000 SF	75%	1994	14,787,000
Ellis Distribution Center (2)	Jacksonville, FL	339,000 SF	100%	1997	8,954,000
Westside Distribution Center (5) (Transferred 12th Street 12/09)	Jacksonville, FL	687,000 SF	100%	1997/2009	22,674,000
Beach Commerce Center	Jacksonville, FL	46,000 SF	100%	2001	2,934,000
Interstate Distribution Center (2)	Jacksonville, FL	181,000 SF	100%	2005	8,395,000
<b>Fort Lauderdale/Palm Beach area</b>					
Linpro Commerce Center (3)	Fort Lauderdale, FL	99,000 SF	95%	1996	4,103,000
Cypress Creek Business Park (2)	Fort Lauderdale, FL	56,000 SF	97%	1997	3,830,000
Lockhart Distribution Center (3)	Fort Lauderdale, FL	118,000 SF	96%	1997	5,507,000
Interstate Commerce Center	Fort Lauderdale, FL	85,000 SF	100%	1998	3,738,000
Executive Airport Distribution Center (3)	Fort Lauderdale, FL	140,000 SF	92%	2004/06	11,635,000
Sample 95 Business Park (4)	Pompano Beach, FL	209,000 SF	94%	1996/00	13,146,000
Blue Heron Distribution Center (4)	West Palm Beach, FL	210,000 SF	100%	1999/04	12,591,000
<b>Fort Myers</b>					
SunCoast Commerce Center (3)	Fort Myers, FL	<u>219,000</u> SF	58%	2007/08/09	<u>18,168,000</u>
		7,856,000 SF			405,835,000
<b>California</b>					
<b>San Francisco area</b>					
Wiegman Distribution Center (4)	Hayward, CA	262,000 SF	100%	1996	12,396,000
Huntwood Distribution Center (7)	Hayward, CA	515,000 SF	100%	1996	20,505,000
San Clemente Distribution Center	Hayward, CA	81,000 SF	100%	1997	3,734,000
Yosemite Distribution Center (2)	Milpitas, CA	102,000 SF	100%	1999	8,309,000
<b>Los Angeles area</b>					
Kingsview Industrial Center	Carson, CA	83,000 SF	100%	1996	3,247,000
Dominguez Distribution Center	Carson, CA	262,000 SF	100%	1996	11,201,000
Main Street Distribution Center	Carson, CA	106,000 SF	100%	2000	6,278,000
Walnut Business Center (2)	Fullerton, CA	241,000 SF	100%	1996	8,633,000
Washington Distribution Center	Santa Fe Springs, CA	141,000 SF	100%	1997	7,108,000
Chino Distribution Center	Chino, CA	300,000 SF	100%	1998	13,447,000
Industry Distribution Center (3)*	City of Industry, CA	909,000 SF	92%	1998/04/07	35,658,000
Chestnut Business Center	City of Industry, CA	75,000 SF	100%	2000	5,281,000
LA Corporate Center	Monterey Park, CA	77,000 SF	100%	1996	8,781,000
<b>Santa Barbara</b>					
University Business Center (4)**	Santa Barbara, CA	230,000 SF	89%	1996	31,511,000
Castilian Research Center **	Santa Barbara, CA	37,000 SF	100%	2007	8,956,000
<b>Fresno</b>					
Shaw Commerce Center (5)	Fresno, CA	398,000 SF	97%	1998	17,552,000
<b>San Diego</b>					
Eastlake Distribution Center	San Diego, CA	<u>191,000</u> SF	100%	1997	<u>11,213,000</u>
		4,010,000 SF			213,810,000

