

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
THE SECURITIES EXCHANGE ACT OF 1934

FOR THE QUARTER ENDED MARCH 31, 2009

COMMISSION FILE NUMBER 1-07094

EASTGROUP PROPERTIES, INC.
(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

MARYLAND
(State or other jurisdiction
of incorporation or organization)

13-2711135
(I.R.S. Employer
Identification No.)

190 EAST CAPITOL STREET
SUITE 400
JACKSON, MISSISSIPPI
(Address of principal executive offices)

39201
(Zip code)

Registrant's telephone number: (601) 354-3555

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. YES (x) NO ()

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). YES () NO ()*
(*Registrant is not subject to the requirements of Rule 405 of Regulation S-T at this time.)

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one)

Large Accelerated Filer (x) Accelerated Filer () Non-accelerated Filer () Smaller Reporting Company ()

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). YES () NO (x)

The number of shares of common stock, \$.0001 par value, outstanding as of May 6, 2009 was 25,207,655.

EASTGROUP PROPERTIES, INC.
FORM 10-Q
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EASTGROUP PROPERTIES, INC.
CONSOLIDATED BALANCE SHEETS
(IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(Unaudited)</i>	
ASSETS		
Real estate properties.....	\$ 1,267,039	1,252,282
Development.....	151,438	150,354
	1,418,477	1,402,636
Less accumulated depreciation.....	(321,249)	(310,351)
	1,097,228	1,092,285
Unconsolidated investment.....	2,687	2,666
Cash.....	279	293
Other assets.....	61,892	60,961
TOTAL ASSETS	\$ 1,162,086	1,156,205
 LIABILITIES AND EQUITY		
LIABILITIES		
Mortgage notes payable.....	\$ 549,972	585,806
Notes payable to banks.....	164,209	109,886
Accounts payable & accrued expenses.....	23,552	32,838
Other liabilities.....	15,442	14,299
Total Liabilities.....	753,175	742,829
 EQUITY		
Stockholders' Equity:		
Common shares; \$.0001 par value; 70,000,000 shares authorized; 25,186,459 shares issued and outstanding at March 31, 2009 and 25,070,401 at December 31, 2008.....	3	3
Excess shares; \$.0001 par value; 30,000,000 shares authorized; no shares issued.....	—	—
Additional paid-in capital on common shares.....	529,336	528,452
Distributions in excess of earnings.....	(122,492)	(117,093)
Accumulated other comprehensive loss.....	(492)	(522)
Total Stockholders' Equity.....	406,355	410,840
Noncontrolling interest in joint ventures.....	2,556	2,536
Total Equity.....	408,911	413,376
 TOTAL LIABILITIES AND EQUITY	\$ 1,162,086	1,156,205

See accompanying Notes to Consolidated Financial Statements (unaudited).

EASTGROUP PROPERTIES, INC.
CONSOLIDATED STATEMENTS OF INCOME
(IN THOUSANDS, EXCEPT PER SHARE DATA)
(UNAUDITED)

	<i>Three Months Ended</i>	
	<i>March 31,</i>	
	<u>2009</u>	<u>2008</u>
REVENUES		
Income from real estate operations.....	\$ 43,310	40,079
Other income.....	15	195
	<u>43,325</u>	<u>40,274</u>
EXPENSES		
Expenses from real estate operations.....	12,591	10,839
Depreciation and amortization.....	13,044	12,375
General and administrative.....	2,561	2,081
	<u>28,196</u>	<u>25,295</u>
OPERATING INCOME	15,129	14,979
OTHER INCOME (EXPENSE)		
Equity in earnings of unconsolidated investment.....	81	80
Gain on sale of non-operating real estate.....	8	7
Gain on sales of securities.....	-	435
Interest income.....	124	37
Interest expense.....	(7,501)	(7,373)
INCOME FROM CONTINUING OPERATIONS	<u>7,841</u>	<u>8,165</u>
DISCONTINUED OPERATIONS		
Income from real estate operations.....	-	82
INCOME FROM DISCONTINUED OPERATIONS	<u>-</u>	<u>82</u>
NET INCOME	7,841	8,247
Net income attributable to noncontrolling interest in joint ventures.....	(163)	(156)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.	<u>7,678</u>	<u>8,091</u>
Dividends on Series D preferred shares.....	-	656
NET INCOME AVAILABLE TO EASTGROUP PROPERTIES, INC.		
COMMON STOCKHOLDERS	<u>\$ 7,678</u>	<u>7,435</u>
BASIC PER COMMON SHARE DATA FOR INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
Income from continuing operations.....	\$.31	.31
Income from discontinued operations.....	.00	.00
Net income available to common stockholders.....	<u>\$.31</u>	<u>.31</u>
Weighted average shares outstanding.....	<u>24,999</u>	<u>23,684</u>
DILUTED PER COMMON SHARE DATA FOR INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
Income from continuing operations.....	\$.31	.31
Income from discontinued operations.....	.00	.00
Net income available to common stockholders.....	<u>\$.31</u>	<u>.31</u>
Weighted average shares outstanding.....	<u>25,070</u>	<u>23,829</u>
AMOUNTS ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
COMMON STOCKHOLDERS		
Income from continuing operations.....	\$ 7,678	7,353
Income from discontinued operations.....	-	82
Net income available to common stockholders.....	<u>\$ 7,678</u>	<u>7,435</u>
Dividends declared per common share.....	\$.52	.52

See accompanying Notes to Consolidated Financial Statements (unaudited).

EASTGROUP PROPERTIES, INC.
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
(IN THOUSANDS, EXCEPT FOR SHARE AND PER SHARE DATA)
(UNAUDITED)

	<i>EastGroup Properties, Inc.</i>					
	<i>Common Stock</i>	<i>Additional Paid-In Capital</i>	<i>Distributions In Excess Of Earnings</i>	<i>Accumulated Other Comprehensive Loss</i>	<i>Noncontrolling Interest in Joint Ventures</i>	<i>Total</i>
BALANCE, DECEMBER 31, 2008	\$ 3	528,452	(117,093)	(522)	2,536	413,376
Comprehensive income						
Net income.....	-	-	7,678	-	163	7,841
Net unrealized change in fair value of interest rate swap.....	-	-	-	30	-	30
Total comprehensive income.....					7,871	7,871
Common dividends declared – \$.52 per share.....	-	-	(13,077)	-	-	(13,077)
Stock-based compensation, net of forfeitures.....	-	437	-	-	-	437
Issuance of 25,000 shares of common stock, options exercised.....	-	509	-	-	-	509
Issuance of 2,431 shares of common stock, dividend reinvestment plan.....	-	67	-	-	-	67
3,628 shares withheld to satisfy tax withholding obligations in connection with the vesting of restricted stock.....	-	(129)	-	-	-	(129)
Distributions to noncontrolling interest.....	-	-	-	-	(143)	(143)
BALANCE, MARCH 31, 2009	\$ 3	529,336	(122,492)	(492)	2,556	408,911

See accompanying Notes to Consolidated Financial Statements (unaudited).

EASTGROUP PROPERTIES, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(IN THOUSANDS)
(UNAUDITED)

	<i>Three Months Ended</i>	
	<i>March 31,</i>	
	2009	2008
OPERATING ACTIVITIES		
Net income attributable to EastGroup Properties, Inc.....	\$ 7,678	8,091
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization from continuing operations.....	13,044	12,375
Depreciation and amortization from discontinued operations.....	–	43
Noncontrolling interest depreciation and amortization.....	(51)	(49)
Amortization of mortgage loan premiums.....	(30)	(30)
Gain on sale of non-operating real estate.....	(8)	(7)
Gain on sales of securities.....	–	(435)
Amortization of discount on mortgage loan receivable.....	(4)	–
Stock-based compensation expense.....	438	458
Equity in earnings of unconsolidated investment, net of distributions.....	(21)	(20)
Changes in operating assets and liabilities:		
Accrued income and other assets.....	992	282
Accounts payable, accrued expenses and prepaid rent.....	(4,043)	(7,081)
NET CASH PROVIDED BY OPERATING ACTIVITIES	17,995	13,627
INVESTING ACTIVITIES		
Real estate development.....	(12,327)	(26,874)
Purchases of real estate.....	–	(41,058)
Real estate improvements.....	(3,515)	(3,533)
Repayments on mortgage loans receivable.....	8	7
Purchases of securities.....	–	(7,534)
Proceeds from sales of securities.....	–	7,969
Changes in other assets and other liabilities.....	(2,140)	(1,232)
NET CASH USED IN INVESTING ACTIVITIES	(17,974)	(72,255)
FINANCING ACTIVITIES		
Proceeds from bank borrowings.....	80,267	126,084
Repayments on bank borrowings.....	(25,944)	(128,821)
Proceeds from mortgage notes payable.....	9,365	78,000
Principal payments on mortgage notes payable.....	(45,169)	(3,745)
Debt issuance costs.....	(30)	(1,595)
Distributions paid to stockholders.....	(13,098)	(13,086)
Proceeds from exercise of stock options.....	8	26
Proceeds from dividend reinvestment plan.....	67	71
Other.....	(5,501)	1,157
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	(35)	58,091
DECREASE IN CASH AND CASH EQUIVALENTS	(14)	(537)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	293	724
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 279	187
SUPPLEMENTAL CASH FLOW INFORMATION		
Cash paid for interest, net of amount capitalized of \$1,651 and \$1,705 for 2009 and 2008, respectively.....	\$ 7,240	7,749
Fair value of common stock awards issued to employees and directors, net of forfeitures.....	2,217	1,018

See accompanying Notes to Consolidated Financial Statements (unaudited).

