

EASTGROUP
PROPERTIES

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Letter to Shareholders

Thank you for your interest in EastGroup Properties. We're working on our 2021 chapter and the opportunities and challenges that lie ahead, but before we turn the page, I'm pleased to share an overview of 2020. This past year, in the midst of a global pandemic, was a record year for the Company from several vantage points — funds from operations per share, percent leased at December 31st and releasing spreads. These were achieved while further improving our balance sheet. This mix led to higher dividends and increased shareholder value. Total return to shareholders (dividends plus the change in our common stock price) was approximately 7% for 2020.



Ridgeview 35, San Antonio, Texas

Strategy

As we've stated before, our strategy is simple, straightforward, market-cycle tested and it works. We develop, acquire and operate multi-tenant business distribution parks for customers who are location-sensitive. Our properties are designed for users primarily in the 15,000 to 70,000 square foot range and are clustered around major transportation features in supply constrained submarkets in the historically high growth major Sunbelt metropolitan markets and sub-markets.

EastGroup's customer base is large and diverse, which we believe increases the stability of our earnings. At year-end, we had approximately 1,500 customers with an average size of 29,000 square feet and a weighted average lease term of almost six years.

It is also important to note that EastGroup's customers, whether national or local, primarily distribute to the metropolitan area in which their space is located rather than to a much larger region or to the entire country as part of a supply chain. This means the economic vibrancy and growth of these metro areas is a major determinant of our customers' success and our results. This is the reason we are investing in the fast-growing major Sunbelt markets. Additionally, being near the consumer adds stability and reduces risk. While supply chains evolve over time, we strive to be near the consumer. And ideally, we are located near well educated, affluent and an ever growing number of consumers.

E-commerce and the changing retail model are incremental demand drivers we see continuing and accelerating. Omnichannel retailing, whereby

retailers rely on fewer stores and rely more heavily on nearby distribution buildings for rapid deliveries and e-commerce shipments is increasing the demand for our type of buildings. Some of the various formats we've leased to include online-only retailers that have no brick and mortar presence, but merely distribution space and a website, retailers using our buildings in conjunction with brick and mortar stores with numerous daily deliveries, and online pharmacy fulfillment, to name a few. A more recent trend we are watching closely is the maturation of the e-commerce delivery model. As e-commerce delivery times shrink and thus become more critical to their business model, the big box, edge of town fulfillment centers require accompanying in-fill site business distribution centers. Simply put, the traffic congestion within major markets is necessitating close-in, smaller distribution space to meet accelerated delivery times.

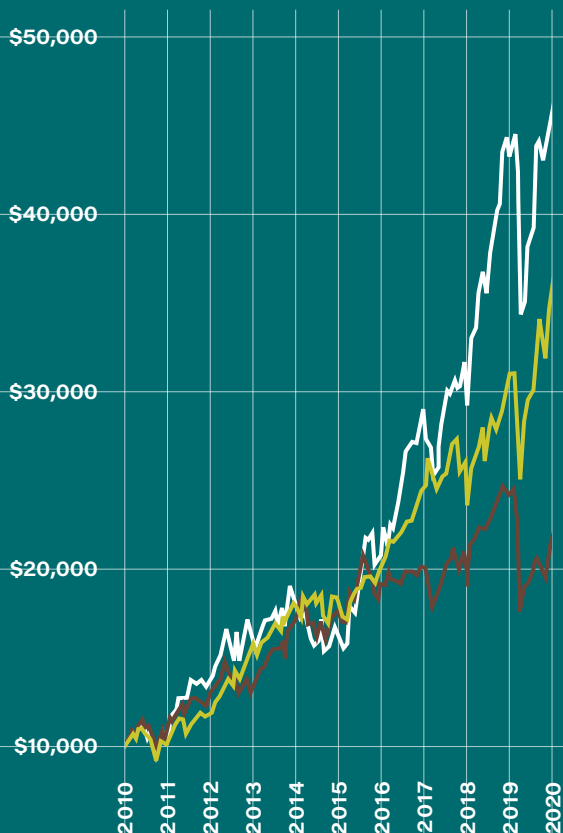
It is within this niche of "last mile, shallow bay distribution" that EastGroup is uniquely well positioned among our peers. The majority of our institutional industrial ownership peers develop large, big box (500,000 square feet and above) properties, with few in-fill projects. In contrast, our typical buildings are 80,000 to 130,000 square feet in in-fill locations near transportation hubs and in the path of population growth, making them ideally suited for the prospective new and growing demand source as well as our traditional users. At 98% leased at year-end, we also have the luxury of patience as the supply chain evolution continues trending our way.

Gateway Commerce Park, Miami, Florida



TOTAL RETURN PERFORMANCE

■ EGP ■ FTSE Nareit Equity REITs ■ S&P 500



98% portfolio leasing
 increase in ffo
8.0%
21.7% increase in rents
6.7% total shareholder return

Results

Funds from Operations ("FFO") for 2020 were \$5.38 per share as compared to \$4.98 per share in 2019, an increase of 8%. This represented the 10th year in a row of growth in FFO per share as compared to the previous year's results.

Portfolio leasing and occupancy were 98% and 97.3% at December 31, 2020, respectively. We experienced a 21.7% increase in rents for leases (both new and renewal) executed in 2020 with straight-lining (average rent over the life of the lease) and a 12.3% increase on a cash basis. This marked a record annual straight-line rent increase and was our sixth consecutive year of double digit straight-line rental rate increases.

10th year in a row of growth in FFO per share

Financial Strength

At December 31, 2020, our debt-to-total market capitalization was a low 19.3%, and our floating rate bank debt was approximately 2% of total market capitalization. For the year, our interest and fixed charge coverage ratio was 7.24 times, our 10th consecutive year of improvement over the previous year.

In June 2019, Moody's Investors Service affirmed EastGroup's issuer rating of Baa2 with a stable outlook.

We primarily use our lines of credit to fund our development program and property acquisitions. As market conditions permit, we issue equity and/or longer term debt to replace the short term bank borrowings.

In addition to raising capital via the debt markets, we actively sold shares of EastGroup common stock in the public capital markets through our continuous equity offering program. For the year, we issued 700,000 shares at an average price per share of \$132.32 providing gross proceeds to the Company of \$94 million.

In summary, we remain committed to maintaining a healthy balance sheet and to the value creation our development program produces. The steps we took during the year improved our balance sheet, further enabling us to achieve both goals.

19.3% debt-to-total market capitalization

5.3 debt to EBITDA ratio

7.24x fixed charge coverage ratio

57% dividend payout ratio

This Annual Report contains "forward-looking statements" within the meaning of the federal securities laws. See the discussion under "Forward-Looking Statements" in the Form 10-K for matters to be considered in this regard. This Annual Report also contains certain non-GAAP financial measures within the meaning of Regulation G. The calculations of these non-GAAP financial measures may differ from those used by other REITs. The reasons for their use and reconciliations to the most directly comparable GAAP measures are included in the Form 10-K.



Access Business Park, Greenville, South Carolina



Development

EastGroup's development program has a long and successful record of creating and accumulating value for our shareholders for 25 years. During that time, we have added over 21.5 million square feet of quality, state-of-the-art assets. As a result, we have built roughly 47% of our current portfolio through our development efforts.

Our early development efforts consisted of just one or two building projects. As EastGroup grew and the program successfully evolved, we began to develop parks with the potential for multiple buildings where we create and control a uniform high quality environment or sense of place. This also allows us the flexibility to better serve our customers by being able to meet their changing space needs over time.

EastGroup is an "in-fill" site developer. We are comfortable initiating speculative development in submarkets where we have experience and an existing successful presence. These development submarkets generally are supply constrained due to limited land for new industrial development or have cost or zoning barriers to entry. In addition, the vast majority of our new developments are subsequent phases of existing multi-building industrial parks; therefore, we view the risks to be materially lower versus traditional greenfield developments.

Further reducing our risk is our approach to not bank excessive land on our balance sheet. In other words, we actively work to minimize the time between closing and ground-breaking—"just in time delivery" if we were a manufacturer. Within our business park phase developments, we typically start construction as leasing within the park dictates. For example, if we have more prospects than space, we have optimism about the next building as opposed to relying on a consultant's market study. As a result, we basically "restock the shelves" to borrow a retail vernacular.

Due to strong industrial property fundamentals and our own leasing success, we began construction on five projects in 2020 containing 851,000 square feet with projected total costs of \$91 million. During the year, we transferred 18 properties with 2.4 million square feet, which were 93% leased as of December 31, 2020, into our operating portfolio.

An important element of a successful development program is well-located industrial land acquired at the right price. In 2020, we purchased 233 acres in seven parcels spread over five cities for new development for a combined investment of \$46 million.

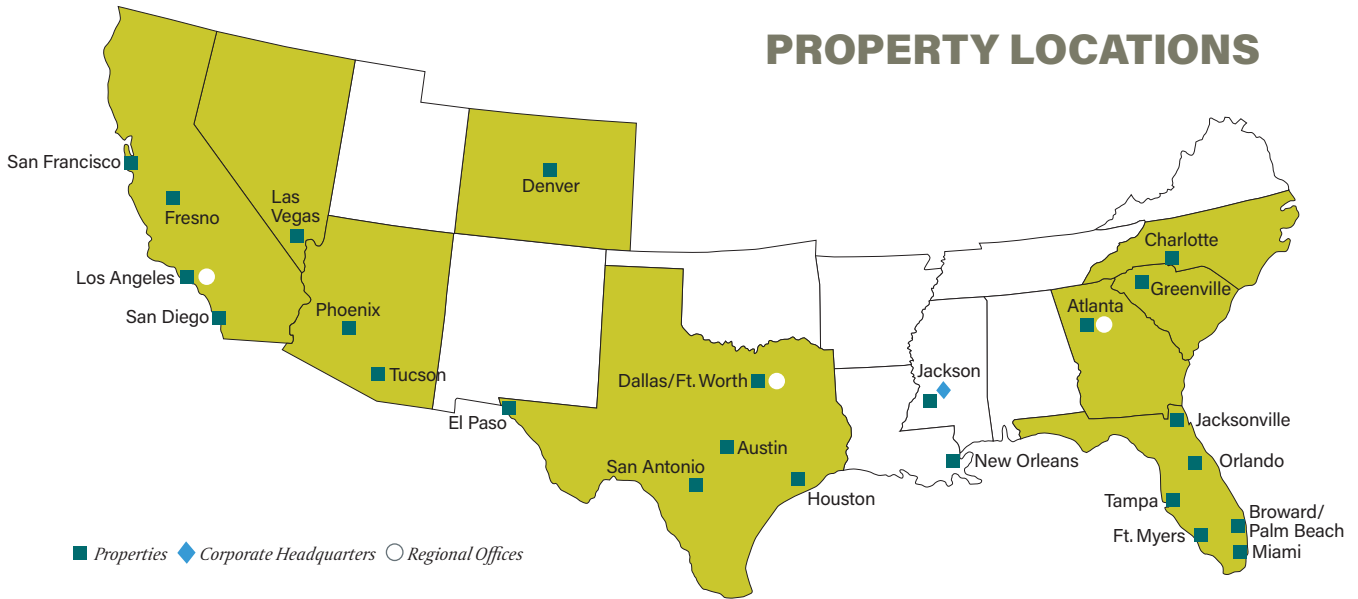
We believe our development program will continue as a major creator of shareholder value. We have the right land, permitted buildings, available capital and an experienced and proven development team. We expect to continue our development momentum in 2021. As always, however, any future development will be set by our own leasing activity as opposed to set targets or simply high level market research.

25 years of creating and accumulating value

47% current portfolio built through our development program

2.4M square feet development and value-add properties transferred in 2020

PROPERTY LOCATIONS



Recycling of capital through asset sales and the redeployment of the proceeds in acquisitions and development has historically been an integral part of our strategy. The process allows us to continually upgrade the quality, location and growth potential of our assets. Our 2020 sales were primarily targeted at exiting older assets or markets.

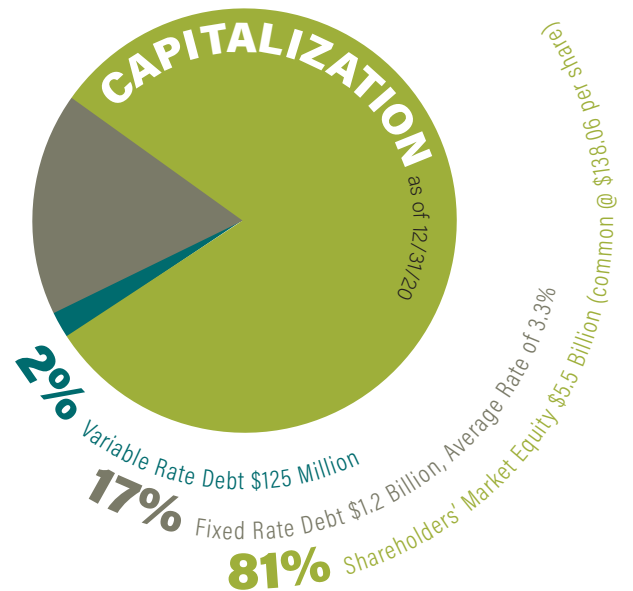
During the year, EastGroup closed two sales transactions, consisting of 126,000 square feet of operating properties generating proceeds of \$21 million.

One of these sales completed our exit from the Santa Barbara market.

Acquiring core quality industrial properties is an incredibly challenging, competitive exercise given the global "Wall of Capital" chasing stabilized U.S. industrial properties. This environment continues to push us more towards development and value-add opportunities. That said, we were able to acquire several operating and value-add properties during the year in markets such as Atlanta, Austin, Dallas and Los Angeles.

Capital Recycling

Lakeport 2499, Dallas, Texas



Priorities

During 2020, we remained focused on environmental, social and governance (“ESG”) initiatives. When the COVID-19 health crisis first emerged, we immediately took action to protect the health and safety of our employees, directors, customers and communities. All of our team members were supplied with the technology and equipment needed to perform their duties remotely, allowing our team to work effectively and efficiently to serve our customers while reducing health risks. We increased company-wide communication through virtual town hall meetings and held our annual shareholder meeting and Board of Directors meetings remotely. Our commitment to corporate responsibility is strong and will be an ongoing process, but we continue to grow our community outreach, develop properties to high sustainability standards and remain committed to high standards of governance and ethical conduct. During 2020 we published our second company-wide ESG report, which is available on the Company’s website.

Environmental Stewardship

EastGroup strives for efficiency in operating our properties with innovative solutions that lower operational costs and reduce our environmental footprint.

