

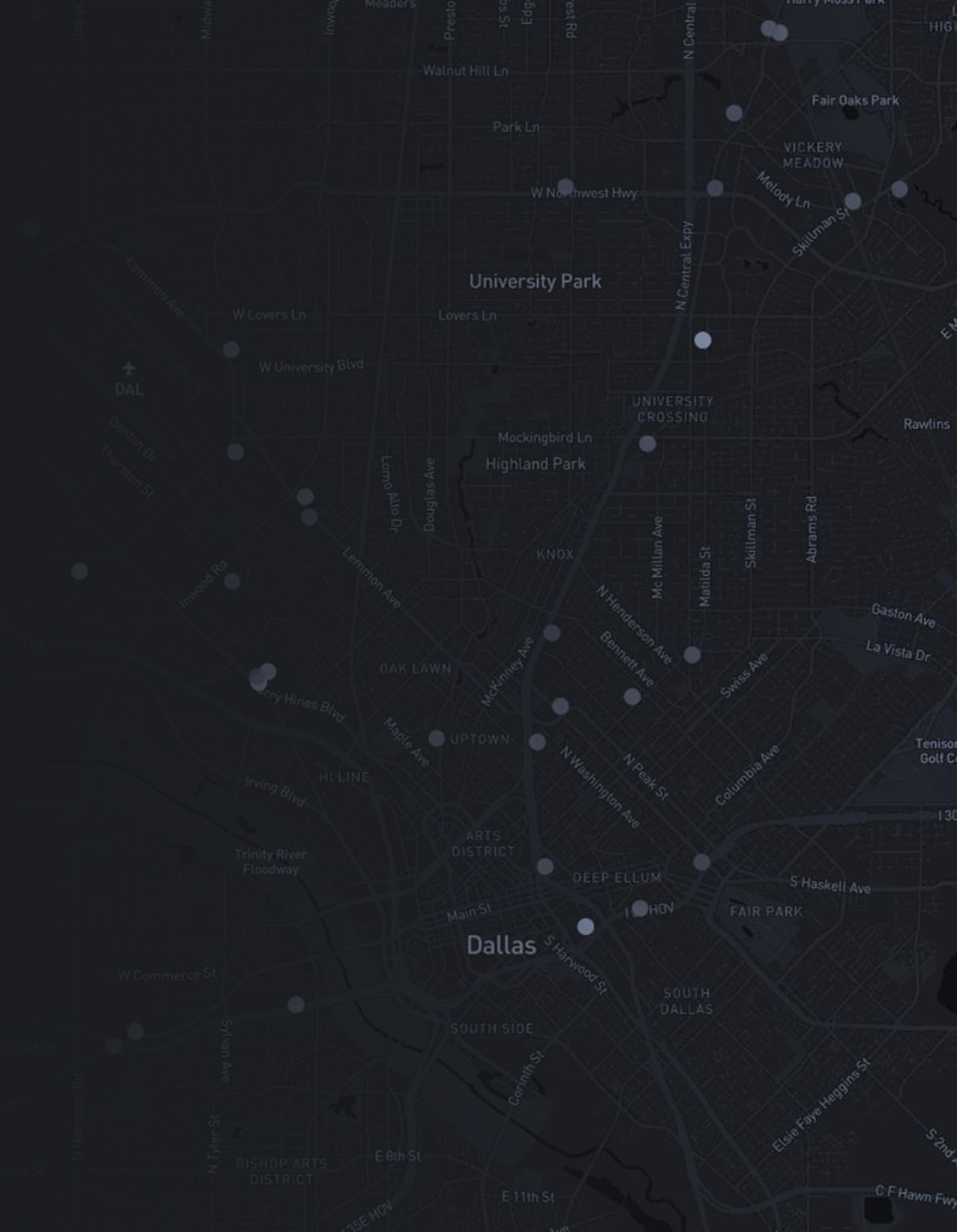
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REIT Portfolio Insights