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

(1) BASIS OF PRESENTATION

The accompanying unaudited financial statements of EastGroup Properties, Inc. (“EastGroup” or “the Company”) have been prepared in accordance with U.S. generally accepted accounting principles (GAAP) for interim financial information and with the instructions to Form 10-Q and Rule 10-01 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. In management’s opinion, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included. The financial statements should be read in conjunction with the financial statements contained in the 2008 annual report on Form 10-K and the notes thereto.

(2) PRINCIPLES OF CONSOLIDATION

The consolidated financial statements include the accounts of EastGroup Properties, Inc., its wholly-owned subsidiaries and its investment in any joint ventures in which the Company has a controlling interest. At December 31, 2008 and March 31, 2009, the Company had a controlling interest in two joint ventures: the 80% owned University Business Center and the 80% owned Castilian Research Center. The Company records 100% of the joint ventures’ assets, liabilities, revenues and expenses with noncontrolling interests provided for in accordance with the joint venture agreements. The equity method of accounting is used for the Company’s 50% undivided tenant-in-common interest in Industry Distribution Center II. All significant intercompany transactions and accounts have been eliminated in consolidation.

(3) USE OF ESTIMATES

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and revenues and expenses during the reporting period, and to disclose material contingent assets and liabilities at the date of the financial statements. Actual results could differ from those estimates.

(4) REAL ESTATE PROPERTIES

EastGroup has one reportable segment—industrial properties. These properties are concentrated in major Sunbelt markets of the United States, primarily in the states of Florida, Texas, Arizona and California, have similar economic characteristics and also meet the other criteria that permit the properties to be aggregated into one reportable segment. The Company reviews long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future undiscounted net cash flows (including estimated future expenditures necessary to substantially complete the asset) expected to be generated by the asset. If the carrying amount of an asset exceeds its estimated future cash flows, an impairment charge is recognized by the amount by which the carrying amount of the asset exceeds the fair value of the asset. As of March 31, 2009 and December 31, 2008, the Company determined that no impairment charges on the Company’s real estate properties were necessary. Depreciation of buildings and other improvements, including personal property, is computed using the straight-line method over estimated useful lives of generally 40 years for buildings and 3 to 15 years for improvements and personal property. Building improvements are capitalized, while maintenance and repair expenses are charged to expense as incurred. Significant renovations and improvements that extend the useful life of or improve the assets are capitalized. Depreciation expense for continuing and discontinued operations was \$10,898,000 and \$10,222,000 for the three months ended March 31, 2009 and 2008, respectively. The Company’s real estate properties at March 31, 2009 and December 31, 2008 were as follows:

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(In thousands)</i>	
Real estate properties:		
Land.....	\$ 188,825	187,617
Buildings and building improvements.....	876,926	867,506
Tenant and other improvements.....	201,288	197,159
Development.....	151,438	150,354
	1,418,477	1,402,636
Less accumulated depreciation.....	(321,249)	(310,351)
	\$ 1,097,228	1,092,285

(5) DEVELOPMENT

During the period in which a property is under development, costs associated with development (i.e., land, construction costs, interest expense, property taxes and other direct and indirect costs associated with development) are aggregated into the total capitalized costs of the property. Included in these costs are management’s estimates for the portions of internal costs (primarily personnel costs) that are deemed directly or indirectly related to such development activities. As the property becomes occupied, costs are capitalized only for the portion of the building that remains vacant. When the property becomes 80% occupied or one year after completion of the shell construction (whichever

comes first), capitalization of development costs ceases. The properties are then transferred to real estate properties, and depreciation commences on the entire property (excluding the land).

(6) BUSINESS COMBINATIONS AND ACQUIRED INTANGIBLES

Upon acquisition of real estate properties, the Company applies the principles of Statement of Financial Accounting Standards (SFAS) No. 141R, *Business Combinations*, which requires that acquisition-related costs be recognized as expenses in the periods in which the costs are incurred and the services are received. The Statement also provides guidance on how to properly determine the allocation of the purchase price among the individual components of both the tangible and intangible assets based on their respective fair values. The Company determines whether any financing assumed is above or below market based upon comparison to similar financing terms for similar properties. The cost of the properties acquired may be adjusted based on indebtedness assumed from the seller that is determined to be above or below market rates. Factors considered by management in allocating the cost of the properties acquired include an estimate of carrying costs during the expected lease-up periods considering current market conditions and costs to execute similar leases. The allocation to tangible assets (land, building and improvements) is based upon management's determination of the value of the property as if it were vacant using discounted cash flow models.

The remaining purchase price is allocated among three categories of intangible assets consisting of the above or below market component of in-place leases, the value of in-place leases and the value of customer relationships. The value allocable to the above or below market component of an acquired in-place lease is determined based upon the present value (using a discount rate which reflects the risks associated with the acquired leases) of the difference between (i) the contractual amounts to be paid pursuant to the lease over its remaining term, and (ii) management's estimate of the amounts that would be paid using fair market rates over the remaining term of the lease. The amounts allocated to above and below market leases are included in *Other Assets* and *Other Liabilities*, respectively, on the Consolidated Balance Sheets and are amortized to rental income over the remaining terms of the respective leases. The total amount of intangible assets is further allocated to in-place lease values and to customer relationship values based upon management's assessment of their respective values. These intangible assets are included in *Other Assets* on the Consolidated Balance Sheets and are amortized over the remaining term of the existing lease, or the anticipated life of the customer relationship, as applicable. Amortization expense for in-place lease intangibles was \$566,000 and \$742,000 for the three months ended March 31, 2009 and 2008, respectively. Amortization of above and below market leases was immaterial for all periods presented.

There were no acquisitions during the first quarter of 2009.

The Company periodically reviews the recoverability of goodwill (at least annually) and the recoverability of other intangibles (on a quarterly basis) for possible impairment. In management's opinion, no material impairment of goodwill and other intangibles existed at March 31, 2009, and December 31, 2008.

(7) REAL ESTATE HELD FOR SALE/DISCONTINUED OPERATIONS

The Company considers a real estate property to be held for sale when it meets the criteria established under SFAS No. 144, *Accounting for the Impairment or Disposal of Long-Lived Assets*, including when it is probable that the property will be sold within a year. A key indicator of probability of sale is whether the buyer has a significant amount of earnest money at risk. Real estate properties that are held for sale are reported at the lower of the carrying amount or fair value less estimated costs to sell and are not depreciated while they are held for sale. In accordance with the guidelines established under SFAS No. 144, the results of operations for the properties sold or held for sale during the reported periods are shown under *Discontinued Operations* on the Consolidated Statements of Income. Interest expense is not generally allocated to the properties that are held for sale or whose operations are included under *Discontinued Operations* unless the mortgage is required to be paid in full upon the sale of the property.

The Company sold no real estate properties during the first quarter of 2009 and had no real estate properties that were considered to be held for sale at March 31, 2009.

(8) OTHER ASSETS

A summary of the Company's *Other Assets* follows:

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(In thousands)</i>	
Leasing costs (principally commissions), net of accumulated amortization.....	\$ 20,901	20,866
Straight-line rent receivable, net of allowance for doubtful accounts.....	14,979	14,914
Accounts receivable, net of allowance for doubtful accounts.....	3,926	4,094
Acquired in-place lease intangibles, net of accumulated amortization of \$5,699 and \$5,626 for 2009 and 2008, respectively.....	3,803	4,369
Mortgage loans receivable, net of discount of \$77 and \$81 for 2009 and 2008, respectively.....	4,170	4,174
Loan costs, net of accumulated amortization.....	4,007	4,246
Goodwill.....	990	990
Prepaid expenses and other assets.....	9,116	7,308
	\$ 61,892	60,961

(9) ACCOUNTS PAYABLE AND ACCRUED EXPENSES

A summary of the Company's *Accounts Payable and Accrued Expenses* follows:

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(In thousands)</i>	
Property taxes payable.....	\$ 8,554	11,136
Development costs payable.....	7,061	7,127
Interest payable.....	2,475	2,453
Dividends payable.....	1,236	1,257
Other payables and accrued expenses.....	4,226	10,865
	\$ 23,552	32,838

(10) OTHER LIABILITIES

A summary of the Company's *Other Liabilities* follows:

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(In thousands)</i>	
Security deposits.....	\$ 7,412	7,560
Prepaid rent and other deferred income.....	6,061	5,430
Other liabilities.....	1,969	1,309
	\$ 15,442	14,299

(11) COMPREHENSIVE INCOME

Comprehensive income is comprised of net income plus all other changes in equity from non-owner sources. The components of accumulated other comprehensive loss for the three months ended March 31, 2009 are presented in the Company's Consolidated Statement of Changes in Equity and for the three months ended March 31, 2009 and 2008 are summarized below.