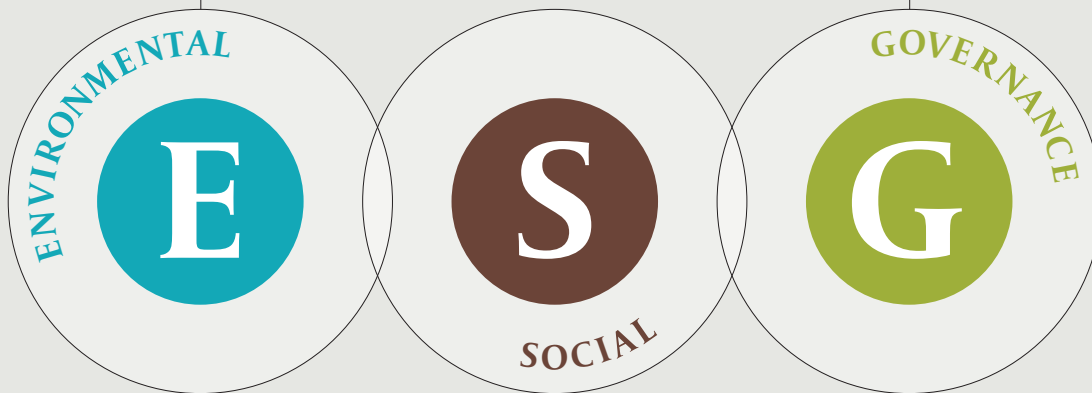
Energy Efficiency and Sustainability Initiatives

Some property features include skylights, LED lighting, white reflective roofing, motion sensor lighting, locally sourced materials, locally sourced trash disposal, recycled materials, electric car charging stations, access to public transportation, wildlife impact mitigation, warehouse fans, energy star rated heating and cooling units, and water efficient plumbing systems.

Board of Directors

EastGroup’s Board has long upheld its mission to foster the long-term success of the Company while maintaining the highest regard for its fiduciary responsibility to shareholders and employees. The Company is committed to maintaining the highest standards for policies and practices in place companywide.

Board oversight of risk management and ESG matters is integral to the success and sustainability of our Company.



Customer Focus

We align our interests with our customers so that the relationship is mutually beneficial. Our ability to accommodate customer growth in in-fill locations is directly reflected in our high customer retention rate.

Employee Well-Being

EastGroup’s Healthy, Wealthy, and Wise program provides our employees with opportunities for continuing education, a comprehensive wellness program, and an unparalleled 401(k) plan.

Human Capital

We believe our culture supports our employees and creates a positive, professional environment that encourages longevity for our team members. The average tenure of our workforce is 10 years and 12 years for our officers. We also believe in promoting diversity and inclusion. Our current employee base is 75% comprised of women, and 18% identify as racial or ethnic minorities.



SunCoast Commerce Center, Fort Myers, Florida

Dividends

In September, EastGroup raised its quarterly dividend to \$0.79 per share which represents an annualized dividend rate of \$3.16 per share, an increase of 5.3%. The fourth quarter dividend was our 164th consecutive quarterly cash distribution to shareholders. We have now increased or maintained our dividend for 28 consecutive years and raised it 25 years (including the last nine) over that period.

Reflecting EastGroup's improving operating results, our 2020 FFO dividend payout ratio stood at only 57% in spite of the increase.

increased dividend by **5.3%**

164th consecutive quarterly cash distribution to shareholders

Broadmoor Commerce Park, Atlanta, Georgia



Hurricane Shoals, Atlanta, Georgia



The Future



(left to right) Staci Tyler, CAO; Marshall Loeb, CEO; Brent Wood, CFO

Before looking forward, I want to look back and thank several people who helped build the Company. First, Buster Bailey is rolling off our Board this year and has been with us since the 'start.' Buster provided us with decades of sound advice and that experience and influence will be missed. Bruce Corkern retired after 20+ years. Bruce is the consummate professional; a pleasure to work with and left us with a well trained staff to step into his shoes. And, I want to congratulate Staci Tyler for stepping into our Chief Accounting Officer role last year. Staci made the move seamlessly and is a key member of our management team.



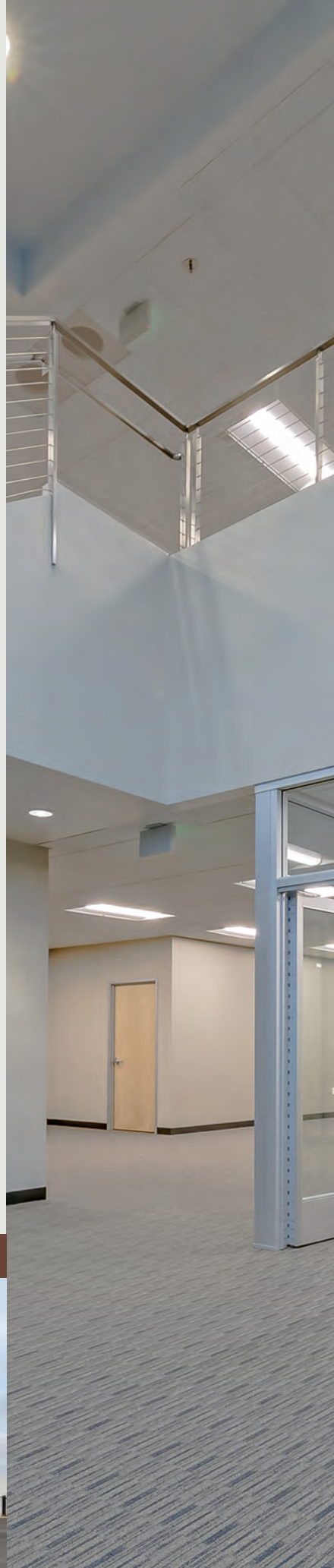
Lastly, Leland Speed, our Founder, passed away. I had the opportunity to work with Leland since I interned at EastGroup. Leland had a tremendous influence not only on our strategy but on our culture. The Company will miss him. And I miss him coming down the hallway with articles to read (some of which even touched on commercial real estate).

Now looking ahead, we achieved the highest FFO per share in EastGroup's history during a pandemic in 2020. We achieved this with high occupancy levels, record rent growth, successfully bringing new investments online and while improving our already conservative balance sheet. And while we are proud of what we achieved in 2020, we are excited about the prospects for 2021. The pandemic accelerated a number of positive trends both for the industrial market as well as Sunbelt cities. As we transition out of the pandemic, we are well positioned to benefit from these long term trends.

In closing, we have a strong and experienced management team with a cycle-proven track record, and we believe that we will continue positive momentum through 2021 and future years.

Marshall Loeb

Rocky Point Distribution Center, San Diego, California



**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

FORM 10-K

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

FOR THE FISCAL YEAR ENDED

December 31, 2020

OR

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

For the transition period from ___ to ___

COMMISSION FILE NUMBER

1-07094

EASTGROUP
P R O P E R T I E S

EASTGROUP PROPERTIES, INC.

(Exact Name of Registrant as Specified in its Charter)

Maryland

(State or other jurisdiction of incorporation or organization)

13-271135

(I.R.S. Employer Identification No.)

400 W Parkway Place

Suite 100

Ridgeland, Mississippi

(Address of principal executive offices)

39157

(Zip code)

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

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Common stock, \$0.0001 par value per share	EGP	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the Registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes No

Indicate by check mark if the Registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Exchange Act. Yes No

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 No

Indicate by check mark whether the Registrant has submitted electronically every Interactive Data File required to be submitted 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 such files). Yes No

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See definitions of “large accelerated filer,” “accelerated filer,” “smaller reporting company,” and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large Accelerated Filer Accelerated Filer Non-accelerated Filer
Smaller Reporting Company Emerging Growth Company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by check mark whether the Registrant has filed a report on and attestation to its management's assessment of the effectiveness of its internal control over financial reporting under Section 404(b) of the Sarbanes-Oxley Act (15 U.S.C. 7262(b)) by the registered public accounting firm that prepared or issued its audit report.

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

State the aggregate market value of the voting and non-voting common equity held by non-affiliates computed by reference to the price at which the common equity was last sold, or the average bid and asked price of such common equity, as of June 30, 2020, the last business day of the Registrant's most recently completed second fiscal quarter: \$4,560,365,000.

The number of shares of common stock, \$0.0001 par value, outstanding as of February 16, 2021 was 39,659,603.

DOCUMENTS INCORPORATED BY REFERENCE

Portions of the Registrant's Proxy Statement relating to its 2021 Annual Meeting of Stockholders are incorporated by reference into Part III. The Registrant intends to file such Proxy Statement with the Securities and Exchange Commission not later than 120 days after the end of the fiscal year ended December 31, 2020.

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FORWARD-LOOKING STATEMENTS

This Annual Report on Form 10-K includes “forward-looking statements” (within the meaning of the federal securities laws, Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Exchange Act of 1934, as amended (the “Exchange Act”)) that reflect EastGroup Properties, Inc.’s (the “Company” or “EastGroup”) expectations and projections about the Company’s future results, performance, prospects, plans and opportunities. The Company has attempted to identify these forward-looking statements by the use of words such as “may,” “will,” “seek,” “expects,” “anticipates,” “believes,” “targets,” “intends,” “should,” “estimates,” “could,” “continue,” “assume,” “projects,” “goals,” “plans” or variations of such words and similar expressions. These forward-looking statements are based on information currently available to the Company and are subject to a number of known and unknown assumptions, risks, uncertainties and other factors that may cause the Company’s actual results, performance, plans or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. These factors include, among other things, those discussed below. The Company intends for all such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act, as applicable by law. The Company does not undertake publicly to update or revise any forward-looking statements, whether as a result of changes in underlying assumptions or new information, future events or otherwise, except as may be required to satisfy the Company’s obligations under federal securities laws.

The following are some, but not all, of the risks, uncertainties and other factors that could cause the Company’s actual results to differ materially from those presented in the Company’s forward-looking statements (the Company refers to itself as “we,” “us” or “our” in the following):

- international, national, regional and local economic conditions;
- the duration and extent of the impact of the coronavirus (“COVID-19”) pandemic and any related orders or other formal recommendations for social distancing on our business operations or the business operations of our tenants (including their ability to timely make rent payments) and the economy generally;
- the general level of interest rates and ability to raise equity capital on attractive terms;
- financing risks, including the risks that our cash flows from operations may be insufficient to meet required payments of principal and interest, and we may be unable to refinance our existing debt upon maturity or obtain new financing on attractive terms or at all;
- the competitive environment in which the Company operates;
- fluctuations of occupancy or rental rates;
- potential defaults (including bankruptcies or insolvency) on or non-renewal of leases by tenants, or our ability to lease space at current or anticipated rents, particularly in light of the significant uncertainty as to the conditions under which current or potential tenants will be able to operate physical locations in the future;
- potential changes in the law or governmental regulations and interpretations of those laws and regulations, including changes in real estate laws or real estate investment trust (“REIT”) or corporate income tax laws, and potential increases in real property tax rates;
- our ability to maintain our qualification as a REIT;
- acquisition and development risks, including failure of such acquisitions and development projects to perform in accordance with projections;
- natural disasters such as fires, floods, tornadoes, hurricanes and earthquakes;
- pandemics, epidemics or other public health emergencies, such as the outbreak of COVID-19;
- the terms of governmental regulations that affect us and interpretations of those regulations, including the costs of compliance with those regulations, changes in real estate and zoning laws and increases in real property tax rates;
- credit risk in the event of non-performance by the counterparties to our interest rate swaps;
- lack of or insufficient amounts of insurance;
- litigation, including costs associated with prosecuting or defending claims and any adverse outcomes;
- our ability to attract and retain key personnel;
- the consequences of future terrorist attacks or civil unrest; and
- environmental liabilities, including costs, fines or penalties that may be incurred due to necessary remediation of contamination of properties presently owned or previously owned by us.

All forward-looking statements should be read in light of the risks identified in Part I, Item 1A. Risk Factors within this Annual Report on Form 10-K for the year ended December 31, 2020.

PART I

ITEM 1. BUSINESS.

The Company

EastGroup Properties, Inc., which we refer to in this Annual Report as the “Company” or “EastGroup,” is an internally-managed equity real estate investment trust (“REIT”) first organized in 1969. EastGroup is focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States, primarily in the states of Florida, Texas, Arizona, California and North Carolina. EastGroup’s strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup is a Maryland corporation, and its common stock is publicly traded on the New York Stock Exchange (“NYSE”) under the symbol “EGP.” The Company has elected to be taxed and intends to continue to qualify as a REIT under the Internal Revenue Code of 1986, as amended (the “Internal Revenue Code”).

Available Information

The Company maintains a website at www.eastgroup.net. The Company posts its annual reports on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) of the Exchange Act as soon as reasonably practicable after it electronically files or furnishes such materials to the Securities and Exchange Commission (the “SEC”). In addition, the Company’s website includes items related to corporate governance matters, including, among other things, the Company’s corporate governance guidelines, charters of various committees of the Board of Directors, and the Company’s code of business conduct and ethics applicable to all employees, officers and directors. The Company intends to disclose on its website any amendment to, or waiver of, any provision of this code of business conduct and ethics applicable to the Company’s directors and executive officers that would otherwise be required to be disclosed under the rules of the SEC or the New York Stock Exchange. Copies of these reports and corporate governance documents may be obtained, free of charge, from the Company’s website. We are providing our website address solely for the information of investors, and the information on our website is not a part of or incorporated by reference into this annual report on Form 10-K or our other filings with the SEC.

You may also access any materials we file with the SEC through the EDGAR database on the SEC’s website at www.sec.gov.

Administration

EastGroup maintains its principal executive office and headquarters in Ridgeland, Mississippi. The Company also has regional offices in Atlanta, Dallas and Los Angeles and asset management offices in Orlando, Miami, Houston and Phoenix. EastGroup has property management offices in Jacksonville, Tampa, Charlotte and San Antonio. Offices at these locations allow the Company to provide property management services to all of its Florida, Texas (except Austin and El Paso), Arizona, North Carolina, South Carolina and Georgia properties, which together account for 78% of the Company’s total portfolio on a square foot basis. In addition, the Company currently provides property administration (accounting of operations) for its entire portfolio. The regional offices in Georgia, Texas and California provide oversight of the Company’s development and value-add program. As of February 16, 2021, EastGroup had 79 full-time employees and 1 part-time employee.

Business Overview

EastGroup’s goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location-sensitive customers (primarily in the 15,000 to 70,000 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, California and North Carolina.

As of December 31, 2020, EastGroup owned 406 industrial properties and one office building in 11 states. As of that same date, the Company’s portfolio, including development projects and value-add properties in lease-up and under construction, included approximately 46.6 million square feet consisting of 369 business distribution buildings containing 41.9 million square feet, 13 bulk distribution buildings containing 3.5 million square feet, and 24 business service buildings containing 1.2 million square feet. As of December 31, 2020, EastGroup’s operating portfolio was 98% leased to approximately 1,550 tenants, with no single tenant accounting for more than approximately 1% of the Company’s income from real estate operations. As of February 16, 2021, the properties which were in the development and value-add program at year-end were approximately 35% leased.

During 2020, EastGroup increased its holdings in real estate properties through its acquisition and development programs. The Company purchased 509,000 square feet of operating and value-add properties and 232.6 acres of land for a total of \$122.2 million. Also during 2020, the Company began construction of 5 development projects containing 851,000 square feet and

transferred 18 projects, which contain 2.4 million square feet and had costs of \$249.4 million at the date of transfer, from its development and value-add program to real estate properties.