EastGroup Properties

March 2022

www.pelion.co



Company Profile

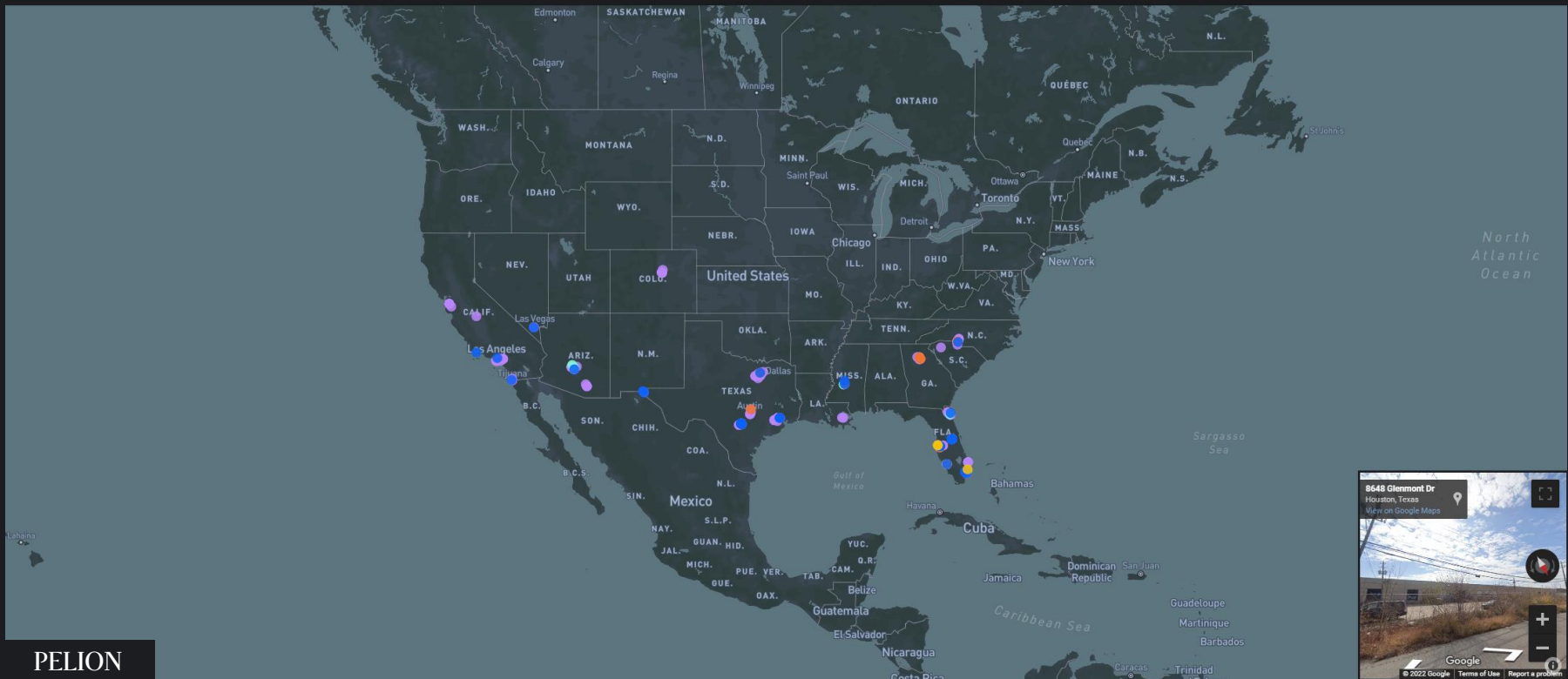
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EastGroup Properties, Inc. (NYSE: EGP), an S&P MidCap 400 company, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina.