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<b>Texas</b>					
<b>Dallas</b>					
Interstate Warehouses (7)	Dallas, TX	597,000 SF	90%	1988-09	\$20,737,000
Venture Warehouses (2)	Dallas, TX	209,000 SF	81%	1988	6,882,000
Stemmons Circle (3)	Dallas, TX	99,000 SF	78%	1998	2,732,000
Ambassador Row Warehouses (3)	Dallas, TX	317,000 SF	100%	1998	7,368,000
Stemmons North (2)	Dallas, TX	86,000 SF	100%	2002/07	3,364,000
Shady Trail Distribution Center	Dallas, TX	118,000 SF	84%	2003	4,724,000
<b>Houston</b>					
Northwest Point Business Park (4)	Houston, TX	232,000 SF	100%	1994	9,853,000
Lockwood Distribution Center (3)	Houston, TX	392,000 SF	100%	1997	8,020,000
West Loop Distribution (2)	Houston, TX	161,000 SF	100%	1997/00	7,165,000
World Houston International Business Ctr. (29)	Houston, TX	2,221,000 SF	98%	1998-09	124,406,000
America Plaza	Houston, TX	121,000 SF	100%	1998	5,935,000
Central Green Distribution Center	Houston, TX	84,000 SF	100%	1999	4,694,000
Glenmont Business Park (2)	Houston, TX	212,000 SF	100%	2000/01	9,005,000
Techway Southwest (4)	Houston, TX	414,000 SF	100%	2002-09	22,684,000
Beltway Crossing Center (6)	Houston, TX	560,000 SF	89%	2002-09	29,237,000
Kirby Business Center	Houston, TX	125,000 SF	100%	2004	3,996,000
Clay Campbell (2)	Houston, TX	118,000 SF	100%	2005	4,102,000
<b>El Paso</b>					
Butterfield Trail (8)	El Paso, TX	687,000 SF	94%	1997/00	25,366,000
Rojas Commerce Park (3)	El Paso, TX	172,000 SF	96%	1999	6,773,000
Americas Ten	El Paso, TX	98,000 SF	100%	2003	4,390,000
<b>San Antonio</b>					
Alamo Downs Distribution Center (2)	San Antonio, TX	253,000 SF	94%	2004	8,221,000
Arion Business Park (18)	San Antonio, TX	714,000 SF	99%	2005-08	52,058,000
Wetmore Business Center (8)	San Antonio, TX	480,000 SF	88%	2005/09	33,184,000
Fairgrounds Business Park (4)	San Antonio, TX	<u>231,000</u> SF	<u>87%</u>	2007	<u>10,937,000</u>
		8,701,000 SF	8,701,000		415,833,000
<b>Arizona</b>					
<b>Phoenix area</b>					
Broadway Industrial Park (6)	Tempe, AZ	316,000 SF	72%	1996-02	15,871,000
Kyrene Distribution Center (2)	Tempe, AZ	130,000 SF	65%	1999/02	6,981,000
Southpark Distribution Center	Chandler, AZ	70,000 SF	100%	2001	4,227,000
Santan 10 Distribution Center (2)	Chandler, AZ	150,000 SF	100%	2005/07	9,468,000
Metro Business Park (5)	Phoenix, AZ	189,000 SF	93%	1996	14,363,000
35th Avenue Distribution Center (2)	Phoenix, AZ	124,000 SF	100%	1997	3,149,000
Estrella Distribution Center	Phoenix, AZ	174,000 SF	33%	1998	6,184,000
51st Avenue Distribution Center	Phoenix, AZ	79,000 SF	30%	1998	2,803,000
East University Distribution Center (2)	Phoenix, AZ	145,000 SF	57%	1998	6,102,000
55th Avenue Distribution Center	Phoenix, AZ	131,000 SF	100%	1998	5,346,000
Interstate Commons Distribution Center (4)	Phoenix, AZ	233,000 SF	79%	1999/01/08	11,091,000
Airport Commons	Phoenix, AZ	63,000 SF	77%	2003	3,074,000
40th Avenue	Phoenix, AZ	89,000 SF	100%	2009	6,715,000
Sky Harbor Business Park (5)	Phoenix, AZ	264,000 SF	51%	2009	25,328,000
<b>Tucson</b>					
Country Club Commerce Center (2)	Tucson, AZ	199,000 SF	100%	1997/03/07	9,446,000
Airport Distribution Center	Tucson, AZ	162,000 SF	33%	1998	7,097,000
Southpointe Distribution Center	Tucson, AZ	207,000 SF	100%	1999	6,932,000
Benan Distribution Center	Tucson, AZ	<u>44,000</u> SF	<u>100%</u>	2005	<u>2,943,000</u>
		2,769,000 SF	2,769,000		147,120,000
<b>North Carolina</b>					
<b>Charlotte area</b>					
NorthPark Business Park (4)	Charlotte, NC	322,000 SF	79%	2006	19,074,000
Lindbergh Business Park (2)	Charlotte, NC	77,000 SF	100%	2007	4,057,000
Westinghouse Distribution Center	Charlotte, NC	104,000 SF	100%	2007	5,358,000
Nations Ford Business Park (4)	Charlotte, NC	456,000 SF	74%	2007	20,307,000
Airport Commerce Center (2)	Charlotte, NC	192,000 SF	84%	2008	11,645,000
Interchange Park	Charlotte, NC	150,000 SF	100%	2008	8,940,000
Ridge Creek Distribution Center	Charlotte, NC	260,000 SF	100%	2008	14,818,000
Waterford Distribution Center	Rock Hill, SC	<u>67,000</u> SF	<u>100%</u>	2008	<u>4,049,000</u>
		1,628,000 SF	1,628,000		88,248,000

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<b>Louisiana</b>					
<b><i>New Orleans</i></b>					
Elmwood Business Park (5)	New Orleans, LA	263,000 SF	97%	1997	\$12,190,000
Riverbend Business Park (3)	New Orleans, LA	<u>592,000</u> SF	70%	1997	<u>22,332,000</u>
		855,000 SF			34,522,000
<b>Colorado</b>					
<b><i>Denver</i></b>					
Rampart Distribution Center (4)	Denver, CO	274,000 SF	94%	89/98/00	16,152,000
Concord Distribution Center	Denver, CO	78,000 SF	34%	2007	5,868,000
Centennial Park	Denver, CO	<u>68,000</u> SF	100%	2008	<u>5,766,000</u>
		420,000 SF			27,786,000
<b>Nevada</b>					
<b><i>Las Vegas</i></b>					
Arville Distribution Center	Las Vegas, NV	142,000 SF	68%	2009	10,044,000
<b>Mississippi</b>					
<b><i>Jackson</i></b>					
Interchange Business Park (3)	Jackson, MS	127,000 SF	79%	1997	7,234,000
Tower Automotive	Madison, MS	210,000 SF	100%	2002	11,148,000
Metro Airport Commerce Center	Jackson, MS	<u>32,000</u> SF	74%	2003	<u>2,704,000</u>
		369,000 SF			21,086,000
<b>Tennessee</b>					
<b><i>Memphis</i></b>					
Memphis I	Memphis, TN	92,000 SF	100%	1998	2,904,000
<b>Oklahoma</b>					
<b><i>Oklahoma City</i></b>					
Northpointe Commerce Center	Oklahoma City, OK	58,000 SF	95%	1998	4,616,000
<b><i>Tulsa</i></b>					
Braniff Park West (2)	Tulsa, OK	<u>259,000</u> SF	63%	1996	<u>8,003,000</u>
		317,000 SF			12,619,000
<b>Total</b>		<u><b>27,159,000 SF</b></u>			<u><b>\$1,379,807,000</b></u>

\* EGP owns 50% of IDC II.

\*\* EGP owns 80% of this property.

12/31/09