During 2020, EastGroup completed dispositions including 126,000 square feet of operating properties, which generated gross proceeds of \$21 million.

The Company typically initially funds its development and acquisition programs through its \$395 million unsecured bank credit facilities (as discussed under the heading *Liquidity and Capital Resources* in Part II, Item 7 of this Annual Report on Form 10-K). As market conditions permit, EastGroup issues equity or employs fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps, to replace short-term bank borrowings. In June 2019, Moody's Investors Service affirmed the Company's issuer rating of Baa2 with a stable outlook. A security rating is not a recommendation to buy, sell, or hold securities and may be subject to revision or withdrawal at any time by the assigning rating agency. Each rating should be evaluated independently of any other rating. For future debt issuances, the Company intends to issue primarily unsecured fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps. The Company may also access the public debt market in the future as a means to raise capital.

EastGroup holds its properties as long-term investments but may determine to sell certain properties that no longer meet its investment criteria. The Company may provide financing to a prospective purchaser in connection with such sales of property if market conditions require. In addition, the Company may provide financing to a partner or co-owner in connection with an acquisition of real estate in certain situations.

Subject to the requirements necessary to maintain EastGroup's qualifications as a REIT, the Company may acquire securities of entities engaged in real estate activities or securities of other issuers, including for the purpose of exercising control over those entities.

EastGroup has no present intention of acting as an underwriter of offerings of securities of other issuers. The strategies and policies set forth above were determined and are subject to review by EastGroup's Board of Directors, which may change such strategies or policies based upon its evaluation of the state of the real estate market, the performance of EastGroup's assets, capital and credit market conditions, and other relevant factors.

Competition

The market for the leasing of industrial real estate is competitive. We experience competition for tenants from existing properties in proximity to our buildings as well as from new development. Institutional investors, other REITs and local real estate operators generally own such properties; however, no single competitor or small group of competitors is dominant in our current markets. Even so, as a result of competition, we may have to provide concessions, incur charges for tenant improvements or offer other inducements, all of which may have an adverse impact on our results of operations. The market for the acquisition of industrial real estate is also competitive. We compete for real property investments with other REITs and institutional investors such as pension funds and their advisors, private real estate investment funds, insurance company investment accounts, private investment companies, individuals and other entities engaged in real estate investment activities.

Regulations

Compliance with various governmental regulations has an impact on EastGroup's business, including EastGroup's capital expenditures, earnings and competitive position, which can be material. EastGroup incurs costs to monitor and take actions to comply with governmental regulations that are applicable to its business, which include, among others, federal securities laws and regulations, applicable stock exchange requirements, REIT and other tax laws and regulations, environmental and health and safety laws and regulations, local zoning, usage and other regulations relating to real property, and the Americans with Disabilities Act of 1990 ("ADA").

The COVID-19 pandemic has impacted all states where EastGroup's customers operate their businesses or where EastGroup's properties are located. EastGroup's business and its customers' businesses have been impacted and may continue to be impacted by measures taken to control the COVID-19 outbreak (including "shelter-in-place" or "stay-at-home" orders, density limitations and social distancing orders, and other mandates issued by local, state or federal authorities).

Under various federal, state and local laws, ordinances and regulations, an owner of real estate may be liable for the costs of removal or remediation of certain hazardous or toxic substances on or in such property. Many such laws impose liability without regard to whether the owner knows of, or was responsible for, the presence of such hazardous or toxic substances. The presence of such substances, or the failure to properly remediate such substances, may adversely affect the owner's ability to sell or rent such property or to use such property as collateral in its borrowings. EastGroup's properties have generally been subject to Phase I Environmental Site Assessments ("ESAs") by independent environmental consultants and, as necessary, have

been subjected to Phase II ESAs. These reports have not revealed any potential significant environmental liability. Our management is not aware of any environmental liability that would have a material adverse effect on EastGroup's business, assets, financial position or results of operations.

See "[Item 1A. Risk Factors](#)" in this Annual Report for a discussion of material risks to EastGroup, including related to governmental regulations and environmental matters.

Environmental, Social and Governance ("ESG") Matters

EastGroup's commitment to ESG initiatives is evidenced by its building standards, corporate policies and procedures and positive company culture. At EastGroup, protecting the environment is important to the Company's employees, families, customers and communities. The Company strives to support sustainability through its commitment to build high performance and environmentally responsible properties. Through EastGroup's continued efforts, numerous properties have been Leadership in Energy and Environmental Design ("LEED") and ENERGY STAR certified, and all of the Company's development properties are built to LEED certifiable standards. The Company is continually investing in energy-efficient improvements throughout its portfolio, such as LED lighting, skylights, white reflective roofing, car charging stations and smart sensor irrigation systems. The Company strives for efficiency in operating properties with innovative solutions that lower operational costs and reduce the environmental footprint. The Company believes its continued commitment to pursue environmentally conscious performance and standards through sustainability best practices creates long-term value for the environment, the Company and its shareholders.

In addition, EastGroup and its employees are committed to social responsibility and are active participants in the communities where they live and work. EastGroup's employees volunteer for numerous charities, and the Company coordinates volunteer opportunities for its employees and provides paid time off for volunteering in order to encourage participation and increase social engagement in all of the communities in which we operate.

EastGroup operates on the premise that good corporate governance is fundamental to the Company's business and core values, and the Company believes its corporate governance policies and practices are well aligned with the interests of shareholders. The honesty and integrity of the Company's management and Board of Directors are critical assets in maintaining the trust of the Company's investors, employees, customers, vendors and the communities in which the Company operates.

Readers are encouraged to visit our website and review our 2020 Environmental, Social & Governance Report for more detail regarding our ESG programs and initiatives. Nothing on our website or in the referenced report shall be deemed incorporated by reference into this Annual Report on Form 10-K.

Human Capital Matters

We believe our employees are a critical component of the success and sustainability of our Company, and we are committed to providing a diverse and inclusive work environment that encourages collaboration and teamwork.

- **Workforce Diversity:** As of February 16, 2021, we employed 80 team members located in 12 offices in Arizona, California, Florida, Georgia, Mississippi, North Carolina and Texas. Our team is comprised of asset, construction and property management personnel; accounting, administrative, human resources and information technology personnel; and our corporate leadership team. Our current employee base is 75% comprised of women. The officer group is comprised of 40% women and 60% men. 18% of our employees identify as racial or ethnic minorities. Our Board of Directors includes two women and seven men. With 80 employees and nine directors, each team member plays a vital role in the success of the company.
- **Employee Tenure:** We believe our culture supports our employees and creates a positive, professional environment that encourages longevity for our team members. The average tenure of our workforce is 10 years, and 12 years for our officers.
- **Compensation, Benefits, Health and Safety:** EastGroup offers a comprehensive employee benefits program and what we believe are socially-responsible policies and practices in order to support the overall well-being of our employees and create a safe, professional and inclusive work environment. Some of the benefits we offer include a robust 401(k) matching program, generous personal leave policy, flexible work schedules, paid time off for volunteering, annual health and wellness checkups, employer-paid health insurance for all full-time employees, tobacco cessation program, athletic club and tuition reimbursement programs, and a competitive pay structure.
- **Training and Development:** We have a formal, certificate-based learning program for all employees; learning objectives include topics such as diversity and inclusion, unconscious bias and anti-harassment. Our employees

are provided with training, education and peer mentoring programs to further develop their professional skill set, enhancing the level of customer service provided to our customers.

- **Policies:** We have various policies and practices in place, including a Code of Ethics and Business Conduct, Whistleblower Program, Equal Opportunity and Commitment to Diversity, ADA & Reasonable Accommodation, Commitment to Safety, Community Service, Family Medical Leave, Standards of Conduct, Workplace Violence Prevention, Healthy, Wealthy, Wise Benefits Summary, and Cybersecurity.
- **Company and Board Engagement:** We value our employees, and our focus on human capital management and other socially-responsible initiatives is at the forefront of discussions and decisions with both management and the Board of Directors.

ITEM 1A. RISK FACTORS.

In addition to the other information contained or incorporated by reference in this document, readers should carefully consider the following risk factors. Any of these risks or the occurrence of any one or more of the uncertainties described below could have a material adverse effect on the Company's financial condition and the performance of its business. Additional risks and uncertainties not presently known to the Company or that the Company currently deems immaterial also may impair its business operations. The Company refers to itself as “we”, “us” or “our” in the following risk factors.

Real Estate Industry Risks

We face risks associated with local real estate conditions in areas where we own properties. We may be adversely affected by general economic conditions and local real estate conditions. For example, an oversupply of industrial properties in a local area or a decline in the attractiveness of our properties to tenants would have a negative effect on us. Other factors that may affect general economic conditions or local real estate conditions include:

- population and demographic trends;
- employment and personal income trends;
- income and other tax laws;
- changes in interest rates and availability and costs of financing;
- increased operating costs, including insurance premiums, utilities and real estate taxes, due to inflation and other factors which may not necessarily be offset by increased rents;
- changes in the price of oil;
- construction costs; and
- impacts of the COVID-19 pandemic on our business and tenants.

We may be unable to compete for properties and tenants. The real estate business is highly competitive. We compete for interests in properties with other real estate investors and purchasers, some of whom have greater financial resources, revenues and geographical diversity than we have. Furthermore, we compete for tenants with other property owners. All of our industrial properties are subject to significant local competition. We also compete with a wide variety of institutions and other investors for capital funds necessary to support our investment activities and asset growth.

We are subject to significant regulation that constrains our activities. Local zoning and land use laws, environmental statutes and other governmental requirements restrict our expansion, rehabilitation and reconstruction activities. These regulations may prevent us from taking advantage of economic opportunities. Legislation such as the Americans with Disabilities Act may require us to modify our properties, and noncompliance could result in the imposition of fines or an award of damages to private litigants. Future legislation may impose additional requirements. We cannot predict what requirements may be enacted or what changes may be implemented to existing legislation.

Risks Associated with Our Properties

We may be unable to lease space on favorable terms or at all. When a lease expires, a tenant may elect not to renew it. We may not be able to re-lease the property on favorable terms, if we are able to re-lease the property at all. The terms of renewal or re-lease (including the cost of required renovations and/or concessions to tenants) may be less favorable to us than the prior lease. We also routinely develop properties with no pre-leasing. If we are unable to lease all or a substantial portion of our properties, or if the rental rates upon such leasing are significantly lower than expected rates, our cash generated before debt repayments and capital expenditures and our ability to make expected distributions to stockholders may be adversely affected.

We have been and may continue to be affected negatively by tenant bankruptcies and leasing delays. At any time, a tenant may experience a downturn in its business that may weaken its financial condition. Similarly, a general decline in the economy may result in a decline in the demand for space at our industrial properties. As a result, our tenants may delay lease commencement, fail to make rental payments when due, or declare bankruptcy. Any such event could result in the termination of that tenant's lease and losses to us, and funds available for distribution to investors may decrease. We receive a substantial portion of our income as rents under mid-term and long-term leases. If tenants are unable to comply with the terms of their leases for any reason, including because of rising costs or falling sales, we may deem it advisable to modify lease terms to allow tenants to pay a lower rent or a smaller share of taxes, insurance and other operating costs. If a tenant becomes insolvent or bankrupt, we cannot be sure that we could recover the premises from the tenant promptly or from a trustee or debtor-in-possession in any bankruptcy proceeding relating to the tenant. We also cannot be sure that we would receive rent in the proceeding sufficient to cover our expenses with respect to the premises. If a tenant becomes bankrupt, the federal bankruptcy code will apply and, in some instances, may restrict the amount and recoverability of our claims against the tenant. A tenant's default on its obligations to us could adversely affect our financial condition and the cash we have available for distribution.

We face risks associated with our property development. We intend to continue to develop properties where we believe market conditions warrant such investment. Once made, our investments may not produce results in accordance with our expectations. Risks associated with our current and future development and construction activities include:

- the availability of favorable financing alternatives;
- the risk that we may not be able to obtain land on which to develop or that due to the increased cost of land, our activities may not be as profitable;
- construction costs exceeding original estimates due to rising interest rates and increases in the costs of materials and labor;
- construction and lease-up delays resulting in increased debt service, fixed expenses and construction costs;
- expenditure of funds and devotion of management's time to projects that we do not complete;
- fluctuations of occupancy and rental rates at newly completed properties, which depend on a number of factors, including market and economic conditions, resulting in lower than projected rental rates and a corresponding lower return on our investment; and
- complications (including building moratoriums and anti-growth legislation) in obtaining necessary zoning, occupancy and other governmental permits.

We face risks associated with property acquisitions. We acquire individual properties and portfolios of properties and intend to continue to do so. Our acquisition activities and their success are subject to the following risks:

- when we are able to locate a desired property, competition from other real estate investors may significantly increase the purchase price;
- acquired properties may fail to perform as we project;
- the actual costs of repositioning or redeveloping acquired properties may be higher than our estimates;
- acquired properties may be located in new markets where we face risks associated with an incomplete knowledge or understanding of the local market, a limited number of established business relationships in the area and a relative unfamiliarity with local governmental and permitting procedures;
- we may be unable to quickly and efficiently integrate new acquisitions, particularly acquisitions of portfolios of properties, into our existing operations, and as a result, our results of operations and financial condition could be adversely affected; and
- we may acquire properties subject to liabilities and without any recourse, or with only limited recourse, to the transferor with respect to unknown liabilities. As a result, if a claim were asserted against us based upon ownership of those properties, we might have to pay substantial sums to settle it, which could adversely affect our cash flow.

Coverage under our existing insurance policies may be inadequate to cover losses. We generally maintain insurance policies related to our business, including casualty, general liability and other policies, covering our business operations, employees and assets as appropriate for the markets where our properties and business operations are located. However, we would be required to bear all losses that are not adequately covered by insurance. In addition, there may be certain losses that are not generally insured against or that are not generally fully insured against because it is not deemed economically feasible or prudent to do so, including losses due to floods, wind, earthquakes, acts of war, acts of terrorism or riots. If an uninsured loss or a loss in excess of insured limits occurs with respect to one or more of our properties, then we could lose the capital we invested in the properties, as well as the anticipated future revenue from the properties. In addition, if the damaged properties are subject to recourse indebtedness, we would continue to be liable for the indebtedness, even if these properties were irreparably damaged.

We face risks due to lack of geographic and real estate sector diversity. Substantially all of our properties are located in the Sunbelt region of the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. As of December 31, 2020, our largest markets were Houston, Dallas and Tampa. We owned operating properties totaling 5.8 million square feet in Houston, 4.6 million square feet in Dallas and 4.5 million square feet in Tampa, which represent 13.2%, 10.4% and 10.3%, respectively, of the Company's total *Real estate properties* on a square foot basis. A downturn in general economic conditions and local real estate conditions in these geographic regions, as a result of oversupply of or reduced demand for industrial properties, local business climate, business layoffs and changing demographics, would have a particularly strong adverse effect on us. In addition, our investments in real estate assets are concentrated in the industrial distribution sector. This concentration may expose us to the risk of economic downturns in this sector to a greater extent than if our business activities included other sectors of the real estate industry.