Company Type:	Public REIT	Geographic Focus:	USA Sunbelt
Sector:	Industrial	No. of Properties:	406
Asset Class Focus:	Warehouse, Dist. Center	Size (sq. ft.):	41M
Largest Tenant:	1.0% (Amazon)	Occupancy:	97.4% (Q4 2021)

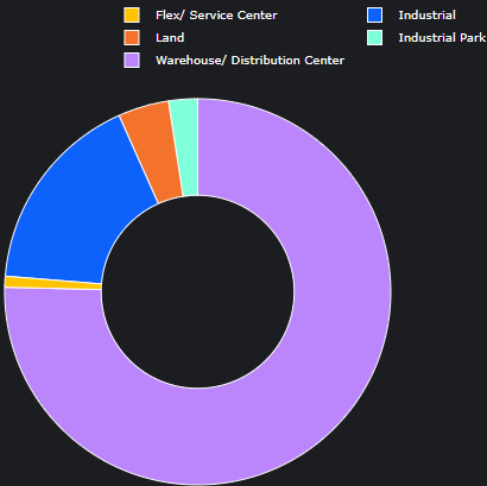
● Warehouse/ Distribution Center ● Industrial Park ● Land ● Industrial ● Flex/ Service Center



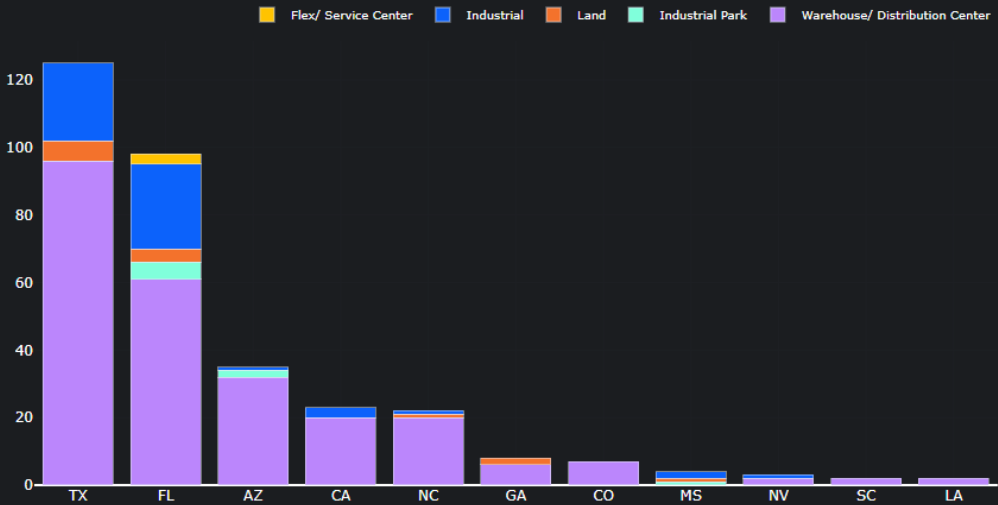
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Geographic Characteristics

