

**EASTGROUP
PROPERTIES, INC.**

**SUPPLEMENTAL
INFORMATION**

December 31, 2000

**300 ONE JACKSON PLACE
188 EAST CAPITOL STREET
JACKSON, MS 39201-2195**

**P. O. BOX 22728
JACKSON, MS 39225-2728**

**PHONE 601-354-3555
FAX 601-352-1441
www.eastgroup.net**

EASTGROUP PROPERTIES, INC.
SUPPLEMENTAL INFORMATION
December 31, 2000

Balance Sheet	3
Income Statement.....	4
Summary Statements of Operations	5
Weighted Average Shares	6
Real Estate Operations Income and Expense	7
Property Net Operating Income By Type	8
Debt-to-Total Market Capitalization	9
Sales and Acquisitions	10
Development Summary	11
Leasing Statistics.....	12
Lease Expiration Summary.....	13
Top Ten Tenants	14
Financial Statistics	15

Certain statements in this release are forward-looking and as such are based upon the Company's current belief as to the outcome and timing of future events. There can be no assurance that future developments affecting the Company will be those anticipated by the Company. These forward-looking statements involve risks and uncertainties (some of which are beyond the control of the Company) and are subject to change based upon various factors, including but not limited to the following risks and uncertainties: changes in the real estate industry and in performance of the financial markets; the demand for and market acceptance of the Company's properties for rental purposes; the amount and growth of the Company's expenses; tenant financial difficulties; and general economic conditions, including interest rates, as well as economic conditions in those areas where the Company owns properties; the risks associated with the development of real property; and other risks and uncertainties detailed from time to time in the Company's SEC filings. Should one or more of these risks or uncertainties occur, or should underlying assumptions prove incorrect, the Company's results could differ materially from those expressed in the forward-looking statements.

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

	<u>December 31, 2000</u> <u>(Unaudited)</u>	<u>December 31, 1999</u>
ASSETS		
Real estate properties:		
Industrial	\$ 630,860	580,598
Industrial development	37,193	35,480
Other	-	6,919
	<u>668,053</u>	<u>622,997</u>
Less accumulated depreciation	<u>(66,492)</u>	<u>(46,829)</u>
	<u>601,561</u>	<u>576,168</u>
Real estate held for sale	26,602	18,051
Less accumulated depreciation	<u>(3,628)</u>	<u>(4,750)</u>
	<u>22,974</u>	<u>13,301</u>
Mortgage loans	9,191	8,706
Investment in real estate investment trusts	8,068	15,708
Cash	2,861	2,657
Other assets	21,550	15,611
TOTAL ASSETS	<u>\$ 666,205</u>	<u>632,151</u>
 LIABILITIES AND STOCKHOLDERS' EQUITY		
LIABILITIES		
Mortgage notes payable	\$ 168,709	148,665
Notes payable to banks	102,000	95,000
Accounts payable & accrued expenses	13,792	12,170
Other liabilities	4,615	4,664
	<u>289,116</u>	<u>260,499</u>
Minority interest in joint ventures	1,697	1,690
Minority interest in operating partnership	-	650
	<u>1,697</u>	<u>2,340</u>
STOCKHOLDERS' EQUITY		
Series A 9.00% Cumulative Redeemable Preferred Shares and additional paid-in capital; \$.0001 par value; 1,725,000 shares authorized and issued; stated liquidation preference of \$43,125	41,357	41,357
Series B 8.75% Cumulative Convertible Preferred Shares and additional paid-in capital; \$.0001 par value; 2,800,000 shares authorized and issued; stated liquidation preference of \$70,000	67,178	67,178
Series C Preferred Shares; \$.0001 par value; 600,000 shares authorized; no shares issued	-	-
Common shares; \$.0001 par value; 64,875,000 shares authorized; 15,849,318 shares issued at December 31, 2000 and 15,555,505 at December 31, 1999	2	2
Excess shares; \$.0001 par value; 30,000,000 shares authorized; no shares issued	-	-
Additional paid-in capital on common shares	238,910	233,453
Undistributed earnings	28,185	26,654
Accumulated other comprehensive income	3,104	668
Unearned compensation	<u>(3,344)</u>	<u>-</u>
	<u>375,392</u>	<u>369,312</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	<u>\$ 666,205</u>	<u>632,151</u>