	<i>Three Months Ended</i>	
	<i>March 31,</i>	
	<i>2009</i>	<i>2008</i>
	<i>(In thousands)</i>	
ACCUMULATED OTHER COMPREHENSIVE LOSS:		
Balance at beginning of period.....	\$ (522)	(56)
Change in fair value of interest rate swap.....	30	(295)
Balance at end of period.....	\$ (492)	(351)

(12) DERIVATIVES AND HEDGING ACTIVITIES

The Company's interest rate swap is reported at fair value and is shown on the Consolidated Balance Sheets under *Other Liabilities*. SFAS No. 157, *Fair Value Measurements*, defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. SFAS No. 157 also provides guidance for using fair value to measure financial assets and liabilities. The Statement requires disclosure of the level within the fair value hierarchy in which the fair value measurements fall, including measurements using quoted prices in active markets for identical assets or liabilities (Level 1), quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in markets that are not active (Level 2), and significant valuation assumptions that are not readily observable in the market (Level 3). The fair value of the Company's interest rate swap is determined by estimating the expected cash flows over the life of the swap using the mid-market rate and price environment as of the last trading day of the reporting period. This market information is considered a Level 2 input as defined by SFAS No. 157.

On January 1, 2009, the Company adopted the provisions of SFAS No. 161, *Disclosures About Derivative Instruments and Hedging Activities*, which requires all entities with derivative instruments to disclose information regarding how and why the entity uses derivative instruments and how derivative instruments and related hedged items affect the entity's financial position, financial performance, and cash flows. EastGroup has an interest rate swap agreement to hedge its exposure to the variable interest rate on the Company's \$9,365,000 Tower Automotive Center recourse mortgage, which is summarized in the table below. Under the swap agreement, the Company effectively pays a fixed rate of interest over the term of the agreement without the exchange of the underlying notional amount. This swap is designated as a cash flow hedge and is considered to be fully effective in hedging the variable rate risk associated with the Tower mortgage loan. Changes in the fair value of the swap are recognized in accumulated other comprehensive loss (see Note 11). The Company does not hold or issue this type of derivative contract for trading or speculative purposes.

Type of Hedge	Current Notional Amount (In thousands)	Maturity Date	Reference Rate	Fixed Interest Rate	Effective Interest Rate	Fair Value at 3/31/09 (In thousands)	Fair Value at 12/31/08 (In thousands)
Swap	\$9,365	12/31/10	1 month LIBOR	4.03%	6.03%	(\$492)	(\$522)

(13) EARNINGS PER SHARE

Basic earnings per share (EPS) represents the amount of earnings for the period available to each share of common stock outstanding during the reporting period. The Company's basic EPS is calculated by dividing net income available to common stockholders by the weighted average number of common shares outstanding.

Diluted EPS represents the amount of earnings for the period available to each share of common stock outstanding during the reporting period and to each share that would have been outstanding assuming the issuance of common shares for all dilutive potential common shares outstanding during the reporting period. The Company calculates diluted EPS by dividing net income available to common stockholders by the weighted average number of common shares outstanding plus the dilutive effect of nonvested restricted stock and stock options had the options been exercised. The dilutive effect of stock options and their equivalents (such as nonvested restricted stock) was determined using the treasury stock method which assumes exercise of the options as of the beginning of the period or when issued, if later, and assumes proceeds from the exercise of options are used to purchase common stock at the average market price during the period.

Reconciliation of the numerators and denominators in the basic and diluted EPS computations is as follows:

	Three Months Ended March 31,	
	2009	2008
	(In thousands)	
BASIC EPS COMPUTATION FOR INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
Numerator-net income available to common stockholders.....	\$ 7,678	7,435
Denominator-weighted average shares outstanding.....	24,999	23,684
DILUTED EPS COMPUTATION FOR INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.		
Numerator-net income available to common stockholders.....	\$ 7,678	7,435
Denominator:		
Weighted average shares outstanding.....	24,999	23,684
Common stock options.....	22	60
Nonvested restricted stock.....	49	85
Total Shares.....	<u>25,070</u>	<u>23,829</u>

(14) STOCK-BASED COMPENSATION

Management Incentive Plan

The Company has a management incentive plan which was approved by the shareholders and adopted in 2004. This plan authorizes the issuance of up to 1,900,000 shares of common stock to employees in the form of options, stock appreciation rights, restricted stock (limited to 570,000 shares), deferred stock units, performance shares, stock bonuses, and stock. Total shares available for grant were 1,597,796 at March 31, 2009. Typically, the Company issues new shares to fulfill stock grants or upon the exercise of stock options.

Stock-based compensation was \$435,000 and \$603,000 for the three months ended March 31, 2009 and 2008, respectively, of which \$58,000 and \$184,000 were capitalized as part of the Company's development costs.

Restricted Stock

In the second quarter of 2008, the Company granted shares to executive officers contingent upon the attainment of certain annual performance goals. In March 2009, 31,811 shares were awarded at a grant date fair value of \$47.65 per share. These shares vested 20% on March 5, 2009, and will vest 20% per year on each January 1 for the subsequent four years.

In the second quarter of 2006, the Company granted shares to executive officers contingent upon the attainment of performance goals over a three-year period ended December 31, 2008. The weighted average grant date fair value for shares to be awarded under the multi-year market conditions was approximately \$2.1 million. In March 2009, 60,474 shares were awarded, and these shares will vest 25% per year on January 1, 2010, 2011, 2012 and 2013.

Following is a summary of the total restricted shares granted, forfeited and delivered (vested) to employees with the related weighted average grant date fair value share prices. Of the shares that vested in the first quarter of 2009, 3,628 shares were withheld by the Company to satisfy the tax obligations for those employees who elected this option as permitted under the applicable equity plan. As of the vesting date, the fair value of shares that vested during the first quarter of 2009 was \$747,000.

Restricted Stock Activity:

	<i>Three Months Ended</i>	
	<i>March 31, 2009</i>	
	<i>Shares</i>	<i>Weighted Average Grant Date Fair Value</i>
Nonvested at beginning of period.....	87,685	\$ 36.95
Granted ⁽¹⁾	92,555	39.40
Forfeited.....	(300)	20.50
Vested.....	(23,400)	31.93
Nonvested at end of period.....	<u>156,540</u>	<u>37.04</u>

(1) Primarily represents shares issued in March 2009 that were granted in 2008 subject to the satisfaction of annual performance goals and in 2006 subject to the satisfaction of performance goals over a three-year period.

Directors Equity Plan

The Company has a directors equity plan that was approved by shareholders and adopted in 2005 and was further amended by the Board of Directors in May 2008, which authorizes the issuance of up to 50,000 shares of common stock through awards of shares and restricted shares granted to non-employee directors of the Company. Stock-based compensation expense for directors was \$61,000 and \$39,000 for the three months ended March 31, 2009 and 2008, respectively.

(15) RISKS AND UNCERTAINTIES

The state of the overall economy can significantly impact the Company's operational performance and thus, impact its financial position. Should EastGroup experience a significant decline in operational performance, it may affect the Company's ability to make distributions to its shareholders and service debt or meet other financial obligations.

(16) RECENT ACCOUNTING PRONOUNCEMENTS

The Financial Accounting Standards Board (FASB) deferred for one year the fair value measurement requirements contained in SFAS No. 157, *Fair Value Measurements*, for nonfinancial assets and liabilities that are not required or permitted to be measured at fair value on a recurring basis. These provisions, which are included in FASB Staff Position (FSP) FAS 157-2, were effective for fiscal years beginning after November 15, 2008. The adoption of these provisions in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In December 2007, the FASB issued SFAS No. 141 (Revised 2007), *Business Combinations*, which retains the fundamental requirements in SFAS No. 141 and requires the identifiable assets acquired, the liabilities assumed, and any noncontrolling interest in the acquiree be measured at fair value as of the acquisition date. In addition, Statement 141R requires that any goodwill acquired in the business combination be measured as a residual, and it provides guidance in determining what information to disclose to enable users of the financial statements to evaluate the nature and financial effects of the business combination. The Statement also requires that acquisition-related costs be recognized as expenses in the periods in which the costs are incurred and the services are received. SFAS No. 141R applies prospectively to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after December 15, 2008. The adoption of Statement 141R in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

Also in December 2007, the FASB issued SFAS No. 160, *Noncontrolling Interests in Consolidated Financial Statements*, which is an amendment of Accounting Research Bulletin (ARB) No. 51. Statement 160 provides guidance for entities that prepare consolidated financial statements that have an outstanding noncontrolling interest in one or more subsidiaries or that deconsolidate a subsidiary. SFAS No. 160 was effective for fiscal years, and interim periods within those fiscal years, beginning on or after December 15, 2008. The adoption of Statement 160 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In March 2008, the FASB issued SFAS No. 161, *Disclosures About Derivative Instruments and Hedging Activities*, which is an amendment of FASB Statement No. 133. SFAS No. 161 requires all entities with derivative instruments to disclose information regarding how and why the entity uses derivative instruments and how derivative instruments and related hedged items affect the entity's financial position, financial performance, and cash flows. The Company adopted SFAS No. 161 on January 1, 2009.