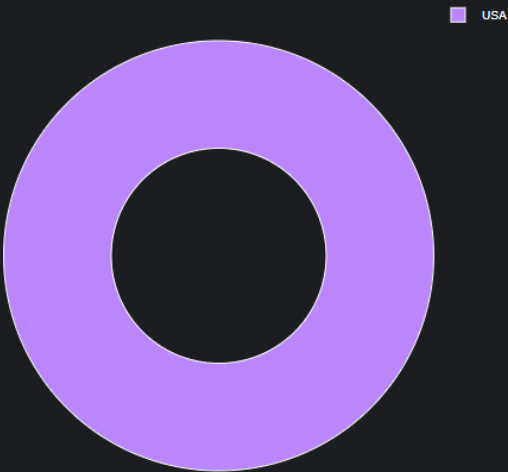
Sector Exposure



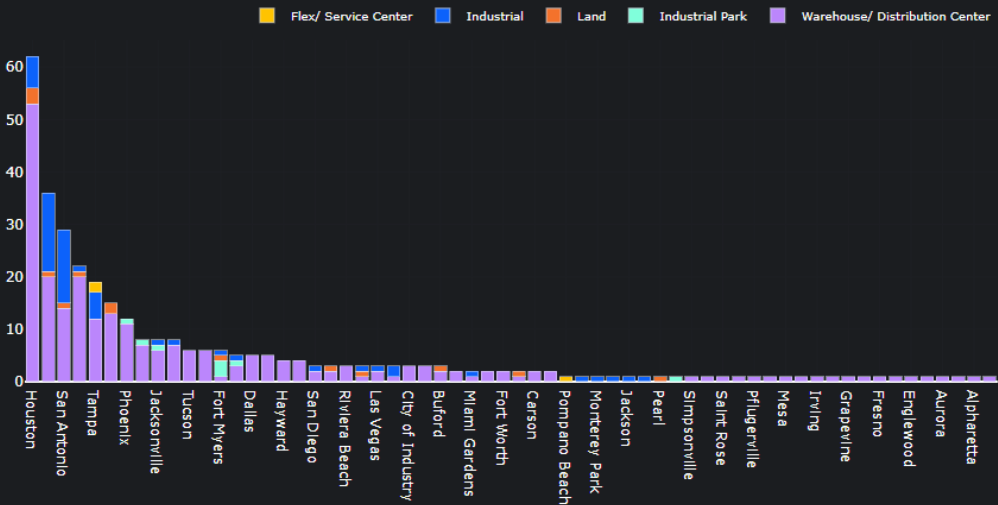
State Exposure

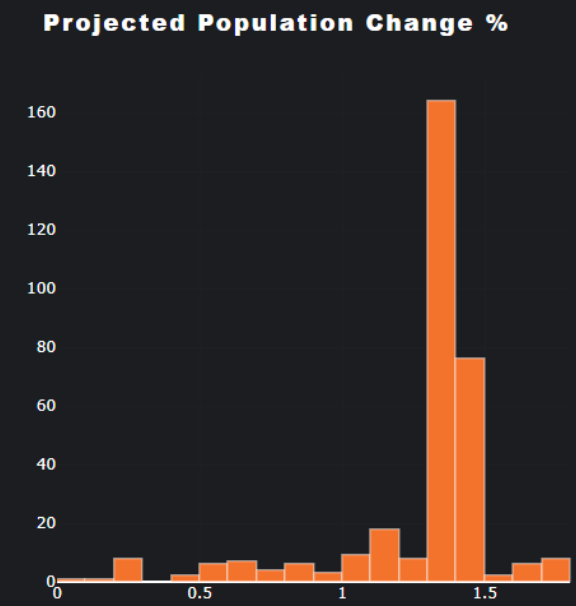
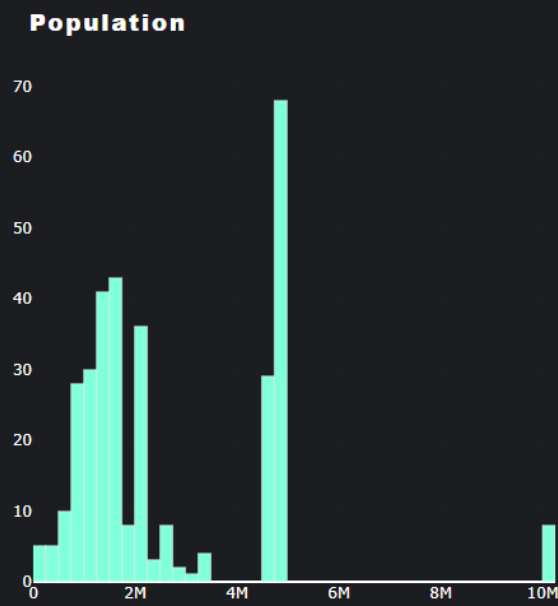
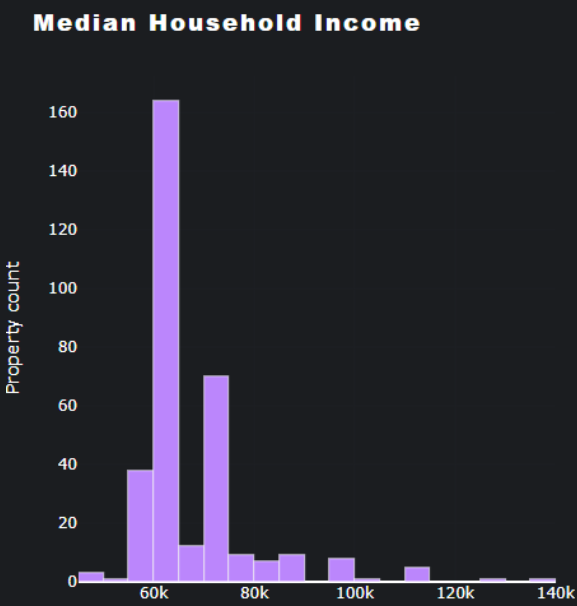