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

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	<u>2000</u>	<u>1999</u>	<u>2000</u>	<u>1999</u>
REVENUES				
Income from real estate operations	\$ 24,746	22,075	93,906	83,320
Interest:				
Mortgage loans	250	207	839	1,123
Other interest	20	66	136	244
Gain on sale of securities	1,599	-	2,154	30
Other	140	401	1,068	1,519
	<u>26,755</u>	<u>22,749</u>	<u>98,103</u>	<u>86,236</u>
EXPENSES				
Operating expenses from real estate operations	6,108	5,275	22,359	19,941
Interest	5,021	4,026	18,570	17,688
Depreciation and amortization	6,210	5,347	23,449	20,239
General and administrative	1,891	1,344	5,607	4,519
	<u>19,230</u>	<u>15,992</u>	<u>69,985</u>	<u>62,387</u>
INCOME BEFORE MINORITY INTEREST AND GAIN ON REAL ESTATE INVESTMENTS	7,525	6,757	28,118	23,849
Minority interest in joint ventures	77	121	377	433
INCOME BEFORE GAIN ON REAL ESTATE INVESTMENTS	7,448	6,636	27,741	23,416
Gain on real estate investments	8,056	(296)	8,771	15,357
INCOME BEFORE CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE	15,504	6,340	36,512	38,773
Cumulative effect of change in accounting principle	-	-	-	418
NET INCOME	15,504	6,340	36,512	38,355
Preferred dividends-Series A	970	970	3,880	3,880
Preferred dividends-Series B	1,532	1,532	6,128	2,246
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	<u>\$ 13,002</u>	<u>3,838</u>	<u>26,504</u>	<u>32,229</u>
BASIC PER SHARE DATA				
Net income available to common shareholders	<u>\$ 0.83</u>	<u>0.24</u>	<u>1.70</u>	<u>2.01</u>
Weighted average shares outstanding	<u>15,656</u>	<u>15,805</u>	<u>15,623</u>	<u>16,046</u>
DILUTED PER SHARE DATA				
Net income available to common shareholders	<u>\$ 0.76</u>	<u>0.24</u>	<u>1.68</u>	<u>1.99</u>
Weighted average shares outstanding	<u>19,022</u>	<u>15,941</u>	<u>15,798</u>	<u>17,362</u>

EASTGROUP PROPERTIES, INC.
SUMMARY STATEMENTS OF OPERATIONS
(IN THOUSANDS, EXCEPT PER SHARE DATA)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2000	1999	2000	1999
Revenues	\$ 26,755	22,749	98,103	86,236
Operating expenses	(6,108)	(5,275)	(22,359)	(19,941)
General and administrative	(1,891)	(1,344)	(5,607)	(4,519)
Earnings before interest, taxes, depreciation and amortization (EBITDA)	18,756	16,130	70,137	61,776
Interest expense (A)	(5,021)	(4,026)	(18,570)	(17,688)
Depreciation and amortization	(6,210)	(5,347)	(23,449)	(20,239)
Minority interest in joint ventures	(77)	(121)	(377)	(433)
Gain on real estate	8,056	(296)	8,771	15,357
Net income before cumulative effect of change in accounting principles	15,504	6,340	36,512	38,773
Cumulative effect of change in accounting principle (B)	-	-	-	(418)
Net income	15,504	6,340	36,512	38,355
Preferred dividends-Series A	(970)	(970)	(3,880)	(3,880)
Convertible preferred dividends-Series B	(1,532)	(1,532)	(6,128)	(2,246)
Net income available to common shareholders	13,002	3,838	26,504	32,229
Depreciation and amortization	6,210	5,347	23,449	20,239
Minority interest - depreciation	(40)	(39)	(158)	(241)
Gain on depreciable real estate	(8,056)	296	(8,151)	(15,357)
Cumulative effect of change in accounting principle	-	-	-	418
Convertible preferred dividends-Series B	1,532	1,532	6,128	2,246
Limited partnership units	-	48	18	48
Funds from operations	12,648	11,022	47,790	39,582
Straight-line rents	(449)	(252)	(1,654)	(462)
Leasing commissions (renewal)	(207)	(436)	(949)	(1,007)
Non-revenue producing capital expenditures	(1,153)	(641)	(3,249)	(2,702)
Cash available for distribution	\$ 10,839	9,693	41,938	35,411
Basic per common share data:				
Net income available to common shareholders	\$ 0.83	0.24	1.70	2.01
Weighted average common shares outstanding	15,656	15,805	15,623	16,046
Diluted per common share data: (C)				
Net income available to common shareholders	\$ 0.76	0.24	1.68	1.99
Weighted average common shares outstanding	19,022	15,941	15,798	17,362
Funds from operations	\$ 0.66	0.58	2.52	2.28
Cash available for distribution	\$ 0.57	0.51	2.21	2.04
Weighted average common shares outstanding for FFO purposes	19,022	19,123	18,980	17,362