We face risks due to the illiquidity of real estate which may limit our ability to vary our portfolio. Real estate investments are relatively illiquid. Our ability to vary our portfolio in response to changes in economic and other conditions will therefore be limited. In addition, because of our status as a REIT, the Internal Revenue Code limits our ability to sell our properties. If we must sell an investment, we cannot ensure that we will be able to dispose of the investment on terms favorable to the Company.

We are subject to environmental laws and regulations. Current and previous real estate owners and operators may be required under various federal, state and local laws, ordinances and regulations to investigate and clean up hazardous substances released at the properties they own or operate. They may also be liable to the government or to third parties for substantial property or natural resource damage, investigation costs and cleanup costs. Such laws often impose liability without regard to whether the owner or operator knew of, or was responsible for, the release or presence of such hazardous substances. In addition, some environmental laws create a lien on the contaminated site in favor of the government for damages and costs the government incurs in connection with the contamination. Contamination may adversely affect the owner's ability to use, sell or lease real estate or to borrow using the real estate as collateral. We have no way of determining at this time the magnitude of any potential liability to which we may be subject arising out of environmental conditions or violations with respect to the properties we currently or formerly owned. Environmental laws today can impose liability on a previous owner or operator of a property that owned or operated the property at a time when hazardous or toxic substances were disposed of, released from, or present at the property. A conveyance of the property, therefore, may not relieve the owner or operator from liability. Although ESAs have been conducted at our properties to identify potential sources of contamination at the properties, such ESAs do not reveal all environmental liabilities or compliance concerns that could arise from the properties. Moreover, material environmental liabilities or compliance concerns may exist, of which we are currently unaware, that in the future may have a material adverse effect on our business, assets or results of operations.

Climate change and its effects, including compliance with new laws or regulations such as "green" building codes, may require us to make improvements to our existing properties or result in unanticipated losses that could affect our business and financial condition. To the extent that climate change causes an increase in catastrophic weather events, such as severe storms, fires or floods, our properties may be susceptible to an increase in weather-related damage. Even in the absence of direct physical damage to our properties, the occurrence of any natural disasters or a changing climate in the area of any of our properties could have a material adverse effect on business, supply chains and the economy generally. Climate change could cause an increase in property and casualty insurance premiums. The potential impacts of future climate change on our properties could adversely affect our ability to lease, develop or sell our properties or to borrow using our properties as collateral. In addition, any proposed legislation enacted to address climate change could increase the costs of energy, utilities and overall development. The resulting costs of any proposed legislation may adversely affect our financial position, results of operations and cash flows.

Financing Risks

We face risks associated with the use of debt to fund acquisitions and developments, including refinancing risk. We are subject to the risks normally associated with debt financing, including the risk that our cash flow will be insufficient to meet required payments of principal and interest. In addition, certain of our debt will have significant outstanding principal balances on their maturity dates, commonly known as "balloon payments." Therefore, we will likely need to refinance at least a portion of our outstanding debt as it matures. There is a risk that we may not be able to refinance existing debt or that the terms of any refinancing will not be as favorable as the terms of the existing debt.

We face risks associated with our dependence on external sources of capital. In order to qualify as a REIT, we are required each year to distribute to our stockholders at least 90% of our ordinary taxable income, and we are subject to tax on our income to the extent it is not distributed. Because of this distribution requirement, we may not be able to fund all future capital needs from cash retained from operations. As a result, to fund capital needs, we rely on third-party sources of capital, which we may not be able to obtain on favorable terms, if at all. Our access to third-party sources of capital depends upon a number of factors, including (i) general market conditions; (ii) the market's perception of our growth potential; (iii) our current and potential future

earnings and cash distributions; and (iv) the market price of our capital stock. Additional debt financing may substantially increase our debt-to-total market capitalization ratio. Additional equity financing may dilute the holdings of our current stockholders.

Covenants in our credit agreements could limit our flexibility and adversely affect our financial condition. The terms of our various credit agreements and other indebtedness require us to comply with a number of customary financial and other covenants, such as maintaining debt service coverage and leverage ratios and maintaining insurance coverage. These covenants may limit our flexibility in our operations, and breaches of these covenants could result in defaults under the instruments governing the applicable indebtedness even if we had satisfied our payment obligations. If we are unable to refinance our indebtedness at maturity or meet our payment obligations, the amount of our distributable cash flow and our financial condition would be adversely affected.

Adverse changes in our credit ratings could impair our ability to obtain additional debt and equity financing on favorable terms, if at all. Our credit ratings are based on our operating performance, liquidity and leverage ratios, overall financial position and other factors employed by the credit rating agencies in their rating analysis of us. Our credit ratings can affect the amount and type of capital we can access, as well as the terms of any financings we may obtain. There can be no assurance that we will be able to maintain our current credit ratings. In the event our current credit ratings deteriorate, it may be more difficult or expensive to obtain additional financing or refinance existing obligations and commitments. Also, a downgrade in our credit ratings would trigger additional costs or other potentially negative consequences under our current and future credit facilities and debt instruments.

Increases in interest rates would increase our interest expense. At December 31, 2020, we had \$125 million of variable rate debt outstanding not protected by interest rate hedge contracts. We may incur additional variable rate debt in the future. If interest rates increase, then so would the interest expense on our unhedged variable rate debt, which would adversely affect our financial condition and results of operations. From time to time, we manage our exposure to interest rate risk with interest rate hedge contracts that effectively fix or cap a portion of our variable rate debt. In addition, we refinance fixed rate debt at times when we believe rates and terms are appropriate. Our efforts to manage these exposures may not be successful. Our use of interest rate hedge contracts to manage risk associated with interest rate volatility may expose us to additional risks, including a risk that a counterparty to a hedge contract may fail to honor its obligations. Developing an effective interest rate risk strategy is complex and no strategy can completely insulate us from risks associated with interest rate fluctuations. There can be no assurance that our hedging activities will have the desired beneficial impact on our results of operations or financial condition. Termination of interest rate hedge contracts typically involves costs, such as transaction fees or breakage costs.

The lack of certain limitations on our debt could result in our becoming more highly leveraged. Our governing documents do not limit the amount of indebtedness we may incur. Accordingly, we may incur additional debt and would do so, for example, if it were necessary to maintain our status as a REIT. We might become more highly leveraged as a result, and our financial condition and cash available for distribution to stockholders might be negatively affected and the risk of default on our indebtedness could increase.

Other Risks

The market value of our common stock could decrease based on our performance and market perception and conditions. The market value of our common stock may be affected by the market's perception of our operating results, growth potential, and current and future cash dividends and may also be affected by the real estate market value of our underlying assets. The market price of our common stock may also be influenced by the dividend on our common stock relative to market interest rates. Rising interest rates may lead potential buyers of our common stock to expect a higher dividend rate, which would adversely affect the market price of our common stock. In addition, rising interest rates would result in increased expense, thereby adversely affecting cash flow and our ability to service our indebtedness and pay dividends.

The state of the economy or other adverse changes in general or local economic conditions may adversely affect our operating results and financial condition. Turmoil in the global financial markets may have an adverse impact on the availability of credit to businesses generally and could lead to a further weakening of the U.S. and global economies. Currently these conditions have not impaired our ability to access credit markets and finance our operations. However, our ability to access the capital markets may be restricted at a time when we would like, or need, to raise financing, which could have an impact on our flexibility to react to changing economic and business conditions. Furthermore, deteriorating economic conditions including business layoffs, downsizing, industry slowdowns and other similar factors that affect our customers could continue to negatively impact commercial real estate fundamentals and result in lower occupancy, lower rental rates and declining values in our real estate portfolio and in the collateral securing any loan investments we may make. Additionally, an adverse economic situation could have an impact on our lenders or customers, causing them to fail to meet their obligations to us. No assurances

can be given that the effects of an adverse economic situation will not have a material adverse effect on our business, financial condition and results of operations.

We may fail to qualify as a REIT. If we fail to qualify as a REIT, we will not be allowed to deduct dividends to stockholders in computing our taxable income and will be subject to federal income tax at regular corporate rates. In addition, we may be barred from qualification as a REIT for the four years following disqualification. The additional tax incurred at regular corporate rates would significantly reduce the cash flow available for distribution to stockholders and for debt service. Furthermore, we would no longer be required by the Internal Revenue Code to make any dividends to our stockholders as a condition of REIT qualification. If we were to fail to qualify as a REIT, subject to certain limitations in the Internal Revenue Code, corporate stockholders may be eligible for the dividends received deduction, and individual, trust and estate stockholders may be eligible to treat the dividends received from us as qualified dividend income taxable as net capital gains under the provisions of Section 1(h)(11) of the Internal Revenue Code. However, non-corporate stockholders (including individuals) will not be able to deduct 20% of certain dividends they receive from us. The REIT qualification requirements are extremely complex, and interpretation of the U.S. federal income tax laws governing REIT qualification is limited. Although we believe we have operated and intend to operate in a manner that will continue to qualify us as a REIT, we cannot be certain that we have been or will be successful in continuing to be taxed as a REIT. In addition, facts and circumstances that may be beyond our control may affect our ability to qualify as a REIT. We cannot assure you that new legislation, regulations, administrative interpretations or court decisions will not change the tax laws significantly with respect to our qualification as a REIT or with respect to the federal income tax consequences of qualification.

Legislative or regulatory action with respect to tax laws and regulations could adversely affect the Company and our stockholders. We are subject to state and local tax laws and regulations. Changes in state and local tax laws or regulations may result in an increase in our tax liability. A shortfall in tax revenues for states and municipalities in which we operate may lead to an increase in the frequency and size of such changes. If such changes occur, we may be required to pay additional taxes on our assets or income. These increased tax costs could adversely affect our financial condition, results of operations and the amount of cash available for the payment of dividends.

In addition, in recent years, numerous legislative, judicial and administrative changes have been made to the federal income tax laws applicable to investments in REITs and similar entities. Additional changes to tax laws are likely to continue to occur in the future, and we cannot assure our stockholders that any such changes will not adversely affect the taxation of a stockholder. We cannot assure you that future changes to tax laws and regulations will not have an adverse effect on an investment in our stock.

To maintain our status as a REIT, we limit the amount of shares any one stockholder can own. The Internal Revenue Code imposes certain limitations on the ownership of the stock of a REIT. For example, not more than 50% in value of our outstanding shares of capital stock may be owned, directly or indirectly, by five or fewer individuals (as defined in the Internal Revenue Code) during the last half of any taxable year. To protect our REIT status, our charter prohibits any holder from acquiring more than 9.8% (in value or in number, whichever is more restrictive) of our outstanding equity stock (defined as all of our classes of capital stock, except our excess stock (of which there is none outstanding)) unless our Board of Directors grants a waiver. The ownership limit may limit the opportunity for stockholders to receive a premium for their shares of common stock that might otherwise exist if an investor were attempting to assemble a block of shares in excess of 9.8% of the outstanding shares of equity stock or otherwise effect a change in control.

Certain tax and anti-takeover provisions of our charter and bylaws may inhibit a change of our control. Certain provisions contained in our charter and bylaws and the Maryland General Corporation Law may discourage a third party from making a tender offer or acquisition proposal to us. If this were to happen, it could delay, deter or prevent a change in control or the removal of existing management. These provisions also may delay or prevent our stockholders from receiving a premium for their common shares over then-prevailing market prices. These provisions include:

- the REIT ownership limit described above;
- special meetings of our stockholders may be called only by the chairman of the board, the chief executive officer, the president, a majority of the board or by stockholders possessing a majority of all the votes entitled to be cast at the meeting;
- our Board of Directors may authorize and issue securities without stockholder approval; and
- advance-notice requirements for proposals to be presented at stockholder meetings.

In addition, Maryland law provides protection for Maryland corporations against unsolicited takeovers by limiting, among other things, the duties of the directors in unsolicited takeover situations and certain “business combinations” and “control share acquisitions.” Our bylaws contain provisions exempting us from the Maryland Control Share Acquisition Act and the

Maryland Business Combination Act. Our bylaws prohibit the repeal, amendment or alteration of our Maryland Control Share Acquisition opt out without the approval by the Company's stockholders; however, there can be no assurance that this provision will not be amended or eliminated at some time in the future.

The Company faces risks in attracting and retaining key personnel. Many of our senior executives have strong industry reputations, which aid us in identifying acquisition and development opportunities and negotiating with tenants and sellers of properties. The loss of the services of these key personnel could affect our operations because of diminished relationships with existing and prospective tenants, property sellers and industry personnel. In addition, attracting new or replacement personnel may be difficult in a competitive market.

We have severance and change in control agreements with certain of our officers that may deter changes in control of the Company. If, within a certain time period (as set in the officer's agreement) following a change in control, we terminate the officer's employment other than for cause, or if the officer elects to terminate his or her employment with us for reasons specified in the agreement, we will make a severance payment equal to the officer's average annual compensation times an amount specified in the officer's agreement, together with the officer's base salary and vacation pay that have accrued but are unpaid through the date of termination. These agreements may deter a change in control because of the increased cost for a third party to acquire control of us.

We rely on information technology in our operations, and any material failure, inadequacy, interruption or security failure of that technology could harm our business. We rely on information technology networks and systems, including the internet, to process, transmit and store electronic information, and to manage or support a variety of business processes, including financial transactions and records, and maintaining personal identifying information and customer and lease data. We purchase some of our information technology from vendors, on whom our systems depend. We rely on commercially available systems, software, tools and monitoring to provide security for the processing, transmission and storage of confidential customer data, including individually identifiable information relating to financial accounts. Although we have taken steps to protect the security of our information systems and the data maintained in those systems, it is possible that our safety and security measures will not prevent the systems' improper functioning or damage, or the improper access or disclosure of personally identifiable information such as in the event of cyber-attacks. Security breaches, including physical or electronic break-ins, computer viruses, attacks by hackers and similar breaches, can create system disruptions, shutdowns or unauthorized disclosure of confidential information. In some cases, it may be difficult to anticipate or immediately detect such incidents and the damage they cause. Any failure to maintain proper function, security and availability of our information systems could interrupt our operations, damage our reputation, subject us to liability claims or regulatory penalties and could have a materially adverse effect on our business, financial condition and results of operations.

We may be impacted by changes in U.S. social, political, regulatory and economic conditions or laws and policies. Any changes to U.S. tax laws, foreign trade, manufacturing, and development and investment in the territories and countries where our customers operate could adversely affect our operating results and our business.