During 2008, the FASB issued FSP FAS 142-3, which amends the factors that should be considered in developing renewal or extension assumptions used to determine the useful life of a recognized intangible asset under FASB Statement No. 142, *Goodwill and Other Intangible Assets*. FSP FAS 142-3 requires an entity to disclose information that enables financial statement users to assess the extent to which the expected future cash flows associated with the asset are affected by the entity's intent and/or ability to renew or extend the arrangement. The intent of this Staff Position is to improve the consistency between the useful life of a recognized intangible asset under Statement 142 and the period of expected cash flows used to measure the fair value of the asset under Statement 141R and other U.S. generally accepted accounting principles. FSP FAS 142-3 was effective for financial statements issued for fiscal years beginning after December 15, 2008, and interim

periods within those fiscal years. The adoption of FSP FAS 142-3 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

Also in 2008, the Emerging Issues Task Force (EITF) issued EITF 08-6, *Equity Method Investment Accounting Considerations*, which applies to all investments accounted for under the equity method and clarifies the accounting for certain transactions and impairment considerations involving those investments. EITF 08-6 was effective for financial statements issued for fiscal years beginning on or after December 15, 2008, and interim periods within those fiscal years. The adoption of EITF 08-6 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In April 2009, the FASB issued FSP FAS 107-1, which amends SFAS No. 107, *Disclosures About Fair Value of Financial Instruments*, to require disclosures about fair value of financial instruments for interim reporting periods of publicly traded companies as well as in annual financial statements. This FSP also amends Accounting Principles Board (APB) No. 28, *Interim Financial Reporting*, to require those disclosures in summarized financial information at interim reporting periods. FSP FAS 107-1 is effective for interim reporting periods ending after June 15, 2009, and the Company anticipates that the adoption of this FSP will have an immaterial impact on the Company's overall financial position and results of operations.

(17) SUBSEQUENT EVENTS

In March, EastGroup executed an application on a \$67 million, limited recourse first mortgage loan secured by properties containing 1.7 million square feet. The loan has a recourse liability of \$5 million which may be released based on the secured properties obtaining certain base rent amounts. The loan closed on May 5, 2009, and has a fixed interest rate of 7.5%, a 10-year term and a 20-year amortization schedule. The Company used the proceeds of this mortgage loan to reduce variable rate bank borrowings.

During the fourth quarter of 2008, EastGroup acquired 94.3 acres of developable land in Orlando for \$9.1 million. The Company is currently under contract to purchase an additional 35.9 acres in a second phase of this acquisition for \$5 million. This transaction is expected to close during the fourth quarter of 2009.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS.

OVERVIEW

EastGroup's goal is to maximize shareholder value by being the leading provider in its markets of functional, flexible, and quality business distribution space for location sensitive tenants primarily in the 5,000 to 50,000 square foot range. The Company develops, acquires and operates distribution facilities, the majority of which are clustered around major transportation features in supply constrained submarkets in major Sunbelt regions. The Company's core markets are in the states of Florida, Texas, Arizona and California.

The Company believes that the slowdown in the economy has affected and will continue to affect its operations. The Company is projecting a continued decrease in occupancy, and there are no plans for development starts. The current economic situation is also impacting lenders, and it is more difficult to obtain financing. Loan proceeds as a percentage of property value is decreasing, and long-term interest rates are increasing. The Company believes that its current lines of credit provide the capacity to fund the operations of the Company for the remainder of 2009 and 2010. The Company also believes that it can obtain mortgage financing from insurance companies and financial institutions as evidenced by the executed loan application for \$67 million described in *Liquidity and Capital Resources*.

The Company's primary revenue is rental income; as such, EastGroup's greatest challenge is leasing space. During the three months ended March 31, 2009, leases on 1,286,000 square feet (5.0%) of EastGroup's total square footage of 25,757,000 expired, and the Company was successful in renewing or re-leasing 73% of the expiring square feet. In addition, EastGroup leased 342,000 square feet of other vacant space during this period. During the three months ended March 31, 2009, average rental rates on new and renewal leases decreased by 5.0%.

EastGroup's total leased percentage was 93.4% at March 31, 2009, compared to 94.9% at March 31, 2008. Leases scheduled to expire for the remainder of 2009 were 9.7% of the portfolio on a square foot basis at March 31, 2009, and this figure was reduced to 7.0% as of May 6, 2009. Property net operating income (PNOI) from same properties decreased 2.6% for the quarter ended March 31, 2009, as compared to the same period in 2008.

EastGroup continues to see targeted development as a major contributor to the Company's long-term growth. The Company mitigates risks associated with development through a Board-approved maximum level of land held for development and by adjusting development start dates according to leasing activity. EastGroup's development activity has slowed considerably as a result of current market conditions. The Company had no development starts in the first quarter of 2009 and currently does not have any plans to start construction on new developments for the remainder of 2009. During the first quarter of 2009, the Company transferred two properties (145,000 square feet) with aggregate costs of \$10.2 million at the date of transfer from development to real estate properties. These properties, which were collectively 82.9% leased as of May 6, 2009, are located in Phoenix, Arizona, and San Antonio, Texas.

During the first quarter of 2009, the Company funded its development program through its \$225 million lines of credit (as discussed in *Liquidity and Capital Resources*). As market conditions permit, EastGroup issues equity, including preferred equity, and/or employs fixed-rate, non-recourse first mortgage debt to replace the short-term bank borrowings.

EastGroup has one reportable segment—industrial properties. These properties are primarily located in major Sunbelt regions of the United States, have similar economic characteristics and also meet the other criteria that permit the properties to be aggregated into one reportable segment. The Company's chief decision makers use two primary measures of operating results in making decisions: property net operating income (PNOI), defined as income from real estate operations less property operating expenses (before interest expense and depreciation and amortization), and funds from operations available to common stockholders (FFO), defined as net income (loss) computed in accordance with U.S. generally accepted accounting principles (GAAP), excluding gains or losses from sales of depreciable real estate property, plus real estate related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. The Company calculates FFO based on the National Association of Real Estate Investment Trusts' (NAREIT) definition.

PNOI is a supplemental industry reporting measurement used to evaluate the performance of the Company's real estate investments. The Company believes that the exclusion of depreciation and amortization in the industry's calculation of PNOI provides a supplemental indicator of the properties' performance since real estate values have historically risen or fallen with market conditions. PNOI as calculated by the Company may not be comparable to similarly titled but differently calculated measures for other real estate investment trusts (REITs). The major factors that influence PNOI are occupancy levels, acquisitions and sales, development properties that achieve stabilized operations, rental rate increases or decreases, and the recoverability of operating expenses. The Company's success depends largely upon its ability to lease space and to recover from tenants the operating costs associated with those leases.

Real estate income is comprised of rental income, pass-through income and other real estate income including lease termination fees. Property operating expenses are comprised of property taxes, insurance, utilities, repair and maintenance expenses, management fees, other operating costs and bad debt expense. Generally, the Company's most significant operating expenses are property taxes and insurance. Tenant leases may be net leases in which the total operating expenses are recoverable, modified gross leases in which some of the operating expenses are recoverable, or gross leases in which no expenses are recoverable (gross leases represent only a small portion of the Company's total leases). Increases in property operating expenses are fully recoverable under net leases and recoverable to a high degree under modified gross leases. Modified gross leases often include base year amounts and expense increases over these amounts are recoverable. The Company's exposure to property operating expenses is primarily due to vacancies and leases for occupied space that limit the amount of expenses that can be recovered.

The Company believes FFO is a meaningful supplemental measure of operating performance for equity REITs. The Company believes that excluding depreciation and amortization in the calculation of FFO is appropriate since real estate values have historically increased or decreased based on market conditions. FFO is not considered as an alternative to net income (determined in accordance with

GAAP) as an indication of the Company's financial performance, nor is it a measure of the Company's liquidity or indicative of funds available to provide for the Company's cash needs, including its ability to make distributions. The Company's key drivers affecting FFO are changes in PNOI (as discussed above), interest rates, the amount of leverage the Company employs and general and administrative expense. The following table presents on a comparative basis for the three months ended March 31, 2009 and 2008 reconciliations of PNOI and FFO Available to Common Stockholders to Net Income Attributable to EastGroup Properties, Inc.

	<i>Three Months Ended March 31,</i>	
	2009	2008
	<i>(In thousands)</i>	
Income from real estate operations.....	\$ 43,310	40,079
Expenses from real estate operations.....	(12,591)	(10,839)
PROPERTY NET OPERATING INCOME	30,719	29,240
Equity in earnings of unconsolidated investment (before depreciation).....	114	113
Income from discontinued operations (before depreciation and amortization).....	-	125
Interest income.....	124	37
Gain on sales of securities.....	-	435
Other income.....	15	195
Interest expense.....	(7,501)	(7,373)
General and administrative expense.....	(2,561)	(2,081)
Noncontrolling interest in earnings (before depreciation and amortization).....	(214)	(205)
Gain on sale of non-operating real estate.....	8	7
Dividends on Series D preferred shares.....	-	(656)
FUNDS FROM OPERATIONS AVAILABLE TO COMMON STOCKHOLDERS	20,704	19,837
Depreciation and amortization from continuing operations.....	(13,044)	(12,375)
Depreciation and amortization from discontinued operations.....	-	(43)
Depreciation from unconsolidated investment.....	(33)	(33)
Noncontrolling interest depreciation and amortization.....	51	49
NET INCOME AVAILABLE TO EASTGROUP PROPERTIES, INC.		
COMMON STOCKHOLDERS	7,678	7,435
Dividends on preferred shares.....	-	656
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC.	\$ 7,678	8,091
Net income available to common stockholders per diluted share.....	\$.31	.31
Funds from operations available to common stockholders per diluted share.....	.83	.83
Diluted shares for earnings per share and funds from operations.....	25,070	23,829

The Company analyzes the following performance trends in evaluating the progress of the Company:

- The FFO change per share represents the increase or decrease in FFO per share from the same quarter in the current year compared to the prior year. FFO per share for the first quarter of 2009 was \$.83 per share, the same as the first quarter of 2008. Excluding gain on sales of securities of \$435,000 and gain on involuntary conversion of \$175,000 in the first quarter of 2008, FFO increased by 2.5% over the first quarter of 2008. PNOI increased 5.1% primarily due to additional PNOI of \$1,787,000 from newly developed properties and \$414,000 from 2008 acquisitions, offset by a decrease of \$745,000 from same property growth.
- Same property net operating income change represents the PNOI increase or decrease for operating properties owned during the entire current period and prior year reporting period. PNOI from same properties decreased 2.6% for the first quarter of 2009 as compared to the same quarter last year. Occupancy for same properties decreased from 94.4% to 93.1%.
- Occupancy is the percentage of leased square footage for which the lease term has commenced as compared to the total leasable square footage as of the close of the reporting period. Occupancy at March 31, 2009, was 92.8%. Quarter-end occupancy ranged from 92.8% to 95.0% over the period from March 31, 2008 to March 31, 2009.
- Rental rate change represents the rental rate increase or decrease on new and renewal leases compared to the prior leases on the same space. Rental rate decreases on new and renewal leases (5.0% of total square footage) averaged 5.0% for the first quarter of 2009.