(A) Net of capitalized interest of \$563,000 and \$543,000 for the three months ended December 31, 2000 and 1999, respectively; and \$2,060,000 and \$1,834,000 for the twelve months ended December 31, 2000 and 1999, respectively.

(B) Represents previously capitalized start-up and organizational costs that were expensed on January 1, 1999 in accordance with the requirements of Statement of Position 98-5.

(C) Assumes dilutive effect of common stock equivalents.

EASTGROUP PROPERTIES, INC.
WEIGHTED AVERAGE SHARES
(IN THOUSANDS)

	Three Months Ended		Twelve Months Ended	
	<u>December 31, 2000</u>	<u>December 31, 1999</u>	<u>December 31, 2000</u>	<u>December 31, 1999</u>
Weighted average common shares	15,656	15,805	15,623	16,046
BASIC SHARES FOR EARNINGS PER SHARE	<u>15,656</u>	<u>15,805</u>	<u>15,623</u>	<u>16,046</u>
Potential common shares:				
Stock options	133	104	147	111
Nonvested restricted stock	51	-	13	-
L.P. units	-	32	15	32
Convertible preferred stock	3,182	-	-	1,173
DILUTED SHARES FOR EARNINGS PER SHARE	<u>19,022</u>	<u>15,941</u>	<u>15,798</u>	<u>17,362</u>
Potential common shares:				
Convertible preferred stock	-	3,182	3,182	-
DILUTED SHARES FOR FUNDS FROM OPERATIONS	<u>19,022</u>	<u>19,123</u>	<u>18,980</u>	<u>17,362</u>

EASTGROUP PROPERTIES, INC.
REO INCOME & EXPENSE BY PROPERTY TYPE
(IN THOUSANDS)

QUARTER ENDED 12/31/00:

	<u>Industrial</u>	<u>Other</u>	<u>Total</u>
REO income	\$23,858	888	24,746
REO expenses	<u>(5,777)</u>	<u>(331)</u>	<u>(6,108)</u>
NOI before min. int.	<u>\$18,081</u>	<u>557</u>	<u>18,638</u>
Expense to Revenue Ratio	24.2%	37.3%	24.7%

TWELVE MONTHS ENDED 12/31/00:

	<u>Industrial</u>	<u>Other</u>	<u>Total</u>
REO income	\$90,176	3,730	93,906
REO expenses	<u>(21,055)</u>	<u>(1,304)</u>	<u>(22,359)</u>
NOI before min. int.	<u>\$69,121</u>	<u>2,426</u>	<u>71,547</u>
Expense to Revenue Ratio	23.3%	35.0%	23.8%

QUARTER ENDED 12/31/99:

	<u>Industrial</u>	<u>Other</u>	<u>Total</u>
REO income	\$21,156	919	22,075
REO expenses	<u>(4,859)</u>	<u>(416)</u>	<u>(5,275)</u>
NOI before min. int.	<u>\$16,297</u>	<u>503</u>	<u>16,800</u>
Expense to Revenue Ratio	23.0%	45.3%	23.9%

TWELVE MONTHS ENDED 12/31/99:

	<u>Industrial</u>	<u>Other</u>	<u>Total</u>
REO income	\$77,677	5,643	83,320
REO expenses	<u>(17,723)</u>	<u>(2,218)</u>	<u>(19,941)</u>
NOI before min. int.	<u>\$59,954</u>	<u>3,425</u>	<u>63,379</u>
Expense to Revenue Ratio	22.8%	39.3%	23.9%

EASTGROUP PROPERTIES, INC.
PROPERTY NET OPERATING INCOME BY TYPE
(IN THOUSANDS)

	FOR THE THREE MONTHS ENDED			FOR THE TWELVE MONTHS ENDED		
	ACTUAL	ACTUAL	VARIANCE	ACTUAL	ACTUAL	VARIANCE
	12/31/2000	12/31/1999		12/31/2000	12/31/1999	
SAME STORE ASSETS						
Industrial	\$ 15,705	15,225	3.2%	55,140	53,433	3.2%
Other	266	226		1,030	1,006	
Total	<u>15,971</u>	<u>15,451</u>		<u>56,170</u>	<u>54,439</u>	
2000 ACQUISITIONS						
Industrial	317	-		759	-	
Other	-	-		-	-	
Total	<u>317</u>	<u>-</u>		<u>759</u>	<u>-</u>	
1999 ACQUISITIONS						
Industrial	447	192		5,202	2,169	
Other	-	-		-	-	
Total	<u>447</u>	<u>192</u>		<u>5,202</u>	<u>2,169</u>	
2000 DEVELOPMENT						
Industrial	989	35		2,647	41	
Other	-	-		-	-	
Total	<u>989</u>	<u>35</u>		<u>2,647</u>	<u>41</u>	
1999 DEVELOPMENT						
Industrial	174	116		3,612	1,876	
Other	-	-		-	-	
Total	<u>174</u>	<u>116</u>		<u>3,612</u>	<u>1,876</u>	
ASSETS SOLD						
Industrial	-	477		106	1,973	
Other	291	277		1,397	2,419	
Total	<u>291</u>	<u>754</u>		<u>1,503</u>	<u>4,392</u>	
TOTAL PORTFOLIO						
Industrial	17,632	16,045		67,466	59,492	
Other	557	503		2,427	3,425	
Total	<u>\$ 18,189</u>	<u>16,548</u>		<u>69,893</u>	<u>62,917</u>	
RECONCILEMENT						
Cash NOI	\$ 18,189	16,548		69,893	62,917	
Straight-Line Rents	449	252		1,654	462	
Total	<u>\$ 18,638</u>	<u>16,800</u>		<u>71,547</u>	<u>63,379</u>	