Global Exposure



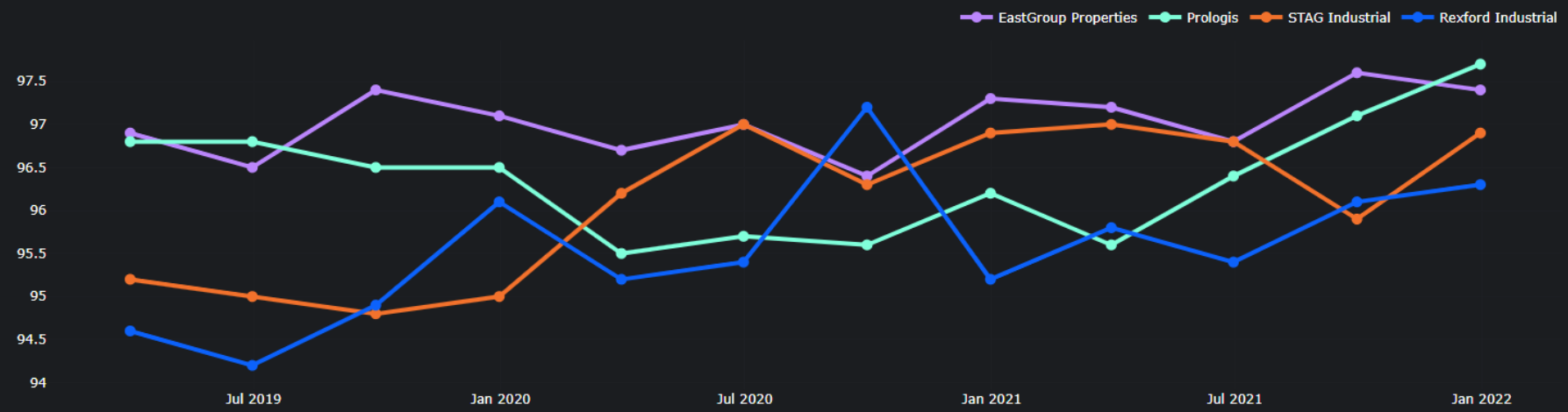
City Exposure



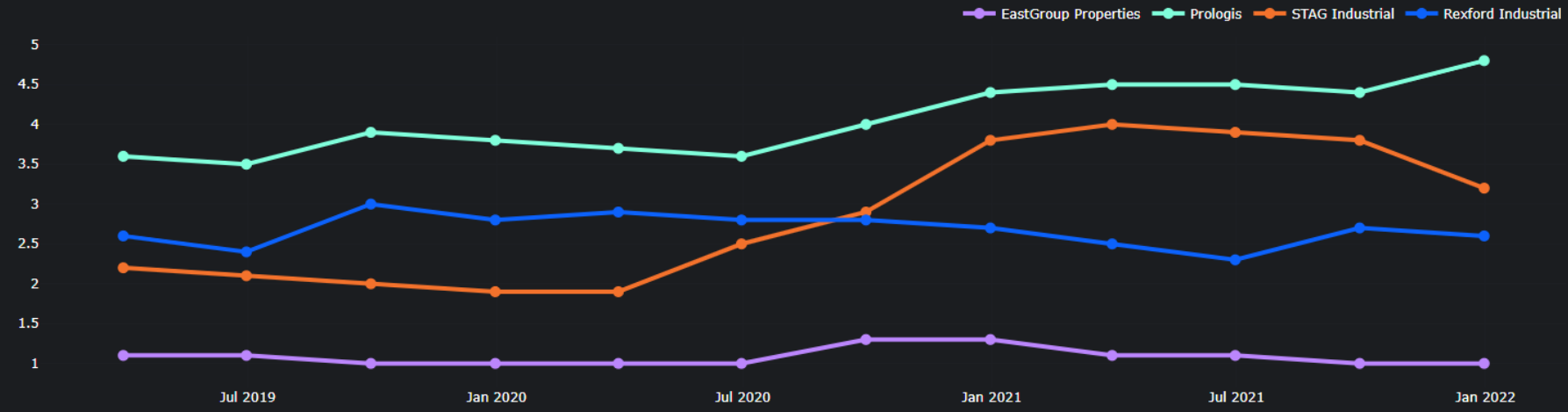


Portfolio Performance

Portfolio Occupancy

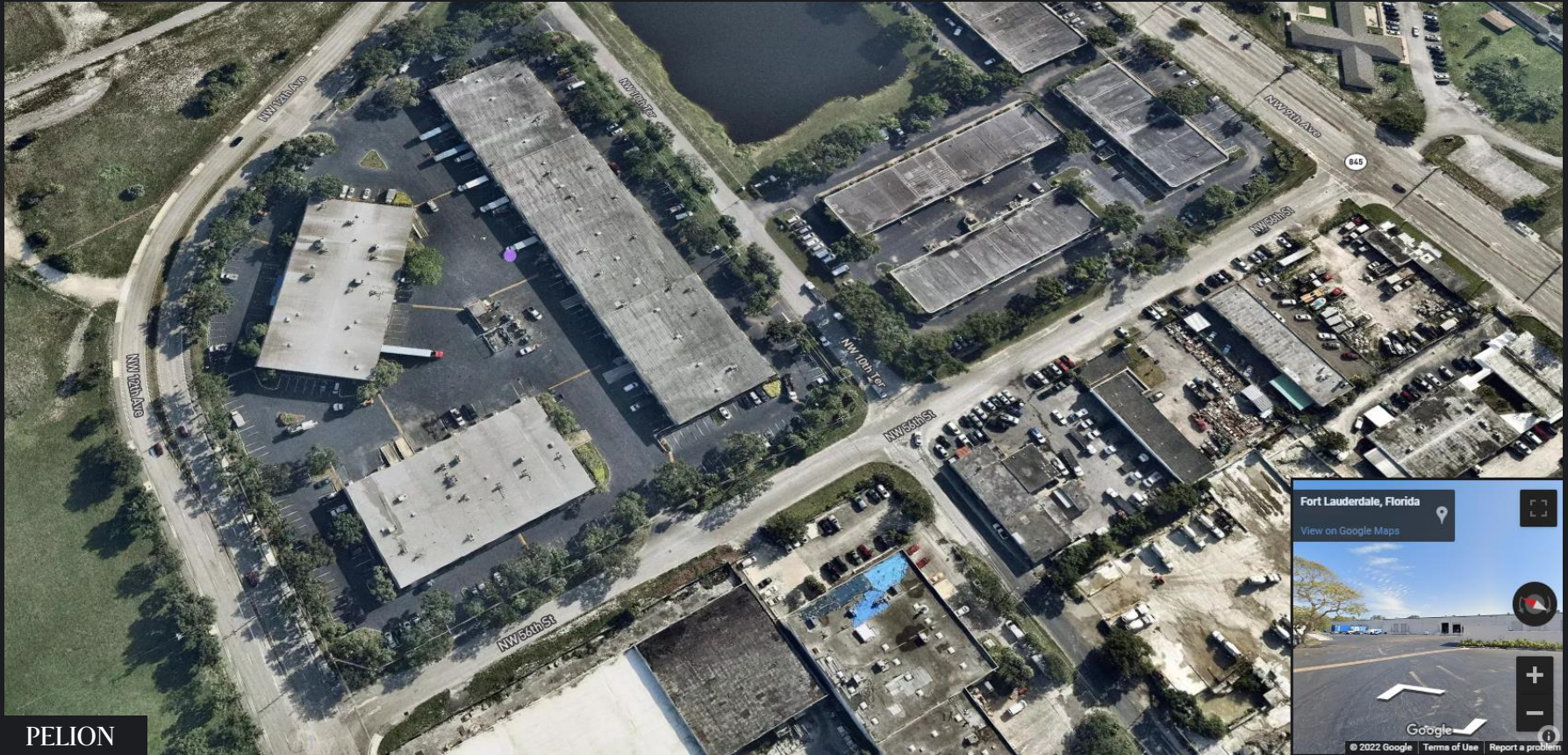