CRITICAL ACCOUNTING POLICIES AND ESTIMATES

The Company's management considers the following accounting policies and estimates to be critical to the reported operations of the Company.

Real Estate Properties

The Company allocates the purchase price of acquired properties to net tangible and identified intangible assets based on their respective fair values. Factors considered by management in allocating the cost of the properties acquired include an estimate of carrying costs during the expected lease-up periods considering current market conditions and costs to execute similar leases. The allocation to tangible assets (land, building and improvements) is based upon management's determination of the value of the property as if it were vacant using discounted cash flow models. The remaining purchase price is allocated among three categories of intangible assets consisting of the above or below market component of in-place leases, the value of in-place leases and the value of customer relationships. The value allocable to the above or below market component of an acquired in-place lease is determined based upon the present value (using a discount rate which reflects the risks associated with the acquired leases) of the difference between (i) the contractual amounts to be paid pursuant to the lease over its remaining term and (ii) management's estimate of the amounts that would be paid using fair market rates over the remaining term of the lease. The amounts allocated to above and below market leases are included in *Other Assets* and *Other Liabilities*, respectively, on the Consolidated Balance Sheets and are amortized to rental income over the remaining terms of the respective leases. The total amount of intangible assets is further allocated to in-place lease values and to customer relationship values based upon management's assessment of their respective values. These intangible assets are included in *Other Assets* on the Consolidated Balance Sheets and are amortized over the remaining term of the existing lease, or the anticipated life of the customer relationship, as applicable.

During the period in which a property is under development, costs associated with development (i.e., land, construction costs, interest expense, property taxes and other direct and indirect costs associated with development) are aggregated into the total capitalized costs of the property. Included in these costs are management's estimates for the portions of internal costs (primarily personnel costs) that are deemed directly or indirectly related to such development activities.

The Company reviews its real estate investments for impairment of value whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If any real estate investment is considered permanently impaired, a loss is recorded to reduce the carrying value of the property to its estimated fair value. Real estate assets to be sold are reported at the lower of the carrying amount or fair value less selling costs. The evaluation of real estate investments involves many subjective assumptions dependent upon future economic events that affect the ultimate value of the property. Currently, the Company's management is not aware of any impairment issues nor has it experienced any significant impairment issues in recent years. EastGroup currently has the intent and ability to hold its real estate investments and to hold its land inventory for future development. In the event of impairment, the property's basis would be reduced and the impairment would be recognized as a current period charge on the Consolidated Statements of Income.

Valuation of Receivables

The Company is subject to tenant defaults and bankruptcies that could affect the collection of outstanding receivables. In order to mitigate these risks, the Company performs credit reviews and analyses on prospective tenants before significant leases are executed. On a quarterly basis, the Company evaluates outstanding receivables and estimates the allowance for doubtful accounts. Management specifically analyzes aged receivables, customer credit-worthiness, historical bad debts and current economic trends when evaluating the adequacy of the allowance for doubtful accounts. The Company believes that its allowance for doubtful accounts is adequate for its outstanding receivables for the periods presented. In the event that the allowance for doubtful accounts is insufficient for an account that is subsequently written off, additional bad debt expense would be recognized as a current period charge on the Consolidated Statements of Income.

Tax Status

EastGroup, a Maryland corporation, has qualified as a real estate investment trust under Sections 856-860 of the Internal Revenue Code and intends to continue to qualify as such. To maintain its status as a REIT, the Company is required to distribute at least 90% of its ordinary taxable income to its stockholders. The Company has the option of (i) reinvesting the sales price of properties sold through tax-deferred exchanges, allowing for a deferral of capital gains on the sale, (ii) paying out capital gains to the stockholders with no tax to the Company, or (iii) treating the capital gains as having been distributed to the stockholders, paying the tax on the gain deemed distributed and allocating the tax paid as a credit to the stockholders. The Company distributed all of its 2008 taxable income to its stockholders and expects to distribute all of its taxable income in 2009. Accordingly, no provision for income taxes was necessary in 2008, nor is it expected to be necessary for 2009.

FINANCIAL CONDITION

EastGroup's assets were \$1,162,086,000 at March 31, 2009, an increase of \$5,881,000 from December 31, 2008. Liabilities increased \$10,346,000 to \$753,175,000 and equity decreased \$4,465,000 to \$408,911,000 during the same period. The paragraphs that follow explain these changes in detail.

ASSETS

Real Estate Properties

Real estate properties increased \$14,757,000 during the three months ended March 31, 2009, primarily due to the transfer of two properties from development, as detailed under *Development* below.

The Company made capital improvements of \$3,515,000 on existing and acquired properties (included in the Capital Expenditures table under *Results of Operations*). Also, the Company incurred costs of \$1,061,000 on development properties subsequent to transfer to *Real Estate Properties*; the Company records these expenditures as development costs on the Consolidated Statements of Cash Flows during the 12-month period following transfer.

Development

The investment in development at March 31, 2009, was \$151,438,000 compared to \$150,354,000 at December 31, 2008. Total capital invested for development during the first three months of 2009 was \$12,327,000, which consisted of costs of \$11,266,000 as detailed in the development activity table and costs of \$1,061,000 on developments transferred to *Real Estate Properties* during the 12-month period following transfer.

The Company transferred two developments to *Real Estate Properties* during the first quarter of 2009 with a total investment of \$10,182,000 as of the date of transfer.

DEVELOPMENT	Size (Square feet)	Costs Incurred			Estimated Total Costs
		Costs Transferred in 2009 ⁽¹⁾	For the Three Months Ended 3/31/09	Cumulative as of 3/31/09	
LEASE-UP					
Beltway Crossing VI, Houston, TX	128,000	\$ —	149	5,756	6,700
Oak Creek VI, Tampa, FL	89,000	—	42	5,629	6,100
Southridge VIII, Orlando, FL	91,000	—	270	6,271	6,900
Techway SW IV, Houston, TX	94,000	—	365	5,208	6,400
SunCoast III, Fort Myers, FL	93,000	—	136	6,854	8,400
Sky Harbor, Phoenix, AZ	264,000	—	401	23,230	25,100
World Houston 26, Houston, TX	59,000	—	151	2,969	3,600
12 th Street Distribution Center, Jacksonville, FL	150,000	—	104	4,954	5,300
Beltway Crossing VII, Houston, TX	95,000	—	320	4,533	5,900
Country Club III & IV, Tucson, AZ	138,000	—	1,453	9,500	11,200
Oak Creek IX, Tampa, FL	86,000	—	567	4,767	5,500
Total Lease-up	1,287,000	—	3,958	79,671	91,100
UNDER CONSTRUCTION					
Blue Heron III, West Palm Beach, FL	20,000	—	525	2,423	2,600
World Houston 28, Houston, TX	59,000	—	1,814	4,194	4,900
World Houston 29, Houston, TX	70,000	—	1,982	3,868	4,800
World Houston 30, Houston, TX	88,000	—	2,423	4,014	5,800
Total Under Construction	237,000	—	6,744	14,499	18,100
PROSPECTIVE DEVELOPMENT (PRIMARILY LAND)					
Tucson, AZ	70,000	—	—	417	3,500
Tampa, FL	249,000	—	(128)	3,762	14,600
Orlando, FL	1,254,000	—	235	14,688	78,700
Fort Myers, FL	659,000	—	(69)	14,945	48,100
Dallas, TX	70,000	—	16	586	5,000
El Paso, TX	251,000	—	—	2,444	9,600
Houston, TX	1,064,000	—	334	13,120	68,100
San Antonio, TX	595,000	—	145	5,584	37,500
Charlotte, NC	95,000	—	21	1,016	7,100
Jackson, MS	28,000	—	—	706	2,000
Total Prospective Development	4,335,000	—	554	57,268	274,200
	5,859,000	\$ —	11,256	151,438	383,400

DEVELOPMENT	Size (Square feet)	Costs Incurred			Estimated Total Costs
		Costs Transferred in 2009 ⁽¹⁾	For the Three Months Ended 3/31/09	Cumulative as of 3/31/09	
DEVELOPMENTS COMPLETED AND TRANSFERRED TO REAL ESTATE PROPERTIES DURING 2009					
40 th Avenue Distribution Center, Phoenix, AZ.....	90,000	\$ -	-	6,539	
Wetmore II, Building B, San Antonio, TX.....	55,000	-	10	3,643	
Total Transferred to Real Estate Properties.....	145,000	\$ -	10	10,182 ⁽²⁾	

(1) Represents costs transferred from Prospective Development (primarily land) to Under Construction during the period.