EastGroup Properties, Inc.
Debt-to-Total Market Capitalization

	Interest Rate	Maturity Date	Balance @ 12/31/00	Annualized Interest
Bank Credit Facility				
\$10M Line - Floating Rate	8.7500%	01/09/01	\$ 9,999,999.67	\$ 874,999.97
\$150M Line: (\$115M Traunch) - Floating Rate	7.8750%	01/12/02	92,000,000.00	7,245,000.00
\$15M Line - Floating Rate	7.7500%	On Demand	0.00	0.00
Subtotal			101,999,999.67	8,119,999.97
Mortgage Debt				
Northwest Point Business Park	7.750%	03/01/01	3,837,165.40	297,380.32
University Business Center (NP #2)	7.450%	02/28/02	8,380,523.56	624,349.01
Estrella Distribution Center (recourse)	9.250%	01/02/03	2,461,284.63	227,668.83
Deerwood Warehouse	8.375%	07/01/03	1,516,230.04	126,984.27
Eastlake (recourse)	8.500%	07/05/04	4,163,541.62	353,901.04
56th Street Commerce Park	8.875%	08/01/04	1,987,319.48	176,374.60
Chamberlain Distribution Center	8.750%	01/01/05	2,372,134.12	207,561.74
Exchange Distribution Warehouse	8.375%	08/01/05	2,174,620.50	182,124.47
Westport Commerce Center	8.000%	08/01/05	2,897,852.79	231,828.22
LakePointe Business Park	8.125%	10/01/05	10,436,988.81	848,005.34
Jetport, JetPort 515 & Jetport 516	8.125%	10/01/05	3,487,006.65	283,319.29
Huntwood Associates	7.990%	08/22/06	12,171,773.66	972,524.72
Wiegman Associates	7.990%	08/22/06	5,617,741.70	448,857.56
World Houston 1 & 2	7.770%	04/15/07	4,435,995.60	344,676.86
E. University, 7th Street, 55th Street, Ethan Allen	8.060%	06/26/07	11,904,986.51	959,541.91
Lamar II Distribution Center	6.900%	12/01/08	2,090,320.66	144,232.13
Dominguez, Kingsview, Walnut, Washington, Industry and Shaw (Met Life Loan)	6.800%	03/01/09	44,944,779.98	3,056,245.04
Auburn Facility	8.875%	09/01/09	4,696,195.85	416,787.38
University Business Center	7.980%	06/01/10	11,413,366.00	910,786.61
New York Life - Houston Portfolio	7.920%	05/10/11	26,282,061.00	2,081,539.23
Kyrene Distribution Center	9.000%	07/01/14	1,052,591.46	94,733.23
North Shore Improvement Bonds	7.750%	09/02/16	384,833.70	29,824.61
			168,709,313.72	13,019,246.41
Total Debt			\$ 270,709,313.39	\$ 21,139,246.38
Market Equity				
Shares Outstanding, (net of Treasury Shares) - Common			15,849,318	
Price per share			22.375	
Total Market Equity - Common			354,628,490.25	
Shares Outstanding - Preferred Series A			1,725,000	
Liquidation price per share			\$ 25.00	
Total Market Equity - Preferred Series A			43,125,000.00	
Shares Outstanding - Preferred Series B			2,800,000	
Liquidation price per share			\$ 25.00	
Total Market Equity - Preferred Series B			70,000,000.00	
Total Market Equity			\$ 467,753,490.25	
Total Debt + Total Market Equity			\$ 738,462,803.64	
Total Debt ÷ (Total Debt + Total Market Equity)			36.7%	
Weighted Average Interest Rate - Bank Debt			8.0%	
Weighted Average Interest Rate - Mortgage Debt			7.7%	
Weighted Average Interest Rate - Total Debt			7.8%	

EASTGROUP PROPERTIES, INC.
Industrial Property Sales and Acquisitions Schedule
December 31, 2000

SALES

Date	Property Name	Location	Size	Net Sales Price
1st Quarter Sales				
03/23/00	LeTourneau Center of Commerce	Tampa, FL	88,000 sq ft	\$ 1,593,000
2nd Quarter Sales				
6/26/2000	Estelle Land	Jefferson Parish, LA	613 acres	1,049,000
3rd Quarter Sales				
NONE				
4th Quarter Sales				
12/20/00	La Vista Crossing Apartments	Atlanta, GA	240 units	14,528,000
YEAR-TO-DATE SALES				\$ 17,170,000

ACQUISITIONS

Date	Property Name	Location	Size	Cost
1st Quarter Acquisitions				
01/13/00	Wilson Distribution Center	Tempe, AZ	56,000 sq ft	\$ 2,517,000
2nd Quarter Acquisitions				
04/11/00	Founders Business Center	El Paso, TX	77,000 sq ft	2,302,000
05/19/00	Interstate Distribution Center III	Dallas, TX	78,000 sq ft	2,528,000
2nd Quarter Total			155,000 sq ft	4,830,000
3rd Quarter Acquisitions				
07/27/00	Broadway Industrial #4	Tempe, AZ	40,000 sq ft	2,032,000
09/12/00	West Loop I	Houston, TX	84,000 sq ft	2,337,000
3rd Quarter Total			124,000 sq ft	4,369,000
4th Quarter Acquisitions				
12/27/00	World Houston TRS Land	Houston, TX	18 acres	1,912,000
YEAR-TO-DATE ACQUISITIONS				\$ 13,628,000