Pandemics, such as COVID-19, and mitigation efforts to control the spread of such disease have impacted and are expected to continue to impact our business. Our financial condition, results of operations and cash flows could be adversely affected by factors relating to such pandemics. In March 2020, the World Health Organization characterized the outbreak of COVID-19 as a pandemic. The United States, where EastGroup's properties are located, has experienced and is continuing to experience widespread infection, and there is uncertainty regarding how long the pandemic will impact the United States and the rest of the world. Unprecedented, extraordinary actions have been taken by federal, state and local governmental authorities to combat the spread of COVID-19, including issuance of "stay-at-home" directives and similar mandates for many individuals to substantially restrict daily activities and for many businesses to curtail or cease normal operations. These measures, while intended to protect human life, have led to, and may continue to lead to, reduced economic activity in certain sectors and an increase in unemployment throughout the United States, including in some markets where our properties are located. As a result, there has been, and may continue to be, a period of economic slowdown, the severity and duration of which remains uncertain. Such economic slowdown, among other disruptions caused by the COVID-19 pandemic may adversely impact our financial condition and results of operations and the financial condition and results of operations of our tenants.

Our ability to lease our properties and collect rental revenues and expense reimbursements is dependent upon national, regional and local economic conditions. The potential inability to renew leases, lease vacant space or re-lease space as leases expire on favorable terms, or at all, could cause a decline in our receipt of rental payments. We have been in communication with a portion of our customer base regarding the COVID-19 pandemic and have previously received rent relief requests from a number of our customers. Although we may in the future receive additional rent relief requests, they have largely ended. We have granted rent relief requests from certain of our customers and denied other requests, and we may or may not grant such

future requests from our customers. Granting rent relief could adversely affect our financial condition, results of operations and cash flows.

Some of our customers are experiencing a deterioration in their financial position, results of operations and cash flows; as a result, some have been unable to pay their rent and expense reimbursements. To date, this has had an immaterial impact on our rent collections. However, if our customers continue to experience such deterioration, this could adversely affect our financial condition, results of operations and cash flows.

Federal, state and local government restrictions associated with the mitigation efforts to prevent the spread of COVID-19 could prevent our customers from accessing their leased space and operating their businesses; such restrictions could also impact our ability to operate our business, which may cause the business and operating results to decline or impact our ability to comply with regulatory obligations leading to reputational harm and regulatory issues or fines. Such restrictions could also inhibit our ability to lease vacant space in our operating portfolio and our development and value-add program. In addition, government restrictions could prevent construction of tenant improvements and development projects, which could delay construction completion and lease commencement dates. In each case, we may experience an adverse impact on our financial condition and results of operations.

The economic uncertainty surrounding the COVID-19 pandemic has caused and may continue to cause disruption and instability in the financial markets and may impact our ability to raise capital from debt and equity markets on favorable terms or at all.

The health and well-being of our customers, employees, directors and other stakeholders is of great importance to us. We are striving to accommodate flexible working arrangements to ensure the health and safety of our team, while continuing to perform our job duties and provide services to our customers and other stakeholders. There are risks associated with remote working arrangements, including, but not limited to, risks related to cyber-security. We are continuing to monitor and adhere to federal, state and local government guidelines regarding our work arrangements with the goal of preventing the spread of COVID-19 to our workforce, our customers and our communities. There are risks and uncertainties related to the health of our employees and directors; any potential deterioration of the health of key personnel could impact our business operations.

The ongoing COVID-19 pandemic and the current economic, financial and capital markets environment present material risks and uncertainties for us. However, the rapid development and fluidity of the situation precludes any prediction as to the ultimate impact COVID-19 will have on our business, financial condition, results of operations and cash flows, which will depend largely on future developments directly or indirectly relating to the duration and scope of the COVID-19 pandemic in the United States. To the extent the COVID-19 pandemic adversely affects our business, financial condition, results of operations and cash flows, it may also have the effect of heightening many of the other risks described in “Item 1A. Risk Factors” in this Annual Report on Form 10-K.

ITEM 1B. UNRESOLVED STAFF COMMENTS.

None.

ITEM 2. PROPERTIES.

EastGroup owned 406 industrial properties and one office building at December 31, 2020. These properties are located primarily in the Sunbelt states of Florida, Texas, Arizona, California and North Carolina, and the majority are clustered around major transportation features in supply constrained submarkets. As of February 16, 2021, EastGroup’s portfolio was 97.9% leased and 96.7% occupied by approximately 1,550 tenants, with no single tenant accounting for more than approximately 1% of the Company’s income from real estate operations. The Company has developed approximately 46% of its total portfolio (on a square foot basis), which includes real estate properties and development and value-add properties in lease-up and under construction. The Company’s focus is the ownership of business distribution space (89% of the total portfolio) with the remainder in bulk distribution space (8%) and business service space (3%). Business distribution space properties are typically multi-tenant buildings with a building depth of 200 feet or less, clear height of 24-30 feet, office finish of 10-25% and truck courts with a depth of 100-120 feet. See Consolidated Financial Statement Schedule III – Real Estate Properties and Accumulated Depreciation for a detailed listing of the Company’s properties.

At December 31, 2020, EastGroup did not own any single property with a book value that was 10% or more of total book value or with gross revenues that were 10% or more of total gross revenues.

The Company's lease expirations for the next ten years are detailed below:

<i>Years Ending December 31,</i>	<i>Number of Leases Expiring</i>	<i>Total Area of Leases Expiring (in Square Feet)</i>	<i>Annualized Current Base Rent of Leases Expiring ⁽¹⁾</i>	<i>% of Total Base Rent of Leases Expiring</i>
2021 ⁽²⁾	339	6,520,000	\$ 43,528,000	15.9%
2022	288	7,368,000	\$ 46,418,000	16.9%
2023	283	6,554,000	\$ 41,282,000	15.0%
2024	239	7,106,000	\$ 44,575,000	16.3%
2025	169	5,616,000	\$ 37,232,000	13.6%
2026	107	3,805,000	\$ 22,858,000	8.3%
2027	51	2,257,000	\$ 16,071,000	5.9%
2028	33	1,525,000	\$ 6,900,000	2.5%
2029	17	1,045,000	\$ 6,893,000	2.5%
2030 and beyond	22	1,196,000	\$ 8,602,000	3.1%

(1) Represents the monthly cash rental rates, excluding tenant expense reimbursements, as of December 31, 2020, multiplied by 12 months.

(2) Includes month-to-month leases.

ITEM 3. LEGAL PROCEEDINGS.

The Company is not presently involved in any material litigation nor, to its knowledge, is any material litigation threatened against the Company or its properties, other than routine litigation arising in the ordinary course and other actions not deemed to be material. Of these matters, substantially all of which are to be covered by the Company's liability insurance and which, in the aggregate, are not expected to have a material adverse effect on the Company's financial condition or results of operations. The Company cannot predict the outcome of any litigation with certainty, and some lawsuits, claims or proceedings may be disposed of unfavorably to the Company, which could materially affect its financial condition or results of operations.

ITEM 4. MINE SAFETY DISCLOSURES.

Not applicable.

PART II. OTHER INFORMATION

ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY, RELATED STOCKHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES.

The Company's shares of common stock are listed for trading on the NYSE under the symbol "EGP." As of February 16, 2021, there were 401 holders of record of the Company's 39,659,603 outstanding shares of common stock. The Company distributed all of its 2020 and 2019 taxable income to its stockholders. Accordingly, no significant provisions for income taxes were necessary. The following table summarizes the federal income tax treatment for all distributions by the Company for the years 2020 and 2019.

Federal Income Tax Treatment of Share Distributions

	<i>Years Ended December 31,</i>	
	2020	2019
Common Share Distributions:	<i>(Per share)</i>	
Ordinary dividends	\$ 3.32868	3.14000
Nondividend distributions	—	—
Unrecaptured Section 1250 capital gain	—	—
Other capital gain	—	—
Total Common Distributions	\$ 3.32868	3.14000

Purchases of Equity Securities by the Issuer and Affiliated Purchasers

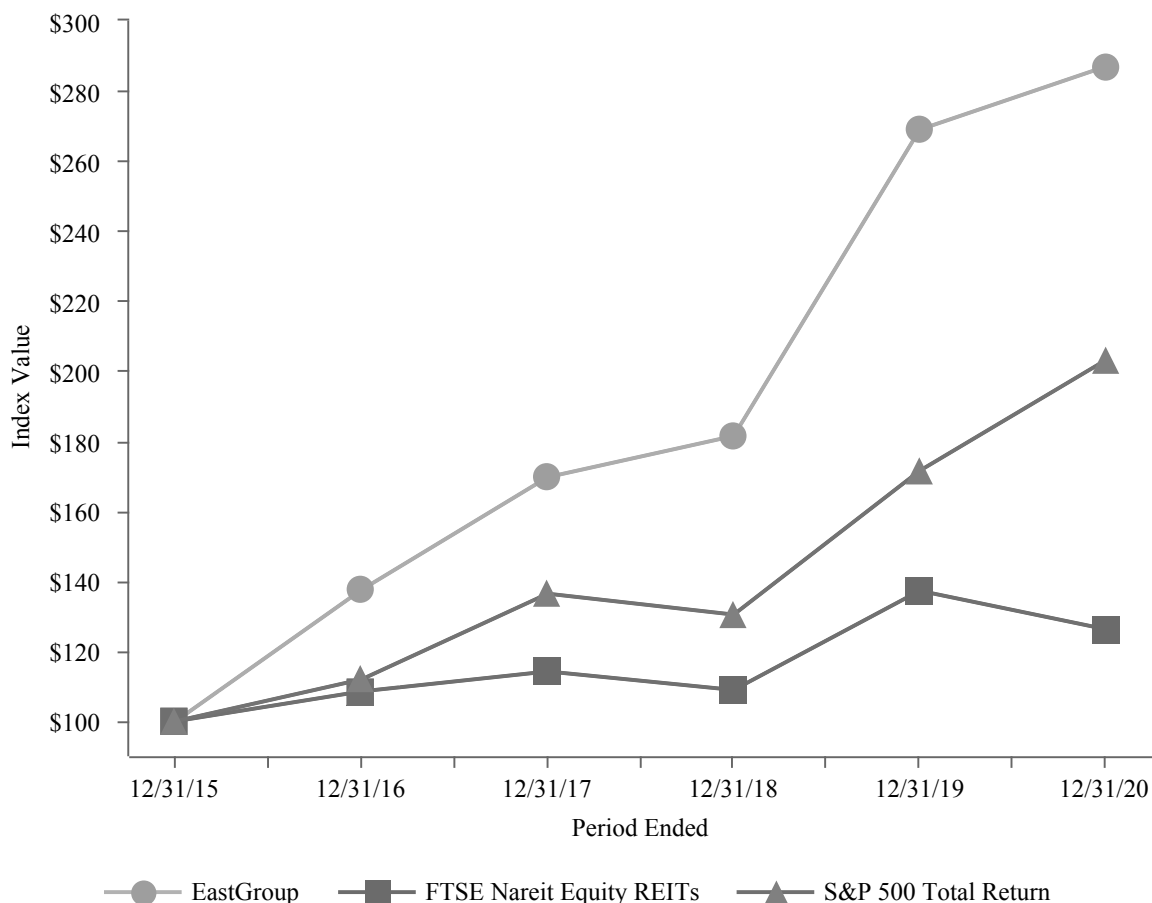
<i>Period</i>	<i>Total Number of Shares Purchased</i>	<i>Average Price Paid Per Share</i>	<i>Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs</i>	<i>Maximum Number of Shares That May Yet Be Purchased Under the Plans or Programs</i>
October 1, 2020 through October 31, 2020	—	\$ —	—	—
November 1, 2020 through November 30, 2020 ⁽¹⁾	2,482	141.24	—	—
December 1, 2020 through December 31, 2020	—	—	—	—
Total	<u>2,482</u>	<u>\$ 141.24</u>	<u>—</u>	<u>—</u>

(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.

Performance Graph

The following graph compares, over the five years ended December 31, 2020, the cumulative total shareholder return on EastGroup’s common stock with the cumulative total return of the Standard & Poor’s 500 Total Return Index (S&P 500 Total Return) and the FTSE Equity REIT index prepared by the National Association of Real Estate Investment Trusts (FTSE Nareit Equity REITs).

The performance graph and related information shall not be deemed “soliciting material” or be deemed to be “filed” with the SEC, nor shall such information be incorporated by reference into any future filing, except to the extent that the Company specifically incorporates it by reference into such filing.



Fiscal years ended December 31,

	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>
EastGroup	\$ 100.00	137.54	169.66	181.42	268.86	286.87
FTSE Nareit Equity REITs	100.00	108.52	114.20	108.92	137.24	126.26
S&P 500 Total Return	100.00	111.96	136.40	130.43	171.50	203.06

The information above assumes that the value of the investment in shares of EastGroup’s common stock and each index was \$100 on December 31, 2015, and that all dividends were reinvested.

ITEM 6. RESERVED.

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS.

The following discussion and analysis of results of operations and financial condition should be read in conjunction with the consolidated financial statements and notes thereto appearing elsewhere in this Annual Report on Form 10-K.

OVERVIEW

EastGroup's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location-sensitive customers (primarily in the 15,000 to 70,000 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, California and North Carolina.

Impact of the COVID-19 Pandemic

On March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic. Global, national and local economies continue to be impacted by the pandemic and the mitigation efforts to combat the spread of COVID-19.

During the course of the COVID-19 pandemic, the United States has experienced, and may continue to experience, significant health, social and economic impacts from COVID-19. EastGroup's operations, occupancy and rent collections have remained substantially stable during this period. As of February 16, 2021, the Company has received rent relief requests, primarily in the form of payment deferral requests, from approximately 28% of its customers based on rental revenue. These requests have largely ended; for comparison, this is only a slight increase from 26% at the end of April 2020 during the beginning of the pandemic. To date, approximately 18% of these requests have been granted some form of relief, which represents approximately 5% of the Company's customers on a square foot basis. The Company has executed rent deferral agreements totaling \$1.7 million, which represents approximately 0.4% of the Company's 2020 revenue. The deferrals all relate to 2020 rental income with no future period deferred rents. The terms differ for each deferral agreement, and all deferred rent payments that were due through December 31, 2020 have been collected with the exception of \$27,000. As of February 16, 2021, 59% of total deferred rent has been collected. Under modified COVID-19-related guidance provided by the Financial Accounting Standards Board ("FASB"), rental income for the majority of these deferral agreements (\$1.4 million of the \$1.7 million) qualifies to be recognized as rental income in the periods in which it was charged under the original terms of the leases. When requests were made, they were handled on a case-by-case basis, and the Company's responses were dependent on its understanding of the financial strength of the customer, the operational and earnings impacts being experienced by the customer, and the customer's ability or inability to obtain capital through debt or equity issuances, government assistance programs or by other means. As of February 16, 2021, rent payment deferrals representing approximately 0.4% of the Company's 2020 revenue have not been significant; the Company is continuing to actively monitor the evolving COVID-19 situation and its impact on the Company's cash flows and operations.