(2) Represents cumulative costs at the date of transfer.

Accumulated depreciation on real estate properties increased \$10,898,000 during the first three months of 2009 due to depreciation expense on real estate properties.

A summary of *Other Assets* is presented in Note 8 in the Notes to the Consolidated Financial Statements.

LIABILITIES

Mortgage notes payable decreased \$35,834,000 during the three months ended March 31, 2009, as a result of the repayment of one mortgage of \$31,357,000, regularly scheduled principal payments of \$4,447,000 and mortgage loan premium amortization of \$30,000. In addition, on January 2, 2009, the Company's mortgage note payable of \$9,365,000 on the Tower Automotive Center was repaid and replaced with another mortgage note payable for the same amount. See *Liquidity and Capital Resources* for further discussion of this mortgage note.

Notes payable to banks increased \$54,323,000 during the three months ended March 31, 2009, as a result of advances of \$80,267,000 exceeding repayments of \$25,944,000. The Company's credit facilities are described in greater detail under *Liquidity and Capital Resources*.

See Note 9 in the Notes to the Consolidated Financial Statements for a summary of *Accounts Payable and Accrued Expenses*. See Note 10 in the Notes to the Consolidated Financial Statements for a summary of *Other Liabilities*.

EQUITY

Distributions in excess of earnings increased \$5,399,000 as a result of dividends on common stock of \$13,077,000 exceeding net income for financial reporting purposes of \$7,678,000. See Note 14 in the Notes to the Consolidated Financial Statements for information related to the changes in additional paid-in capital resulting from stock-based compensation.

RESULTS OF OPERATIONS

(Comments are for the three months ended March 31, 2009, compared to the three months ended March 31, 2008.)

Net income available to common stockholders for the three months ended March 31, 2009, was \$7,678,000 (\$.31 per basic and diluted share) compared to \$7,435,000 (\$.31 per basic and diluted share) for the same period in 2008.

PNOI increased by \$1,479,000, or 5.1%, for the first quarter of 2009 as compared to the same period in 2008. The increase was primarily attributable to \$1,787,000 from newly developed properties and \$414,000 from 2008 acquisitions, offset by a decrease of \$745,000 from same property growth. The Company recorded gains on sales of securities of \$435,000 and a gain on an involuntary conversion of \$175,000 during the first quarter of 2008.

Expense to revenue ratios were 29.1% for the three months ended March 31, 2009, compared to 27.0% for the same period in 2008. The increase was primarily due to increased bad debt expense and lower occupancy in the first quarter of 2009 as compared to the same period last year. The Company's percentages leased and occupied were 93.4% and 92.8%, respectively, at March 31, 2009, compared to 94.9% and 94.4%, respectively, at March 31, 2008.

General and administrative expense increased \$480,000 for the three months ended March 31, 2009, as compared to the same period in 2008. The increase was primarily attributable to a decrease in capitalized development costs due to a slowdown in the Company's development program.

The following table presents the components of interest expense for the three months ended March 31, 2009 and 2008:

	<i>Three Months Ended March 31,</i>		<i>Increase/ Decrease</i>
	2009	2008	
	<i>(In thousands, except rates of interest)</i>		
Average bank borrowings.....	\$ 133,523	151,906	(18,383)
Weighted average variable interest rates (excluding loan cost amortization).....	1.47%	4.54%	
VARIABLE RATE INTEREST EXPENSE			
Variable rate interest (excluding loan cost amortization).....	\$ 482	1,716	(1,234)
Amortization of bank loan costs.....	74	74	-
Total variable rate interest expense.....	556	1,790	(1,234)
FIXED RATE INTEREST EXPENSE			
Fixed rate interest (excluding loan cost amortization).....	8,401	7,135	1,266
Amortization of mortgage loan costs.....	195	153	42
Total fixed rate interest expense.....	8,596	7,288	1,308
Total interest.....	9,152	9,078	74
Less capitalized interest.....	(1,651)	(1,705)	54
TOTAL INTEREST EXPENSE	\$ 7,501	7,373	128

Interest costs incurred during the period of construction of real estate properties are capitalized and offset against interest expense. The Company's weighted average variable interest rates and average bank borrowings in the first three months of 2009 were lower than in 2008, thereby decreasing variable rate interest expense.

The increase in mortgage interest expense in 2009 was primarily due to the Company's new mortgages detailed in the table below.

NEW MORTGAGES IN 2008 AND 2009	INTEREST RATE	DATE	MATURITY DATE	AMOUNT
Beltway II, III & IV, Eastlake, Fairgrounds I-IV, Nations Ford I-IV, Techway Southwest III, Westinghouse, Wetmore I-IV and World Houston 15 & 22.....	5.500%	03/19/08	04/05/15	\$ 78,000,000
Southridge XII, Airport Commerce Center I & II, Interchange Park, Ridge Creek III, World Houston 24, 25 & 27 and Waterford Distribution Center.....	5.750%	12/09/08	01/05/14	59,000,000
Tower Automotive Center ⁽¹⁾	6.030%	01/02/09	01/15/11	9,365,000
Weighted Average/Total Amount.....	<u>5.635%</u>			<u>\$ 146,365,000</u>

(1) The Company repaid the previous mortgage note on the Tower Automotive Center and replaced it with this new mortgage note for the same amount. See the table below for details on the previous mortgage.

These increases were offset by regularly scheduled principal payments and the repayments of two mortgages in 2009 as shown in the following table:

MORTGAGE LOANS REPAID IN 2009	INTEREST RATE	DATE REPAID	PAYOFF AMOUNT
Tower Automotive Center ⁽¹⁾	8.020%	01/02/09	\$ 9,365,000
Dominguez, Kingsview, Walnut, Washington, Industry Distribution Center I and Shaw.....	6.800%	02/13/09	31,357,000
Weighted Average/Total Amount.....	<u>7.081%</u>		<u>\$ 40,722,000</u>

(1) The Tower Automotive Center mortgage was repaid and replaced with another mortgage note payable for the same amount. See the new mortgage detailed in the new mortgages table above.

Depreciation and amortization for continuing operations increased \$669,000 for the three months ended March 31, 2009, as compared to the same period in 2008. This increase was primarily due to properties transferred from development during 2008 and 2009 and properties acquired during the first quarter of 2008.

NAREIT has recommended supplemental disclosures concerning straight-line rent, capital expenditures and leasing costs. Straight-lining of rent for continuing operations increased income by \$66,000 in the first quarter of 2009 compared to \$280,000 in the same period of 2008.

Capital Expenditures

Capital expenditures for operating properties for the three months ended March 31, 2009 and 2008 were as follows:

	Estimated Useful Life	Three Months Ended March 31,	
		2009	2008
		(In thousands)	
Upgrade on Acquisitions.....	40 yrs	\$ -	31
Tenant Improvements:			
New Tenants.....	Lease Life	1,375	2,088
New Tenants (first generation) ⁽¹⁾	Lease Life	60	3
Renewal Tenants.....	Lease Life	284	512
Other:			
Building Improvements.....	5-40 yrs	810	182
Roofs.....	5-15 yrs	696	108
Parking Lots.....	3-5 yrs	64	538
Other.....	5 yrs	226	71
Total capital expenditures.....		\$ 3,515	3,533

(1) First generation refers to space that has never been occupied under EastGroup's ownership.

Capitalized Leasing Costs

The Company's leasing costs (principally commissions) are capitalized and included in *Other Assets*. The costs are amortized over the terms of the associated leases and are included in depreciation and amortization expense. Capitalized leasing costs for the three months ended March 31, 2009 and 2008 were as follows:

	Estimated Useful Life	Three Months Ended March 31,	
		2009	2008
		(In thousands)	
Development.....	Lease Life	\$ 344	833
New Tenants.....	Lease Life	487	471
New Tenants (first generation) ⁽¹⁾	Lease Life	4	7
Renewal Tenants.....	Lease Life	780	239
Total capitalized leasing costs.....		\$ 1,615	1,550
Amortization of leasing costs ⁽²⁾		\$ 1,580	1,454

(1) First generation refers to space that has never been occupied under EastGroup's ownership.

(2) Includes discontinued operations.

Discontinued Operations

The results of operations, including interest expense (if applicable), for the operating properties sold or held for sale during the periods reported are shown under *Discontinued Operations* on the Consolidated Statements of Income. The following table presents the components of revenue and expense for the properties sold or held for sale during the three months ended March 31, 2009 and 2008. There were no sales of properties during the first three months of 2009 or 2008; however, the Company has reclassified the operations of North Stemmons I and Delp Distribution Center III, which were sold during 2008, to *Discontinued Operations* as shown in the following table.