EASTGROUP PROPERTIES, INC.
DEVELOPMENT SUMMARY
AS OF DECEMBER 31, 2000

	Size at Completion (Square Feet)	Costs Incurred		Estimated Total costs	Net Operating Income (1)		Completion Date	Anticipated Conversion Date (2)	Projected Stabilized Yield (1)	Expected % Occupied		% Leased as of 12/31/00	% Leased as of 02/12/01
		For the Quarter Ended 12/31/00	Cumulative As of 12/31/00		For the Quarter Ended 12/31/00	For the Year Ended 12/31/00				as of 3/31/01	as of 12/31/01		
Lease-up:													
Glenmont II													
Houston, Texas	104,000	\$ 52,148	2,915,924	3,780,000			07/01/00	03/31/01	11.3%	100%	100%	72%	100%
Palm River North I & III													
Tampa, Florida	116,000	237,093	4,928,338	6,290,000			08/15/00	09/30/01	11.9%	14%	89%	0%	14%
Westlake II													
Tampa, Florida	70,000	480,852	3,342,709	4,270,000			08/01/00	09/30/01	11.6%	30%	100%	30%	52%
Sunport Center I													
Orlando, Florida	56,000	390,206	3,122,003	3,200,000			08/01/00	03/31/01	11.2%	80%	100%	80%	80%
Beach Commerce Center													
Jacksonville, Florida	46,000	38,741	2,029,125	2,800,000			09/01/00	09/30/01	11.8%	26%	100%	26%	26%
World Houston XI													
Houston, Texas	126,000	206,263	3,721,000	5,460,000			12/31/00	09/30/01	11.4%	19%	94%	19%	19%
Interstate Commons II													
Phoenix, Arizona	59,000	814,805	2,209,541	2,900,000			12/15/00	12/31/01	11.3%	37%	100%	37%	37%
Total Lease-up	577,000	2,220,108	22,268,640	28,700,000	91,316	92,322							
Under Construction:													
Techway Southwest I													
Houston, Texas	126,000	999,960	1,887,698	5,040,000			05/01/01	06/30/02	11.4%	0%	50%	0%	0%
Kyrene II													
Tempe, Arizona	60,000	636,754	1,809,042	3,710,000			02/01/01	12/31/01	11.4%	0%	100%	50%	50%
Walden Distribution Center I													
Tampa, Florida	90,000	426,678	779,002	4,240,000			04/01/01	03/31/02	11.3%	0%	79%	54%	54%
Sunport Center II													
Orlando, Florida	60,000	89,977	762,429	3,500,000			05/01/01	06/30/01	11.4%	0%	100%	100%	100%
Total Under Construction	336,000	2,153,369	5,238,171	16,490,000	-	-							
Prospective Development:													
Phoenix, Arizona	40,000	30,387	237,129	2,000,000									
Tucson, Arizona	70,000	30,747	298,847	3,500,000									
Tampa, Florida	230,000	1,323,778	1,834,998	9,200,000									
Orlando, Florida	339,000	342,015	1,722,987	18,900,000									
Houston, Texas	1,017,000	3,729,394	5,592,563	45,300,000									
Total Prospective Development	1,696,000	5,456,321	9,686,524	78,900,000	-	-							
	2,609,000	\$ 9,829,798	37,193,335	124,090,000	91,316	92,322							
Completed Development and Transferred to Industrial Properties During 2000:													
John Young II													
Orlando, Florida	47,000	\$ 366,398	3,764,682										
Rampart Distribution Center III													
Denver, Colorado	92,000	173,524	5,736,212										
Sample 95 II													
Pompano, Florida	70,000	193,932	4,057,490										
Chestnut Business Center													
City of Industry, California	75,000	418,393	5,138,627										
Palm River North II													
Tampa, Florida	96,000	25,052	3,220,976										
Westlake I													
Tampa, Florida	70,000	6,393	4,836,472										
Glenmont I													
Houston, Texas	108,000	-	4,204,288										
Main Street													
Carson, California	106,000	247,939	5,709,186										
Total Transferred to Industrial	664,000	\$ 1,431,631	36,667,933		1,018,579	3,177,021							

(1) Computed with rents on a straight-line basis
(2) Earlier of 80% occupied or 1 year after completion date