As of February 16, 2021, the Company's rent collection and rent payment deferral status was as follows:

Period	% of Rent Collected ⁽¹⁾	% of Uncollected Rent Deferred to Future Period	% of Uncollected Rent With No Deferral Agreement
Quarterly			
Q1 2020.....	99.8%	0.0%	0.2%
Q2 2020.....	99.6%	0.3%	0.1%
Q3 2020.....	99.5%	0.2%	0.3%
Q4 2020.....	99.5%	0.1%	0.4%
Monthly			
October 2020.....	99.3%	0.2%	0.5%
November 2020.....	99.4%	0.1%	0.5%
December 2020.....	99.7%	0.1%	0.2%
January 2021.....	99.5%	0.0%	0.5%
February 2021 ⁽²⁾	95.1%	0.0%	4.9%

(1) Customer payments are received daily. The collection information presented is current through February 16, 2021, and the Company anticipates continuing to receive payments which will increase the % of Rent Collected.

(2) Represents the period of February 1, 2021 through February 16, 2021 and assumes collections from government-related tenants. For comparison, as of February 16, 2021, February rental receipts are slightly higher than the January rental receipts were as of January 16, 2021.

We believe EastGroup's financial condition and balance sheet remain strong. As of December 31, 2020, the outstanding balance on the Company's \$395 million unsecured revolving credit facilities was \$125 million, providing \$270 million of available capacity. During 2020, EastGroup has only drawn amounts on its unsecured revolving credit facilities for general corporate purposes in the ordinary course of business. The Company is in compliance with its debt covenants at December 31, 2020 and anticipates remaining in compliance for the foreseeable future. The Company's recent debt and equity activity is further described under Liquidity and Capital Resources.

The Company has been continuing construction on already-active development and value-add projects. During the second and third quarters of 2020, EastGroup did not begin construction on any new development projects. During the fourth quarter of 2020, the Company started construction on three new development projects. Management will continue to monitor the economic conditions of the Company's markets to determine whether to begin construction on additional future development projects.

The future impacts of COVID-19 on the Company are largely dependent on the severity and duration of the economic uncertainty and its effect on EastGroup's customers and cannot be predicted with certainty at this time.

General

The Company believes its current operating cash flow and unsecured bank credit facilities provide the capacity to fund the operations of the Company, and the Company also believes it can issue common and/or preferred equity and obtain debt financing. During 2020, EastGroup issued 709,924 shares of common stock through its continuous common equity offering program, providing net proceeds to the Company of \$92.7 million. Also during 2020, the Company closed on a private placement of \$175 million of senior unsecured notes with a weighted average fixed interest rate of 2.65% and a \$100 million senior unsecured term loan with an effective fixed interest rate of 2.39%. EastGroup's financing and equity issuances are further described in *Liquidity and Capital Resources*.

The Company's primary revenue is rental income. During 2020, EastGroup executed leases on 8,118,000 square feet (18.5% of EastGroup's total square footage of 43,854,000 as of December 31, 2020). For new and renewal leases signed during 2020, average rental rates increased by 21.7% as compared to the former leases on the same spaces.

Property Net Operating Income ("PNOI") Excluding Income from Lease Terminations from same properties (defined as operating properties owned during the entire current and prior year reporting periods – January 1, 2019 through December 31, 2020), increased 2.1% for 2020 compared to 2019.

EastGroup's portfolio was 98.0% leased at December 31, 2020 compared to 97.6% at December 31, 2019. As of February 16, 2021, the portfolio was 97.9% leased and 96.7% occupied. Leases scheduled to expire in 2021 were 14.9% of the portfolio on a square foot basis at December 31, 2020, and this percentage was reduced to 12.2% as of February 16, 2021.

The Company generates new sources of leasing revenue through its development and acquisition programs. 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.

During 2020, EastGroup acquired 509,000 square feet of operating and value-add properties in Atlanta, Dallas, Austin and Los Angeles and 232.6 acres of land in Orlando, Fort Myers, Atlanta, Dallas and El Paso for a total of \$122.2 million. The Company began construction of 5 development projects containing 851,000 square feet in Miami, Fort Myers, Charlotte, Dallas and Phoenix. Also in 2020, the Company transferred 18 development and value-add properties (2,360,000 square feet) in Tampa, Miami, Orlando, Fort Myers, Charlotte, Dallas, Austin, Houston, San Antonio, Las Vegas and San Diego from its development and value-add program to real estate properties with costs of \$249.4 million at the date of transfer. As of December 31, 2020, EastGroup's development and value-add program consisted of 16 projects (2,741,000 square feet) located in 10 cities. The projected total cost for the development and value-add projects, which were collectively 35% leased as of February 16, 2021, is \$291.5 million, of which \$65.5 million remained to be invested as of December 31, 2020.

During 2020, EastGroup sold 126,000 square feet of operating properties, generating gross sales proceeds of \$21.0 million. The Company recognized \$13.1 million in *Gain on sales of real estate investments* during 2020.

The Company typically initially funds its development and acquisition programs through its \$395 million unsecured bank credit facilities (as discussed below under *Liquidity and Capital Resources*). As market conditions permit, EastGroup issues equity and/or employs fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps, to replace short-term bank borrowings. In June 2019, Moody's Investors Service affirmed the Company's issuer rating of Baa2 with a stable outlook. A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time by the assigning rating agency. Each rating should be evaluated independently of any other rating. For future debt issuances, the Company intends to issue primarily unsecured fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps. The Company may also access the public debt market in the future as a means to raise capital.

EastGroup has one reportable segment – industrial properties. The Company's properties, primarily located in major Sunbelt regions of the United States, have similar economic characteristics and as a result, have been aggregated into one reportable segment.

The Company's chief decision makers use two primary measures of operating results in making decisions: (1) funds from operations attributable to common stockholders ("FFO"), and (2) property net operating income ("PNOI").

FFO is computed in accordance with standards established by the National Association of Real Estate Investment Trusts, Inc. ("Nareit"). In December 2018, Nareit issued the "Nareit Funds from Operations White Paper - 2018 Restatement" (the "2018 White Paper"), which reaffirmed, and in some cases refined, Nareit's prior determinations concerning FFO. The guidance in the 2018 White Paper allows preparers an option as it pertains to whether gains or losses on sale, or impairment charges, on real estate assets incidental to a REIT's business are excluded from the calculation of FFO. EastGroup has made the election to exclude activity related to such assets that are incidental to our business. In 2019, the Company revised prior periods to reflect this guidance.

FFO is calculated as net income (loss) attributable to common stockholders computed in accordance with U.S. generally accepted accounting principles ("GAAP"), excluding gains and losses from sales of real estate property (including other assets incidental to the Company's business) and impairment losses, adjusted for real estate related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. 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 below), interest rates, the amount of leverage the Company employs and general and administrative expenses.

PNOI is defined as *Income from real estate operations* less *Expenses from real estate operations* (including market-based internal management fee expense) plus the Company's share of income and property operating expenses from its less-than-wholly-owned real estate investments.

EastGroup sometimes refers to PNOI from Same Properties as “Same PNOI”; the Company also presents Same PNOI Excluding Income from Lease Terminations. Same Properties is defined as operating properties owned during the entire current period and prior year reporting period. Properties developed or acquired are excluded until held in the operating portfolio for both the current and prior year reporting periods. Properties sold during the current or prior year reporting periods are also excluded. For the year ended December 31, 2020, Same Properties includes properties which were included in the operating portfolio for the entire period from January 1, 2019 through December 31, 2020. The Company presents Same PNOI and Same PNOI Excluding Income from Lease Terminations as a property-level supplemental measure of performance used to evaluate the performance of the Company’s investments in real estate assets and its operating results on a same property basis. It is calculated on a lease-by-lease basis by averaging the customers’ rent payments over the life of each individual lease.

FFO and PNOI are supplemental industry reporting measurements used to evaluate the performance of the Company’s investments in real estate assets and its operating results. The Company believes that the exclusion of depreciation and amortization in the industry’s calculations of PNOI and FFO provides supplemental indicators of the properties’ performance since real estate values have historically risen or fallen with market conditions. PNOI and FFO as calculated by the Company may not be comparable to similarly titled but differently calculated measures for other real estate investment trusts (“REITs”). Investors should be aware that items excluded from or added back to FFO are significant components in understanding and assessing the Company’s financial performance.

PNOI was calculated as follows for the three fiscal years ended December 31, 2020, 2019 and 2018.

	<i>Years Ended December 31,</i>		
	2020	2019	2018
	<i>(In thousands)</i>		
Income from real estate operations	\$ 362,669	330,813	299,018
Expenses from real estate operations	(103,368)	(93,274)	(86,394)
Noncontrolling interest in PNOI of consolidated joint ventures	(171)	(199)	(314)
PNOI from 50% owned unconsolidated investment	978	976	869
PROPERTY NET OPERATING INCOME (“PNOI”)	\$ 260,108	238,316	213,179

Income from real estate operations is comprised of rental income net of reserves for uncollectible rent, expense reimbursement pass-through income and other real estate income including lease termination fees. *Expenses from real estate operations* is comprised of property taxes, insurance, utilities, repair and maintenance expenses, management fees and other operating costs. 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 following table presents reconciliations of Net Income to PNOI, Same PNOI and Same PNOI Excluding Income from Lease Terminations for the three fiscal years ended December 31, 2020, 2019 and 2018.

	<i>Years Ended December 31,</i>		
	<i>2020</i>	<i>2019</i>	<i>2018</i>
	<i>(In thousands)</i>		
NET INCOME	\$ 108,391	123,340	88,636
Gain on sales of real estate investments	(13,145)	(41,068)	(14,273)
Gain on sales of non-operating real estate	—	(83)	(86)
Gain on sales of other assets	—	—	(427)
Net loss on other	—	884	497
Interest income	(101)	(129)	(156)
Other revenue	(354)	(574)	(1,374)
Indirect leasing costs	661	411	—
Depreciation and amortization	116,359	104,724	91,704
Company's share of depreciation from unconsolidated investment	137	141	128
Interest expense	33,927	34,463	35,106
General and administrative expense	14,404	16,406	13,738
Noncontrolling interest in PNOI of consolidated joint ventures	(171)	(199)	(314)
PROPERTY NET OPERATING INCOME ("PNOI")	260,108	238,316	213,179
PNOI from 2019 and 2020 Acquisitions	(8,434)	(2,929)	*
PNOI from 2019 and 2020 Development and Value-Add Properties	(24,050)	(8,109)	*
PNOI from 2019 and 2020 Operating Property Dispositions	(1,081)	(4,787)	*
Other PNOI	257	247	*
SAME PNOI	226,800	222,738	*
Net lease termination fee income from same properties	(709)	(1,258)	*
SAME PNOI EXCLUDING INCOME FROM LEASE TERMINATIONS	\$ 226,091	221,480	*

* Same property metrics are not applicable to the year ended December 31, 2018, as the same property metrics for 2020 and 2019 are based on operating properties owned during the entire current and prior year reporting periods (January 1, 2019 through December 31, 2020).

The following table presents reconciliations of Net Income Attributable to EastGroup Properties, Inc. Common Stockholders to FFO Attributable to Common Stockholders for the three fiscal years ended December 31, 2020, 2019 and 2018.

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands, except per share data)</i>		
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	\$ 108,363	121,662	88,506
Depreciation and amortization	116,359	104,724	91,704
Company's share of depreciation from unconsolidated investment	137	141	128
Depreciation and amortization from noncontrolling interest	(142)	(186)	(182)
Gain on sales of real estate investments	(13,145)	(41,068)	(14,273)
Gain on sales of non-operating real estate	—	(83)	(86)
Gain on sales of other assets	—	—	(427)
Noncontrolling interest in gain on sales of real estate investments of consolidated joint ventures	—	1,671	—
FUNDS FROM OPERATIONS (“FFO”) ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$ 211,572	186,861	165,370
Net income attributable to common stockholders per diluted share	\$ 2.76	3.24	2.49
Funds from operations (“FFO”) attributable to common stockholders per diluted share	\$ 5.38	4.98	4.66 ⁽¹⁾
Diluted shares for earnings per share and funds from operations	39,296	37,527	35,506

(1) The Company initially reported FFO of \$4.67 per share during the year ended December 31, 2018. In connection with the Company's adoption of the Nareit Funds from Operations White Paper - 2018 Restatement, the Company now excludes from FFO the gains and losses on sales of non-operating real estate and assets incidental to the Company's business.

The Company analyzes the following performance trends in evaluating the revenues and expenses of the Company:

- The change in FFO per share represents the increase or decrease in FFO per share from the current year compared to the prior year. For 2020, FFO was \$5.38 per share compared with \$4.98 per share for 2019, an increase of 8.0%.
- For the year ended December 31, 2020, PNOI increased by \$21,792,000, or 9.1%, compared to 2019. PNOI increased \$15,941,000 from newly developed and value-add properties, \$5,505,000 from 2019 and 2020 acquisitions and \$4,062,000 from same property operations; PNOI decreased \$3,706,000 from operating properties sold in 2019 and 2020.
- The change in Same PNOI represents the PNOI increase or decrease for the same operating properties owned during the entire current and prior year reporting periods (January 1, 2019 through December 31, 2020). Same PNOI, excluding income from lease terminations, increased 2.1% for the year ended December 31, 2020, compared to 2019.
- Same property average occupancy represents the average month-end percentage of leased square footage for which the lease term has commenced as compared to the total leasable square footage for the same operating properties owned during the entire current and prior year reporting periods (January 1, 2019 through December 31, 2020). Same property average occupancy was 97.0% for each of the years ended December 31, 2020 and 2019.
- 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 December 31, 2020 was 97.3%. Quarter-end occupancy ranged from 96.4% to 97.1% over the previous four quarters ended December 31, 2019 to September 30, 2020.
- Rental rate change represents the rental rate increase or decrease on new and renewal leases compared to the prior leases on the same space. For the year 2020, rental rate increases on new and renewal leases (18.5% of total square footage) averaged 21.7%.
- Lease termination fee income is included in *Income from real estate operations*. For the year 2020, lease termination fee income was \$709,000 compared to \$1,336,000 for 2019.

- The Company records reserves for uncollectible rent as reductions to *Income from real estate operations*. The Company recorded reserves for uncollectible rent of \$2,763,000 in 2020 compared to \$448,000 in 2019. Individual leases are evaluated for collectibility at each reporting period. We evaluate the collectibility of rents and other receivables at each reporting period based on factors including, among others, tenant's payment history, the financial condition of the tenant, business conditions and trends in the industry in which the tenant operates and economic conditions in the geographic area where the property is located. If evaluation of these factors or others indicates it is not probable we will collect substantially all rent we recognize an adjustment to rental revenue. If our judgment or estimation regarding probability of collection changes we may adjust or record additional rental revenue in the period such conclusion is reached. The Company followed its normal process for recording reserves for uncollectible rent during the year ended December 31, 2020 and also evaluated all deferred rent related to the COVID-19 pandemic for collectibility.

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.

Acquisition and Development of Real Estate Properties

The FASB Codification 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 relative fair values. Goodwill for business combinations is recorded when the purchase price exceeds the fair value of the assets and liabilities acquired. 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. Land is valued using comparable land sales specific to the applicable market, provided by a third-party. 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.