Discontinued Operations	Three Months Ended March 31,	
	2009	2008
	(In thousands)	
Income from real estate operations.....	\$ -	167
Expenses from real estate operations.....	-	(42)
Property net operating income from discontinued operations.....	-	125
Depreciation and amortization.....	-	(43)
Income from real estate operations.....	\$ -	82

RECENT ACCOUNTING PRONOUNCEMENTS

The Financial Accounting Standards Board (FASB) deferred for one year the fair value measurement requirements contained in SFAS No. 157, *Fair Value Measurements*, for nonfinancial assets and liabilities that are not required or permitted to be measured at fair value on a recurring basis. These provisions, which are included in FASB Staff Position (FSP) FAS 157-2, were effective for fiscal years beginning after November 15, 2008. The adoption of these provisions in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In December 2007, the FASB issued SFAS No. 141 (Revised 2007), *Business Combinations*, which retains the fundamental requirements in SFAS No. 141 and requires the identifiable assets acquired, the liabilities assumed, and any noncontrolling interest in the acquiree be measured at fair value as of the acquisition date. In addition, Statement 141R requires that any goodwill acquired in the business combination be measured as a residual, and it provides guidance in determining what information to disclose to enable users of the financial statements to evaluate the nature and financial effects of the business combination. The Statement also requires that acquisition-related costs be recognized as expenses in the periods in which the costs are incurred and the services are received. SFAS No. 141R applies prospectively to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after December 15, 2008. The adoption of Statement 141R in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

Also in December 2007, the FASB issued SFAS No. 160, *Noncontrolling Interests in Consolidated Financial Statements*, which is an amendment of Accounting Research Bulletin (ARB) No. 51. Statement 160 provides guidance for entities that prepare consolidated financial statements that have an outstanding noncontrolling interest in one or more subsidiaries or that deconsolidate a subsidiary. SFAS No. 160 was effective for fiscal years, and interim periods within those fiscal years, beginning on or after December 15, 2008. The adoption of Statement 160 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In March 2008, the FASB issued SFAS No. 161, *Disclosures About Derivative Instruments and Hedging Activities*, which is an amendment of FASB Statement No. 133. SFAS No. 161 requires all entities with derivative instruments to disclose information regarding how and why the entity uses derivative instruments and how derivative instruments and related hedged items affect the entity's financial position, financial performance, and cash flows. The Company adopted SFAS No. 161 on January 1, 2009.

During 2008, the FASB issued FSP FAS 142-3, which amends the factors that should be considered in developing renewal or extension assumptions used to determine the useful life of a recognized intangible asset under FASB Statement No. 142, *Goodwill and Other Intangible Assets*. FSP FAS 142-3 requires an entity to disclose information that enables financial statement users to assess the extent to which the expected future cash flows associated with the asset are affected by the entity's intent and/or ability to renew or extend the arrangement. The intent of this Staff Position is to improve the consistency between the useful life of a recognized intangible asset under Statement 142 and the period of expected cash flows used to measure the fair value of the asset under Statement 141R and other U.S. generally accepted accounting principles. FSP FAS 142-3 was effective for financial statements issued for fiscal years beginning after December 15, 2008, and interim periods within those fiscal years. The adoption of FSP FAS 142-3 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

Also in 2008, the Emerging Issues Task Force (EITF) issued EITF 08-6, *Equity Method Investment Accounting Considerations*, which applies to all investments accounted for under the equity method and clarifies the accounting for certain transactions and impairment considerations involving those investments. EITF 08-6 was effective for financial statements issued for fiscal years beginning on or after December 15, 2008, and interim periods within those fiscal years. The adoption of EITF 08-6 in 2009 had an immaterial impact on the Company's overall financial position and results of operations.

In April 2009, the FASB issued FSP FAS 107-1, which amends SFAS No. 107, *Disclosures About Fair Value of Financial Instruments*, to require disclosures about fair value of financial instruments for interim reporting periods of publicly traded companies as well as in annual financial statements. This FSP also amends Accounting Principles Board (APB) No. 28, *Interim Financial Reporting*, to require those disclosures in summarized financial information at interim reporting periods. FSP FAS 107-1 is effective for interim reporting periods ending after June 15, 2009, and the Company anticipates that the adoption of this FSP will have an immaterial impact on the Company's overall financial position and results of operations.

LIQUIDITY AND CAPITAL RESOURCES

Net cash provided by operating activities was \$17,995,000 for the three months ended March 31, 2009. The primary other sources of cash were from bank borrowings and mortgage note proceeds. The Company distributed \$13,098,000 in common stock dividends during the three months ended March 31, 2009. Other primary uses of cash were for mortgage note repayments, bank debt repayments, construction and development of properties, and capital improvements at various properties.

Total debt at March 31, 2009 and December 31, 2008 is detailed below. The Company's bank credit facilities have certain restrictive covenants, such as maintaining debt service coverage and leverage ratios and maintaining insurance coverage, and the Company was in compliance with all of its debt covenants at March 31, 2009 and December 31, 2008.

	<i>March 31, 2009</i>	<i>December 31, 2008</i>
	<i>(In thousands)</i>	
Mortgage notes payable – fixed rate.....	\$ 549,972	585,806
Bank notes payable – floating rate.....	164,209	109,886
Total debt.....	\$ 714,181	695,692

The Company has a four-year, \$200 million unsecured revolving credit facility with a group of seven banks that matures in January 2012. The interest rate on the facility is based on the LIBOR index and varies according to total liability to total asset value ratios (as defined in the credit agreement), with an annual facility fee of 15 to 20 basis points. The interest rate on each tranche is usually reset on a monthly basis and is currently LIBOR plus 70 basis points with an annual facility fee of 20 basis points. The line of credit has an option for a one-year extension at the Company's request. Additionally, there is a provision under which the line may be expanded by \$100 million contingent upon obtaining increased commitments from existing lenders or commitments from additional lenders. At March 31, 2009, the weighted average interest rate was 1.230% on a balance of \$162,000,000. At May 6, 2009, the Company's weighted average interest rate was 1.143% on a balance of \$92,000,000. The Company had an additional \$108,000,000 remaining on this line of credit on May 6, 2009.

The Company also has a four-year, \$25 million unsecured revolving credit facility with PNC Bank, N.A. that matures in January 2012. This credit facility is customarily used for working capital needs. The interest rate on this working cash line is based on the LIBOR index and varies according to total liability to total asset value ratios (as defined in the credit agreement). Under this facility, the Company's current interest rate is LIBOR plus 75 basis points with no annual facility fee. At March 31, 2009, the interest rate was 1.251% on a balance of \$2,209,000. At May 6, 2009, the interest rate was 1.145% on a balance of \$4,363,000. The Company had an additional \$20,637,000 remaining on this line of credit on May 6, 2009.

The current economic situation is impacting lenders, and it is more difficult to obtain financing. Loan proceeds as a percentage of property value is decreasing, and long-term interest rates are increasing. The Company believes that its current lines of credit provide the capacity to fund the operations of the Company for the remainder of 2009 and 2010. The Company also believes that it can obtain mortgage financing from insurance companies and financial institutions. In March 2009, EastGroup executed an application on a \$67 million, limited recourse first mortgage loan secured by properties containing 1.7 million square feet. The loan has a recourse liability of \$5 million which may be released based on the secured properties obtaining certain base rent amounts. The loan closed on May 5, 2009, and has a fixed interest rate of 7.5%, a 10-year term and a 20-year amortization schedule. The Company used the proceeds of this mortgage loan to reduce variable rate bank borrowings.

As market conditions permit, EastGroup issues equity, including preferred equity, and/or employs fixed-rate first mortgage debt to replace the short-term bank borrowings.

On January 2, 2009, the mortgage note payable of \$9,365,000 on the Tower Automotive Center was repaid and replaced with another mortgage note payable for the same amount. The previous recourse mortgage was a variable rate demand note, and EastGroup had entered into a swap agreement to fix the LIBOR rate. In the fourth quarter of 2008, the bond spread over LIBOR required to re-market the notes increased from a historical range of 3 to 25 basis points to a range of 100 to 500 basis points. Due to the volatility of the bond spread costs, EastGroup redeemed the note and replaced it with a recourse mortgage with a bank on the same payment terms except for the interest rate. The effective interest rate on the previous note was 5.30% until the fourth quarter of 2008 when the weighted average rate was 8.02%. The effective rate on the new note, including the swap, is 6.03%.

The Company anticipates that its current cash balance, operating cash flows, borrowings under its lines of credit, proceeds from new mortgage debt and/or proceeds from the issuance of equity instruments will be adequate for (i) operating and administrative expenses, (ii) normal repair and maintenance expenses at its properties, (iii) debt service obligations, (iv) distributions to stockholders, (v) capital improvements, (vi) purchases of properties, (vii) development, and (viii) any other normal business activities of the Company, both in the short- and long-term.

Contractual Obligations

EastGroup's fixed, noncancelable obligations as of December 31, 2008, did not materially change during the three months ended March 31, 2009, except for the decrease in mortgage notes payable and the increase in bank borrowings discussed above.

INFLATION AND OTHER ECONOMIC CONSIDERATIONS

Most of the Company's leases include scheduled rent increases. Additionally, most of the Company's leases require the tenants to pay their pro rata share of operating expenses, including real estate taxes, insurance and common area maintenance, thereby reducing the Company's exposure to increases in operating expenses resulting from inflation.

EastGroup's financial results are affected by general economic conditions in the markets in which the Company's properties are located. An economic recession, or other adverse changes in general or local economic conditions, could result in the inability of some of the Company's existing tenants to make lease payments and may impact our ability to (i) renew leases or re-lease space as leases expire, or (ii) lease development space. In addition, an economic downturn or recession could also lead to an increase in overall vacancy rates or decline in rents we can charge to re-lease properties upon expiration of current leases. In all of these cases, our cash flow would be adversely affected.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK.