EastGroup Properties, Inc.
3 Months Ended 12/31/00 Leasing Statistics

SUMMARY

INDUSTRIAL	Total Square Feet	16,837,356		
Renewal % (SF)		48%		
Renewal % (# leases)		57%		
# of leases that came up		56		
# of leases that renewed		32		
# of SF that came up	913,878		5.43%	of Portfolio
# of SF that renewed	437,861		13,683	Avg size renewal
# of SF on new leases	196,380		10,336	Avg size new
# of new leases signed		19		
# of total leases signed (new and renewal)		51		
Average term (new)	56.47	months or	4.71	years
Average term (renewal)	36.13	months or	3.01	years
Average term (new & renewal)	43.71	months or	3.64	years
Average lease size (new & renewal)	12,436	square feet		
TI/ square foot (new)	\$1.83			
TI/ square foot (renewal)	\$0.29			
Commission/square foot (new)	\$1.58			
Commission/square foot (renewal)	\$0.59			
Rental increase (new)	5.04%			
Rental increase (renewal)	12.38%			
Rental increase on all leases	9.77%			

12 Months Ended 12/31/00 Leasing Statistics

SUMMARY

INDUSTRIAL

Renewal % (SF)	56%			
Renewal % (leases)	52%			
# of leases that came up	198			
# of leases that renewed	103			
# of SF that came up	3,384,627			
# of SF that renewed	1,895,611			
# of SF on new leases	1,307,585			
# of new leases signed	93			
Total # of leases signed (new and renewal)	196			
Total # of months rep'd by signed leases (new)	4,298			
Total # of months rep'd by signed leases (renewal)	3,815			
Average term (new and renewal)	41.39	months or	3.45	years
Average lease size	16,343	square feet		
Total tenant improvements (new)	\$1,579,096		\$1.21	per sf
Total tenant improvements (renewal)	\$806,916		\$0.43	per sf
Total commissions (new)	\$1,625,537		\$1.24	per sf
Total commissions (renewal)	\$817,260		\$0.43	per sf
Total prior rent (new)	\$4,618,323			
Total current rent (new)	\$4,855,676			
Total prior rent (renewal)	\$7,140,444			
Total current rent (renewal)	\$7,660,479			
Rental increase (new)	5.14%			
Rental increase (renewal)	7.28%			
Rental increase on all leases	6.44%			

EastGroup Properties, Inc.
Lease Expiration Summary Report
Industrial Properties
Based on Actual Occupancy as of 12/31/00

Year of Lease Expiration	Square Footage of Leases Expiring	% of Total SF	Base Rent of Leases Expiring	% of Total Base Rent
Month-to-Month	185,682	1.10%	\$ 84,023	0.22%
Vacant	704,910	4.19%	-	-
2001	3,248,131	19.29%	7,637,410	19.96%
2002	2,227,947	13.23%	6,146,133	16.06%
2003	3,373,464	20.04%	8,510,173	22.24%
2004	2,349,492	13.95%	5,240,427	13.70%
2005 and beyond	4,747,730	28.20%	10,642,040	27.82%
GRAND TOTAL/Weighted Avg	<u>16,837,356</u>	<u>100.00%</u>	<u>\$ 38,260,206</u>	<u>100.00%</u>
 SF Expiring in 2000 as of 1/1/00	1,956,679			
SF Vacant in 2000 as of 1/1/00	499,816			