Largest Tenant %



Sample Property – Fort Lauderdale, FL

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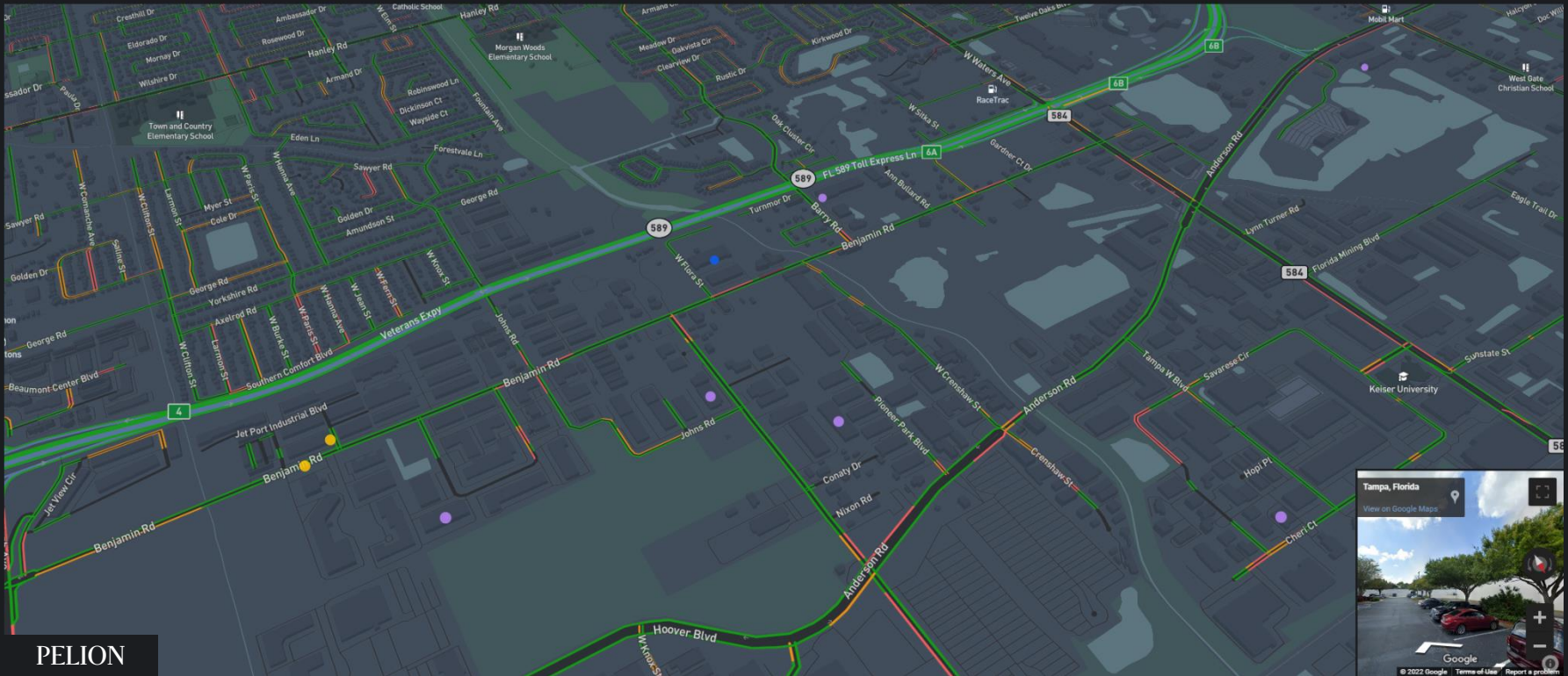


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Sample Property – Tampa, FL

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Warehouse/ Distribution Center Industrial Park Land Industrial Flex/ Service Center



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