The Company is exposed to interest rate changes primarily as a result of its lines of credit and long-term debt maturities. This debt is used to maintain liquidity and fund capital expenditures and expansion of the Company's real estate investment portfolio and operations. The Company's objective for interest rate risk management is to limit the impact of interest rate changes on earnings and cash flows and to lower its overall borrowing costs. To achieve its objectives, the Company borrows at fixed rates but also has several variable rate bank lines as discussed under *Liquidity and Capital Resources*. The table below presents the principal payments due and weighted average interest rates for both the fixed rate and variable rate debt.

	Apr-Dec						Total	Fair Value
	2009	2010	2011	2012	2013	Thereafter		
Fixed rate debt ⁽¹⁾ (in thousands).....	\$ 13,150	18,185	84,971	62,117	53,232	318,317	549,972	516,649 ⁽²⁾
Weighted average interest rate.....	5.95%	5.89%	7.00%	6.61%	5.06%	5.63%	5.91%	
Variable rate debt (in thousands).....	\$ -	-	-	164,209	-	-	164,209	150,848 ⁽³⁾
Weighted average interest rate.....	-	-	-	1.23%	-	-	1.23%	

- (1) The fixed rate debt shown above includes the Tower Automotive mortgage. See below for additional information on the Tower mortgage.
- (2) The fair value of the Company's fixed rate debt is estimated based on the quoted market prices for similar issues or by discounting expected cash flows at the rates currently offered to the Company for debt of the same remaining maturities, as advised by the Company's bankers.
- (3) The fair value of the Company's variable rate debt is estimated by discounting expected cash flows at current market rates.

As the table above incorporates only those exposures that existed as of March 31, 2009, it does not consider those exposures or positions that could arise after that date. If the weighted average interest rate on the variable rate bank debt as shown above changes by 10% or approximately 12 basis points, interest expense and cash flows would increase or decrease by approximately \$202,000 annually.

The Company has an interest rate swap agreement to hedge its exposure to the variable interest rate on the Company's \$9,365,000 Tower Automotive Center recourse mortgage, which is summarized in the table below. Under the swap agreement, the Company effectively pays a fixed rate of interest over the term of the agreement without the exchange of the underlying notional amount. This swap is designated as a cash flow hedge and is considered to be fully effective in hedging the variable rate risk associated with the Tower mortgage loan. Changes in the fair value of the swap are recognized in accumulated other comprehensive loss. The Company does not hold or issue this type of derivative contract for trading or speculative purposes.

Type of Hedge	Current Notional Amount	Maturity Date	Reference Rate	Fixed Interest Rate	Effective Interest Rate	Fair Value at 3/31/09	Fair Value at 12/31/08
	(In thousands)					(In thousands)	
Swap	\$9,365	12/31/10	1 month LIBOR	4.03%	6.03%	(\$492)	(\$522)

FORWARD-LOOKING STATEMENTS

Certain statements contained in this report may be deemed "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that the Company expects or anticipates will occur in the future, including statements relating to rent and occupancy growth, development activity, the acquisition or sale of properties, general conditions in the geographic areas where the Company operates and the availability of capital, are forward-looking statements. Forward-looking statements are inherently subject to known and unknown risks and uncertainties, many of which the Company cannot predict, including, without limitation: changes in general economic conditions; the extent of tenant defaults or of any early lease terminations; the Company's ability to lease or re-lease space at current or anticipated rents; changes in the supply of and demand for industrial/warehouse properties; increases in interest rate levels; increases in operating costs; the availability of financing; natural disasters and the Company's ability to obtain adequate insurance; changes in governmental regulation, tax rates and similar matters; and other risks associated with the development and acquisition of properties, including risks that development projects may not be completed on schedule, development or operating costs may be greater than anticipated, or that acquisitions may not close as scheduled, and those additional factors discussed under "Item 1A. Risk Factors" in this report and in the Company's Annual Report on Form 10-K. Although the Company believes that the expectations reflected in the forward-looking statements are based upon reasonable assumptions at the time made, the Company can give no assurance that such expectations will be achieved. The Company assumes no obligation whatsoever to publicly update or revise any forward-looking statements. See also the information contained in the Company's reports filed or to be filed from time to time with the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

ITEM 4. CONTROLS AND PROCEDURES.

(i) Disclosure Controls and Procedures.

The Company carried out an evaluation, under the supervision and with the participation of the Company's management, including the Company's Chief Executive Officer and Chief Financial Officer, of the effectiveness of the design and operation of the Company's disclosure controls and procedures pursuant to Exchange Act Rule 13a-15. Based upon that evaluation, the Chief Executive Officer and Chief Financial Officer concluded that, as of March 31, 2009, the Company's disclosure controls and procedures were effective in timely alerting them to material information relating to the Company (including its consolidated subsidiaries) required to be included in the Company's periodic SEC filings.

(ii) Changes in Internal Control Over Financial Reporting.

There was no change in the Company's internal control over financial reporting during the Company's first fiscal quarter ended March 31, 2009, that has materially affected, or is reasonably likely to materially affect, the Company's internal control over financial reporting.

PART II. OTHER INFORMATION.

ITEM 1A. RISK FACTORS.

There have been no material changes to the risk factors disclosed in EastGroup's Form 10-K for the year ended December 31, 2008. For a full description of these risk factors, please refer to "Item 1A. Risk Factors" in the 2008 Annual Report on Form 10-K.

ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS.

Purchases of Equity Securities by the Issuer and Affiliated Purchasers

<i>Period</i>	<i>Total Number of Shares Purchased</i>	<i>Average Price Paid Per Share</i>	<i>Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs</i>	<i>Maximum Number of Shares That May Yet Be Purchased Under the Plans or Programs</i>
01/01/09 thru 01/31/09	3,607 ⁽¹⁾	\$35.58	—	672,300
02/01/09 thru 02/28/09	—	—	—	672,300
03/01/09 thru 03/31/09	21 ⁽¹⁾	26.55	—	672,300 ⁽²⁾
Total	3,628	\$35.53	—	

(1) As permitted under the Company's equity compensation plans, these shares were withheld by the Company to satisfy the tax withholding obligations for those employees who elected this option in connection with the vesting of shares of restricted stock. Shares withheld for tax withholding obligations do not affect the total number of remaining shares available for repurchase under the Company's common stock repurchase plan.

(2) EastGroup's Board of Directors has authorized the repurchase of up to 1,500,000 shares of its outstanding common stock. The shares may be purchased from time to time in the open market or in privately negotiated transactions. Under the common stock repurchase plan, the Company has purchased a total of 827,700 shares for \$14,170,000 (an average of \$17.12 per share) with 672,300 shares still authorized for repurchase. The Company has not repurchased any shares under this plan since 2000.

ITEM 6. EXHIBITS.

(a) Form 10-Q Exhibits:

(31) Rule 13a-14(a)/15d-14(a) Certifications (pursuant to Section 302 of the Sarbanes-Oxley Act of 2002)

(a) David H. Hoster II, Chief Executive Officer

(b) N. Keith McKey, Chief Financial Officer

(32) Section 1350 Certifications (pursuant to Section 906 of the Sarbanes-Oxley Act of 2002)

(a) David H. Hoster II, Chief Executive Officer

(b) N. Keith McKey, Chief Financial Officer

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Date: May 8, 2009

EASTGROUP PROPERTIES, INC.

By: /s/ BRUCE CORKERN

Bruce Corkern, CPA
Senior Vice President, Controller and
Chief Accounting Officer

By: /s/ N. KEITH MCKEY

N. Keith McKey, CPA
Executive Vice President, Chief Financial Officer,
Treasurer and Secretary

**Certification of Chief Executive Officer
EastGroup Properties, Inc.**

Exhibit 31(a)

I, David H. Hoster II, certify that:

1. I have reviewed this quarterly report on Form 10-Q of EastGroup Properties, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

By: /s/ DAVID H. HOSTER II
DAVID H. HOSTER II
Chief Executive Officer
May 8, 2009

**Certification of Chief Financial Officer
EastGroup Properties, Inc.**

Exhibit 31(b)

I, N. Keith McKey, certify that:

1. I have reviewed this quarterly report on Form 10-Q of EastGroup Properties, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

By: /s/ N. KEITH MCKEY

N. KEITH MCKEY

Chief Financial Officer

May 8, 2009

**Certification of Chief Executive Officer
EastGroup Properties, Inc.**

Exhibit 32(a)

In connection with the quarterly report of EastGroup Properties, Inc. (the "Company") on Form 10-Q for the period ended March 31, 2009, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, David H. Hoster II, Chief Executive Officer of the Company, certify, pursuant to 18 U.S.C. 1350, as adopted pursuant to 906 of the Sarbanes-Oxley Act of 2002, that:

- (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ DAVID H. HOSTER II
DAVID H. HOSTER II
Chief Executive Officer
May 8, 2009

**Certification of Chief Financial Officer
EastGroup Properties, Inc.**

Exhibit 32(b)

In connection with the quarterly report of EastGroup Properties, Inc. (the "Company") on Form 10-Q for the period ended March 31, 2009, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, N. Keith McKey, Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. 1350, as adopted pursuant to 906 of the Sarbanes-Oxley Act of 2002, that:

- (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ N. KEITH MCKEY
N. KEITH MCKEY
Chief Financial Officer
May 8, 2009