The purchase price is also allocated among the following categories of intangible assets: 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 reflecting 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 current market rents 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 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.

The relevance of this accounting policy will fluctuate given the transaction activity during the period.

For properties under development and value-add properties acquired in the development stage, costs associated with development (i.e., land, construction costs, interest expense, property taxes and other 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) deemed related to such development activities. The internal costs are allocated to specific development projects based on development activity.

FINANCIAL CONDITION

EastGroup's *Total Assets* were \$2,720,803,000 at December 31, 2020, an increase of \$174,725,000 from December 31, 2019. *Total Liabilities* increased \$106,536,000 to \$1,450,285,000, and *Total Equity* increased \$68,189,000 to \$1,270,518,000 during the same period. The following paragraphs explain these changes in detail.

Assets

Real Estate Properties

Real estate properties increased \$314,930,000 during the year ended December 31, 2020. The increase was primarily due to: (i) the transfer of 18 properties from *Development and value-add properties* to *Real estate properties* (as detailed under *Development and Value-Add Properties* below); (ii) operating property acquisitions; and (iii) capital improvements at the Company's properties. These increases were partially offset by the operating property sales discussed below.

During 2020, EastGroup acquired the following operating properties:

REAL ESTATE PROPERTIES ACQUIRED IN 2020	Location	Size (Square feet)	Date Acquired	Cost ⁽¹⁾ (In thousands)
Wells Point One	Austin, TX	50,000	02/28/2020	\$ 5,812
Cherokee 75 Business Center 1	Atlanta, GA	85,000	12/15/2020	7,909
The Rock	Dallas, TX	212,000	12/17/2020	32,519
Total Real Estate Property Acquisitions		<u>347,000</u>		<u>\$ 46,240</u>

(1) Total cost of the operating properties acquired was \$48,656,000, of which \$46,240,000 was allocated to Real estate properties as indicated above. The Company allocated \$7,385,000 of the total purchase price to land using third party land valuations for the Atlanta, Austin and Dallas markets. The market values are considered to be Level 3 inputs as defined by FASB Accounting Standards Codification ("ASC") 820, Fair Value Measurement (see Note 18 in the Notes to Consolidated Financial Statements for additional information on ASC 820). Intangibles associated with the purchases of real estate were allocated as follows: \$2,624,000 to in-place lease intangibles and \$104,000 to above market leases (both included in Other assets on the Consolidated Balance Sheets), and \$312,000 to below market leases (included in Other liabilities on the Consolidated Balance Sheets).

During the year ended December 31, 2020, the Company made capital improvements of \$30,255,000 on existing and acquired properties (included in the Capital Expenditures table under *Results of Operations*). Also, the Company incurred costs of \$5,743,000 on development and value-add projects subsequent to transfer to *Real estate properties*; the Company records these expenditures as development and value-add costs on the Consolidated Statements of Cash Flows.

EastGroup sold the following operating properties during 2020: University Business Center 120 in Santa Barbara and Central Green in Houston. The properties (126,000 square feet combined) were sold for \$21 million and the Company recognized gains on the sales of \$13.1 million.

Development and Value-Add Properties

EastGroup's investment in *Development and value-add properties* at December 31, 2020 consisted of properties in lease-up and under construction of \$225,964,000 and prospective development (primarily land) of \$133,624,000. The Company's total investment in *Development and value-add properties* at December 31, 2020 was \$359,588,000 compared to \$419,999,000 at December 31, 2019. Total capital invested for development and value-add properties during 2020 was \$195,446,000, which primarily consisted of costs of \$170,418,000 as detailed in the *Development and Value-Add Properties Activity* table below, \$18,550,000 as detailed in the *Development and Value-Add Properties Transferred to the Real Estate Properties Portfolio During 2020* table below and costs of \$5,743,000 on projects subsequent to transfer to *Real estate properties*. The capitalized costs incurred on development and value-add projects subsequent to transfer to *Real estate properties* include capital improvements at the properties and do not include other capitalized costs associated with development (i.e., interest expense, property taxes and internal personnel costs).

EastGroup capitalized internal development costs of \$6,689,000 during the year ended December 31, 2020, compared to \$6,918,000 during 2019.

During 2020, EastGroup acquired one value-add property, Rancho Distribution Center in Los Angeles. The total cost of the property acquired was \$27,862,000, of which \$27,320,000 was allocated to *Development and value-add properties*. The

Company allocated \$16,180,000 of the total purchase price to land using third party land valuations for the Los Angeles market. The market values are considered to be Level 3 inputs as defined by ASC 820, *Fair Value Measurement* (see Note 18 in the Notes to Consolidated Financial Statements for additional information on ASC 820). Intangibles associated with the purchase were allocated as follows: \$633,000 to in-place lease intangibles (included in *Other assets* on the Consolidated Balance Sheets) and \$91,000 to below market leases (included in *Other liabilities* on the Consolidated Balance Sheets). These costs are amortized over the remaining lives of the associated leases in place at the time of acquisition. Costs associated with the value-add property acquisition, except for the amounts allocated to the acquired lease intangibles, are included in the *Development and Value-Add Properties Activity* table below.

Also during 2020, EastGroup purchased 232.6 acres of development land in Orlando, Fort Myers, Atlanta, Dallas and El Paso for \$45,687,000. Costs associated with these acquisitions are included in the *Development and Value-Add Properties Activity* table. These increases were offset by the transfer of 18 development projects to *Real estate properties* during 2020 with a total investment of \$249,379,000 as of the date of transfer.

DEVELOPMENT AND VALUE-ADD PROPERTIES ACTIVITY	Building Size (Square feet)	Costs Incurred			Projected Total Costs ⁽²⁾	Anticipated Building Conversion Date
		Costs Transferred in 2020 ⁽¹⁾	For the Year Ended 12/31/20	Cumulative as of 12/31/20		
		(In thousands)				
LEASE-UP						
Gilbert Crossroads A & B, Phoenix, AZ	140,000	\$ —	2,818	16,768	17,500	01/21
Rancho Distribution Center, Los Angeles, CA ⁽³⁾	162,000	—	27,325	27,325	29,400	03/21
CreekView 121 7 & 8, Dallas, TX	137,000	—	9,760	16,559	18,500	04/21
Hurricane Shoals 3, Atlanta, GA	101,000	—	2,182	8,811	10,800	04/21
World Houston 44, Houston, TX	134,000	—	3,336	8,126	9,100	05/21
Gateway 4, Miami, FL	197,000	14,895	7,152	22,047	26,000	06/21
Interstate Commons 2, Phoenix, AZ ⁽³⁾	142,000	—	2,359	12,241	12,500	06/21
Tri-County Crossing 3 & 4, San Antonio, TX	203,000	—	5,711	14,409	16,100	06/21
Northwest Crossing 1-3, Houston, TX	278,000	—	10,787	22,322	25,900	09/21
Ridgeview 1 & 2, San Antonio, TX	226,000	—	10,562	17,093	19,000	10/21
Settlers Crossing 3 & 4, Austin, TX	173,000	—	9,415	17,504	19,400	10/21
SunCoast 7, Ft. Myers, FL	77,000	3,232	4,141	7,373	8,700	11/21
LakePort 1-3, Dallas, TX	194,000	—	11,719	19,781	22,500	12/21
Total Lease-Up	2,164,000	18,127	107,267	210,359	235,400	
UNDER CONSTRUCTION						
Gilbert Crossroads C & D, Phoenix, AZ	178,000	4,974	1,643	6,617	21,400	06/22
Steele Creek X, Charlotte, NC	162,000	3,291	943	4,234	12,600	07/22
Basswood 1 & 2, Dallas, TX	237,000	4,580	174	4,754	22,100	10/22
Total Under Construction	577,000	12,845	2,760	15,605	56,100	
PROSPECTIVE DEVELOPMENT (PRIMARILY LAND)						
	Estimated Building Size (Square feet)					
Phoenix, AZ	—	(4,974)	601	—		
Ft. Myers, FL	622,000	(3,232)	3,595	7,866		
Miami, FL	376,000	(14,895)	1,006	20,296		
Orlando, FL	1,488,000	—	26,603	27,678		
Tampa, FL ⁽⁴⁾	349,000	—	(78)	5,723		
Atlanta, GA	120,000	—	1,392	1,392		
Jackson, MS	28,000	—	—	706		
Charlotte, NC	313,000	(3,291)	289	4,325		
Dallas, TX	1,353,000	(4,580)	22,420	37,428		
El Paso, TX	168,000	—	2,587	2,587		
Houston, TX	1,223,000	—	1,310	20,758		
San Antonio, TX	366,000	—	666	4,865		
Total Prospective Development	6,406,000	(30,972)	60,391	133,624		
Total Development and Value-Add Properties	9,147,000	\$ —	170,418	359,588		

The Development and Value-Add Properties Activity table is continued on the following page.

**DEVELOPMENT AND VALUE-ADD
PROPERTIES TRANSFERRED TO THE
REAL ESTATE PROPERTIES
PORTFOLIO DURING 2020**

	Building Size (Square feet)	Costs Incurred			Building Conversion Date
		Costs Transferred in 2020 ⁽¹⁾	For the Year Ended 12/31/20	Cumulative as of 12/31/20	
		(In thousands)			
Logistics Center 6 & 7, Dallas, TX ⁽³⁾	142,000	\$ —	19	15,754	01/20
Settlers Crossing 1, Austin, TX	77,000	—	—	9,259	01/20
Settlers Crossing 2, Austin, TX	83,000	—	—	8,475	01/20
Parc North 5, Dallas, TX	100,000	—	20	8,709	02/20
Airport Commerce Center 3, Charlotte, NC	96,000	—	335	8,891	03/20
Horizon VIII & IX, Orlando, FL	216,000	—	887	17,488	04/20
Ten West Crossing 8, Houston, TX	132,000	—	67	9,831	04/20
Tri-County Crossing 1 & 2, San Antonio, TX	203,000	—	189	15,575	04/20
SunCoast 8, Ft. Myers, FL	77,000	—	3,665	8,149	05/20
CreekView 121 5 & 6, Dallas, TX	139,000	—	2,112	15,263	06/20
Parc North 6, Dallas, TX	96,000	—	2,451	10,741	07/20
SunCoast 6, Ft. Myers, FL	81,000	—	445	8,379	07/20
Arlington Tech Centre 1 & 2, Dallas, TX ⁽³⁾	151,000	—	578	13,855	08/20
Gateway 5, Miami, FL	187,000	—	1,664	24,769	08/20
Steele Creek IX, Charlotte, NC	125,000	—	1,986	11,106	08/20
Grand Oaks 75 2, Tampa, FL ⁽³⁾	150,000	—	1,777	14,892	09/20
Rocky Point 2, San Diego, CA ⁽³⁾	109,000	—	583	19,858	09/20
Southwest Commerce Center, Las Vegas, NV ⁽³⁾	196,000	—	1,772	28,385	10/20
Total Transferred to Real Estate Properties	2,360,000	\$ —	18,550	249,379 ⁽⁵⁾	

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

(2) Included in these costs are development obligations of \$33.0 million and tenant improvement obligations of \$4.9 million on properties under development.

(3) Represents value-add projects acquired by EastGroup.

(4) Negative amount represents land inventory transferred to Real Estate Properties for trailer storage expansion.

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

Accumulated Depreciation

Accumulated depreciation on real estate, development and value-add properties increased \$84,189,000 during 2020 due primarily to depreciation expense of \$96,290,000, offset by the sale of 126,000 square feet of operating properties during 2020.

Other Assets

Other assets increased \$4,957,000 during 2020. A summary of *Other assets* follows:

	<i>December 31,</i>	
	<u>2020</u>	<u>2019</u>
	<i>(In thousands)</i>	
Leasing costs (principally commissions)	\$ 95,914	89,191
Accumulated amortization of leasing costs	(38,371)	(34,963)
Leasing costs (principally commissions), net of accumulated amortization	<u>57,543</u>	<u>54,228</u>
Acquired in-place lease intangibles	28,107	28,834
Accumulated amortization of acquired in-place lease intangibles	(13,554)	(11,918)
Acquired in-place lease intangibles, net of accumulated amortization	<u>14,553</u>	<u>16,916</u>
Acquired above market lease intangibles	1,825	1,721
Accumulated amortization of acquired above market lease intangibles	(1,231)	(1,007)
Acquired above market lease intangibles, net of accumulated amortization	<u>594</u>	<u>714</u>
Straight-line rents receivable	43,079	40,369
Accounts receivable	6,256	5,581
Mortgage loans receivable	—	1,679
Interest rate swap assets	—	3,485
Right of use assets – Office leases (operating)	2,131	2,115
Receivable for common stock offerings	1,942	—
Goodwill	990	990
Prepaid expenses and other assets	22,491	18,545
Total <i>Other assets</i>	<u>\$ 149,579</u>	<u>144,622</u>

Liabilities

Unsecured bank credit facilities increased \$12,800,000 during 2020, mainly due to borrowings of \$625,387,000 and the amortization of debt issuance costs during the period, partially offset by repayments of \$613,097,000 and new debt issuance costs incurred during the period. The Company's credit facilities are described in greater detail below under *Liquidity and Capital Resources*.

Unsecured debt increased \$169,593,000 during 2020, primarily due to the closing of a \$100 million senior unsecured term loan in March, closing the private placement of \$175 million of senior unsecured notes in October and the amortization of debt issuance costs. These increases were offset by a \$30 million principal repayment on \$100 million of senior unsecured notes in August, the repayment of a \$75 million senior unsecured term loan in December and new debt issuance costs incurred during the period. The borrowings and repayments on *Unsecured debt* are described in greater detail below under *Liquidity and Capital Resources*.

Secured debt decreased \$54,100,000 during the year ended December 31, 2020. The decrease resulted from the repayment of a mortgage loan with a principal balance of \$45,871,000 in October, regularly scheduled principal payments of \$8,436,000 and amortization of premiums on *Secured debt*, offset by the amortization of debt issuance costs during the period.

Accounts payable and accrued expenses decreased \$22,451,000 during 2020. A summary of the Company's Accounts payable and accrued expenses follows:

	December 31,	
	2020	2019
	(In thousands)	
Property taxes payable	\$ 3,524	2,696
Development costs payable	6,427	11,766
Real estate improvements and capitalized leasing costs payable	5,692	4,636
Interest payable	6,537	6,370
Dividends payable	32,677	30,714
Book overdraft ⁽¹⁾	5,176	25,771
Other payables and accrued expenses	9,540	10,071
Total Accounts payable and accrued expenses	<u>\$ 69,573</u>	<u>92,024</u>

(1) Represents checks written before the end of the period which have not cleared the bank; therefore, the bank has not yet advanced cash to the Company. When the checks clear the bank, they will be funded through the Company's working cash line of credit. See Note 1(p) in the Notes to Consolidated Financial Statements.

