

Company Data

Name	EastGroup Properties Inc.
Address	300 One Jackson Place 188 East Capitol Street Jackson, MS 39201
Main Telephone	601-354-3555
Main Fax	601-352-1441
Website Address	www.eastgroup.net
Chief Executive Officer	David H. Hoster II
Chief Financial Officer	N. Keith McKey
Investor Relations Contact	Wendi M. Powers
Telephone	601-354-3555
Fax	601-352-1441
E-mail	wendip@eastgroup.net

Company Description

EastGroup Properties Inc. is a self-administered equity REIT focused on the acquisition, operation, and development of industrial properties in major Sunbelt markets throughout the United States, with emphasis in California, Florida, Texas, and Arizona. EastGroup's portfolio, oriented toward business distribution facilities clustered near major transportation centers, includes 18.5 million square feet, with an additional 561,000 square feet of properties under development.

End-of-Year Pricing & Yield Data

Price	Annual Dividend	Dividend Yield
\$25.50	\$1.88	7.4%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
18.97%	20.04%	11.55%

Data as of 12/31/02

Source: NAREIT