EastGroup Properties, Inc.
Top 10 Tenants by SF
As of 12/31/00

Total REO @ 12/31/00 16,837,356

*Total Base Rent as of 12/31/00 \$ 72,210,772

Tenant	# of leases	Location	Total Leased SF	% of Total Portfolio	Annualized Base Rent as of 12/31/00 (1)	% of Total Base Rent as of 12/31/00 (2)	Expiration Date
1. International Paper	1	San Francisco	125,700		286,290		10/31/03
	1	San Francisco	101,700		247,200		06/30/03
	1	San Francisco	139,400		532,955		06/30/03
	1	Oklahoma City	59,764		185,268		09/30/01
				2.53%		1.73%	
2. Palmer Distribution	1	Houston	392,291	2.33%	1,106,261	1.53%	10/31/09
3. Premier Beverage	1	Jacksonville	112,000		308,000		07/31/08
	1	Tampa	222,000		808,080		08/31/09
				1.98%		1.55%	
4. Ethan Allen	1	Los Angeles	300,300	1.78%	1,189,598	1.65%	01/31/10
5. Price Transfer	1	Los Angeles	261,500	1.55%	1,085,621	1.50%	01/31/03
6. Exel Logistics	1	Tucson	101,396		389,361		10/31/03
	1	Tulsa	159,750		460,248		03/31/01
				1.55%		1.18%	
7. U.S. Postal Service	1	Tampa	46,180		346,350		11/30/07
	1	Houston	110,000		499,992		05/31/04
	1	Tampa	53,950		339,885		08/31/09
	1	Tampa	5,200		42,120		10/31/04
	1	Tampa	44,800		263,424		06/30/04
				1.54%		2.07%	
8. Office Depot	1	Phoenix	43,200		139,968		12/31/00
	1	New Orleans	159,750		639,000		06/30/05
				1.21%		1.08%	
9. Woodstuff Manufacturing	1	Phoenix	131,250		458,325		06/30/05
	1	Phoenix	56,144		181,908		06/30/01
				1.11%		0.89%	
10. Biagi Brothers	1	Jacksonville	134,700		368,731		04/30/04
	1	Jacksonville	50,000		136,500		04/30/04
				1.10%		0.70%	
	<u>22</u>		<u>2,810,975</u>	<u>16.68%</u>	<u>10,015,085</u>	<u>13.9%</u>	

(1) Based on the annualized base rent as of 12/31/00

(2) Calculation: Tenant Base Rent / Total Base Rent as of 12/31/00 *

EASTGROUP PROPERTIES, INC.
Financial Statistics

	Years Ended				
	2000	1999	1998	1997	1996
<u>Assets/Market Capitalization</u>					
Assets	666,205,000	632,151,000	567,548,000	413,127,000	281,455,000
Equity Market Capitalization	467,753,490	401,501,409	354,395,409	350,422,810	192,518,602
Shares Outstanding - Common	15,849,318	15,555,505	16,307,681	16,204,523	10,548,965
Price per share	22.375	18.500	18.438	21.625	18.250
Shares Outstanding (Series A) - Preferred	1,725,000	1,725,000	1,725,000	-	-
Price per share	25.000	25.000	25.000	-	-
Shares Outstanding (Series B) - Preferred	2,800,000	2,800,000	400,000	-	-
Price per share	25.000	25.000	25.000	-	-
Shares Outstanding - L.P. Units	-	32,409	32,409	-	-
Price per share	-	18.500	18.438	-	-
<u>FFO Growth Rates</u>					
FFO per diluted share	2.52	2.28	2.06	1.84	1.69
Growth rate	10.5%	10.7%	12.0%	8.9%	9.0%
<u>Common Dividend Payout Ratio</u>					
Dividend Distribution	1.58	1.48	1.40	1.34	1.28
FFO per diluted share	2.52	2.28	2.06	1.84	1.69
	63%	65%	68%	73%	76%
<u>Common Dividend Yield Comparison</u>					
Dividend Distribution	1.58	1.48	1.40	1.36	1.31
Price Per Share	22.375	18.500	18.438	21.625	18.250
Dividend Yield	7.06%	8.00%	7.59%	6.29%	7.16%
<u>FFO Multiples</u>					
FFO per diluted share	2.52	2.28	2.06	1.84	1.69
Price	22.375	18.500	18.438	21.625	18.250
Multiple	8.88	8.11	8.95	11.75	10.80
<u>CAD Multiples</u>					
CAD per diluted share	2.21	2.04	1.87	1.70	
Price	22.375	18.500	18.438	21.625	
Multiple	10.12	9.07	9.86	12.72	
<u>Interest Coverage Ratio</u>					
EBITDA	70,137,000	61,776,000	53,629,000	35,874,000	24,147,000
Interest expense	18,570,000	17,688,000	16,948,000	10,551,000	8,930,000
Interest coverage ratio	3.78	3.49	3.16	3.40	2.70
<u>Fixed Charge Coverage Ratio</u>					
EBITDA	70,137,000	61,776,000	53,629,000	35,874,000	24,147,000
Interest expense plus dividends on nonconvertible preferred stock	22,450,000	21,568,000	19,018,000	10,551,000	8,930,000
Fixed charge coverage ratio	3.12	2.86	2.82	3.40	2.70
Debt-to-Total Market Capitalization	37%	38%	40%	30%	40%