Other liabilities increased \$694,000 during 2020. A summary of the Company's Other liabilities follows:

	December 31,	
	2020	2019
	(In thousands)	
Security deposits	\$ 22,140	20,351
Prepaid rent and other deferred income	14,694	13,855
Operating lease liabilities — Ground leases	11,199	12,048
Operating lease liabilities — Office leases	2,167	2,141
Acquired below-market lease intangibles	9,019	8,616
Accumulated amortization of acquired below-market lease intangibles	(6,168)	(4,494)
Acquired below-market lease intangibles, net of accumulated amortization	2,851	4,122
Interest rate swap liabilities	10,752	678
Prepaid tenant improvement reimbursements	364	56
Other liabilities	5,650	15,872
Total Other liabilities	<u>\$ 69,817</u>	<u>69,123</u>

Equity

Additional paid-in capital increased \$95,998,000 during 2020 primarily due to the issuance of common stock under the Company's continuous common equity offering program (as discussed below under *Liquidity and Capital Resources*) and stock-based compensation (as discussed in Note 11 in the Notes to Consolidated Financial Statements). EastGroup issued 709,924 shares of common stock under its continuous common equity offering program with net proceeds to the Company of \$92,663,000.

During 2020, *Distributions in excess of earnings* increased \$13,365,000 as a result of dividends on common stock of \$121,728,000 exceeding *Net Income Attributable to EastGroup Properties, Inc. Common Stockholders* of \$108,363,000.

Accumulated other comprehensive income (loss) decreased \$13,559,000 during 2020. The decrease resulted from the change in fair value of the Company's interest rate swaps (cash flow hedges) which are further discussed in Notes 12 and 13 in the Notes to Consolidated Financial Statements.

RESULTS OF OPERATIONS

2020 Compared to 2019

Net Income Attributable to EastGroup Properties, Inc. Common Stockholders for 2020 was \$108,363,000 (\$2.77 per basic and \$2.76 per diluted share) compared to \$121,662,000 (\$3.25 per basic and \$3.24 per diluted share) for 2019. The following paragraphs explain the change:

- PNOI increased by \$21,792,000 (\$0.55 per diluted share) for 2020 as compared to 2019. PNOI increased \$15,941,000 from newly developed and value-add properties, \$5,505,000 from 2019 and 2020 acquisitions and \$4,062,000 from same property operations; PNOI decreased \$3,706,000 from operating properties sold in 2019 and 2020. For the year 2020, lease termination fee income was \$709,000 compared to \$1,336,000 for 2019. The Company recorded reserves for uncollectible rent of \$2,763,000 in 2020 and \$448,000 in 2019. Straight-lining of rent increased PNOI by \$4,888,000 and \$4,985,000 in 2020 and 2019, respectively.
- EastGroup recognized gains on sales of real estate investments of \$13,145,000 (\$0.33 per diluted share) compared to \$41,068,000 (\$1.09 per diluted share) during 2019.
- *Depreciation and amortization* expense increased by \$11,635,000 (\$0.30 per diluted share) during 2020 compared to 2019.

EastGroup entered into 179 leases with certain free rent concessions on 4,965,000 square feet during 2020 with total free rent concessions of \$7,548,000 over the lives of the leases, compared to 160 leases with free rent concessions on 4,281,000 square feet with total free rent concessions of \$6,114,000 over the lives of the leases in 2019.

The Company's percentage of leased square footage was 98.0% at December 31, 2020, compared to 97.6% at December 31, 2019. Occupancy at the end of 2020 was 97.3% compared to 97.1% at December 31, 2019.

Same property average occupancy represents the average month-end percentage of leased square footage for which the lease term has commenced as compared to the total leasable square footage for the same operating properties owned during the entire current and prior year reporting periods (January 1, 2019 through December 31, 2020). Same property average occupancy for the year ended December 31, 2020, was 97.0% compared to 97.0% for 2019.

The same property average rental rate calculated in accordance with GAAP represents the average annual rental rates of leases in place for the same operating properties owned during the entire current and prior year reporting periods (January 1, 2019 through December 31, 2020). The same property average rental rate was \$6.09 per square foot for the year ended December 31, 2020, compared to \$5.95 per square foot for 2019.

Interest Expense decreased \$536,000 for the year ended December 31, 2020 compared to 2019. The following table presents the components of *Interest Expense* for 2020 and 2019:

	<i>Years Ended December 31,</i>		
	2020	2019	<i>Increase (Decrease)</i>
	<i>(In thousands)</i>		
VARIABLE RATE INTEREST EXPENSE			
Unsecured bank credit facilities interest - variable rate <i>(excluding amortization of facility fees and debt issuance costs)</i>	\$ 1,620	5,756	(4,136)
Amortization of facility fees - unsecured bank credit facilities	790	790	—
Amortization of debt issuance costs - unsecured bank credit facilities	561	556	5
Total variable rate interest expense	2,971	7,102	(4,131)
FIXED RATE INTEREST EXPENSE			
Unsecured debt interest ⁽¹⁾ <i>(excluding amortization of debt issuance costs)</i>	34,536	28,039	6,497
Secured debt interest <i>(excluding amortization of debt issuance costs)</i>	5,214	6,987	(1,773)
Amortization of debt issuance costs - unsecured debt	624	539	85
Amortization of debt issuance costs - secured debt	233	249	(16)
Total fixed rate interest expense	40,607	35,814	4,793
Total interest	43,578	42,916	662
Less capitalized interest	(9,651)	(8,453)	(1,198)
TOTAL INTEREST EXPENSE	\$ 33,927	34,463	(536)

(1) Includes interest on the Company's unsecured debt with fixed interest rates per the debt agreements or effectively fixed interest rates due to interest rate swaps, as discussed in Note 13 in the Notes to Consolidated Financial Statements.

EastGroup's variable rate interest expense decreased by \$4,131,000 for 2020 as compared to 2019 primarily due to decreases in the Company's weighted average interest rate and average borrowings on its unsecured bank credit facilities as shown in the following table:

	<i>Years Ended December 31,</i>		
	2020	2019	<i>Increase (Decrease)</i>
	<i>(In thousands, except rates of interest)</i>		
Average borrowings on unsecured bank credit facilities - variable rate	\$ 87,095	172,175	(85,080)
Weighted average variable interest rates <i>(excluding amortization of facility fees and debt issuance costs)</i>	1.86 %	3.34 %	

The Company's fixed rate interest expense increased by \$4,793,000 for 2020 as compared to 2019 as a result of the unsecured debt and secured debt described below.

Interest expense from fixed rate unsecured debt increased by \$6,497,000 during 2020 as compared to 2019 as a result of the Company's unsecured debt activity described below. The details of the unsecured debt obtained in 2019 and 2020 are shown in the following table:

NEW UNSECURED DEBT IN 2019 and 2020	<i>Effective Interest Rate</i>	<i>Date Obtained</i>	<i>Maturity Date</i>	<i>Amount</i>
				<i>(In thousands)</i>
\$80 Million Senior Unsecured Notes	4.27%	03/28/2019	03/28/2029	\$ 80,000
\$35 Million Senior Unsecured Notes	3.54%	08/15/2019	08/15/2031	35,000
\$75 Million Senior Unsecured Notes	3.47%	08/19/2019	08/19/2029	75,000
\$100 Million Senior Unsecured Term Loan ⁽¹⁾	2.75%	10/10/2019	10/10/2026	100,000
\$100 Million Senior Unsecured Term Loan ⁽²⁾	2.39%	03/25/2020	03/25/2027	100,000
\$100 Million Senior Unsecured Notes	2.61%	10/14/2020	10/14/2030	100,000
\$75 Million Senior Unsecured Notes	2.71%	10/14/2020	10/14/2032	75,000
Weighted Average/Total Amount for 2019 and 2020	3.02%			\$ 565,000

(1) The interest rate on this unsecured term loan is comprised of LIBOR plus 150 basis points subject to a pricing grid for changes in the Company's coverage ratings. The Company entered into an interest rate swap to convert the loan's LIBOR rate to a fixed interest rate, providing the Company a weighted average effective interest rate on the term loan of 2.75% as of December 31, 2020. See Note 13 in the Notes to Consolidated Financial Statements for additional information on the interest rate swaps.

(2) The interest rate on this unsecured term loan is comprised of LIBOR plus 145 basis points subject to a pricing grid for changes in the Company's coverage ratings. The Company entered into an interest rate swap to convert the loan's LIBOR rate to a fixed interest rate, providing the Company a weighted average effective interest rate on the term loan of 2.39% as of December 31, 2020. See Note 13 in the Notes to Consolidated Financial Statements for additional information on the interest rate swaps.

The increase in interest expense from the new unsecured debt was partially offset by the repayment of the following unsecured loans during 2019 and 2020:

UNSECURED DEBT REPAID IN 2019 AND 2020	<i>Interest Rate</i>	<i>Date Repaid</i>	<i>Payoff Amount</i>
			<i>(In thousands)</i>
\$75 Million Senior Unsecured Term Loan	2.85%	07/31/2019	\$ 75,000
\$30 Million Senior Unsecured Notes	3.80%	08/28/2020	30,000
\$75 Million Senior Unsecured Term Loan	3.45%	12/21/2020	75,000
Weighted Average/Total Amount for 2019 and 2020	3.26%		\$ 180,000

The increase in interest expense from unsecured debt was partially offset by a decrease in secured debt interest expense, which decreased by \$1,773,000 in 2020 as compared to 2019 as a result of regularly scheduled principal payments and debt repayments. Regularly scheduled principal payments on secured debt were \$8,436,000 during 2020 and \$9,821,000 in 2019. The details of the secured debt repaid in 2019 and 2020 are shown in the following table:

SECURED DEBT REPAID IN 2019 and 2020	<i>Interest Rate</i>	<i>Date Repaid</i>	<i>Payoff Amount</i>
			<i>(In thousands)</i>
Dominguez, Industry I & III, Kingsview, Shaw, Walnut and Washington	7.50%	04/05/2019	\$ 45,725
Blue Heron II	5.39%	12/16/2019	47
40th Avenue, Beltway Crossing V, Centennial Park, Executive Airport, Interchange Park I, Ocean View, Wetmore 5-8 and World Houston 26, 28, 29 & 30	4.39%	10/07/2020	45,871
Weighted Average/Total Amount for 2019 and 2020	5.94%		\$ 91,643

EastGroup did not obtain any new secured debt during 2019 or 2020.

Interest costs during the period of construction of real estate properties are capitalized and offset against interest expense. Capitalized interest increased by \$1,198,000 for 2020 as compared to 2019. The increase is due to changes in development spending and borrowing rates.

Depreciation and amortization expense increased \$11,635,000 for 2020 compared to 2019 primarily due to the operating properties acquired by the Company during 2019 and 2020 and the properties transferred from *Development and value-add properties* in 2019 and 2020, partially offset by operating properties sold in 2019 and 2020.

Gain on sales of real estate investments, which includes gains on the sales of operating properties, decreased \$27,923,000 for 2020 as compared to 2019. The Company's 2019 and 2020 sales transactions are described below in *Real Estate Sold and Held for Sale/Discontinued Operations*.

Real Estate Improvements

Real estate improvements for EastGroup's operating properties for the years ended December 31, 2020 and 2019 were as follows:

	Estimated Useful Life	Years Ended December 31,	
		2020	2019
(In thousands)			
Upgrade on Acquisitions	40 yrs	\$ 298	1,863
Tenant Improvements:			
New Tenants	Lease Life	11,811	13,113
Renewal Tenants	Lease Life	3,284	3,908
Other:			
Building Improvements	5-40 yrs	4,962	5,304
Roofs	5-15 yrs	8,529	12,179
Parking Lots	3-5 yrs	568	1,455
Other	5 yrs	803	834
Total Real Estate Improvements ⁽¹⁾		\$ 30,255	38,656

(1) Reconciliation of Total Real Estate Improvements to *Real Estate Improvements* on the Consolidated Statements of Cash Flows:

	Years Ended December 31,	
	2020	2019
(In thousands)		
Total Real Estate Improvements	\$ 30,255	38,656
Change in Real Estate Property Payables	(373)	(876)
Change in Construction in Progress	3,249	(5)
<i>Real Estate Improvements</i> on the Consolidated Statements of Cash Flows	\$ 33,131	37,775

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 the amortization is included in *Depreciation and amortization* expense. Capitalized leasing costs for the years ended December 31, 2020 and 2019 were as follows:

	Estimated Useful Life	Years Ended December 31,	
		2020	2019
(In thousands)			
Development and Value-Add	Lease Life	\$ 5,223	8,065
New Tenants	Lease Life	5,732	5,900
Renewal Tenants	Lease Life	7,244	5,069
Total Capitalized Leasing Costs		\$ 18,199	19,034
Amortization of Leasing Costs		\$ 14,449	13,167

Real Estate Sold and Held for Sale/Discontinued Operations

The Company considers a real estate property to be held for sale when it meets the criteria established under ASC 360, *Property, Plant and Equipment*, including when it is probable that the property will be sold within a year. Real estate properties 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.

The Company did not classify any properties as held for sale as of December 31, 2020 and 2019.

In accordance with FASB Accounting Standards Update (“ASU”) 2014-08, *Presentation of Financial Statements (Topic 205) and Property, Plant, and Equipment (Topic 360), Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity*, the Company would report a disposal of a component of an entity or a group of components of an entity in discontinued operations if the disposal represents a strategic shift that has (or will have) a major effect on an entity's operations and financial results when the component or group of components meets the criteria to be classified as held for sale or when the component or group of components is disposed of by sale or other than by sale. In addition, the Company would provide additional disclosures about both discontinued operations and the disposal of an individually significant component of an entity that does not qualify for discontinued operations presentation in the financial statements. EastGroup performs an analysis of properties sold to determine whether the sales qualify for discontinued operations presentation.

The Company does not consider its sales in 2019 and 2020 to be disposals of a component of an entity or a group of components of an entity representing a strategic shift that has (or will have) a major effect on the entity's operations and financial results.

EastGroup sold the following operating properties during 2020: University Business Center 120 in Santa Barbara and Central Green in Houston. The properties (126,000 square feet combined) were sold for \$21.0 million and the Company recognized gains on the sales of \$13.1 million.

In 2019, EastGroup sold the following operating properties: World Houston 5 in Houston, Altamonte Commerce Center in Orlando, Southpointe Distribution Center in Tucson and three of its four University Business Center buildings in Santa Barbara, California. The properties (617,000 square feet combined) were sold for \$68.5 million and the Company recognized gains on the sales of \$41.1 million. The Company also sold (through eminent domain procedures) a small parcel of land (0.2 acres) adjacent to its Siempre Viva Distribution Center 1 in San Diego for \$185,000 and the Company recognized a gain on the sale of \$83,000.

The gains and losses on the sales of land are included in *Other* on the Consolidated Statements of Income and Comprehensive Income, and the gains and losses on the sales of operating properties are included in *Gain on sales of real estate investments*. See Notes 1(f) and 2 in the Notes to Consolidated Financial Statements for more information related to discontinued operations and gains and losses on sales of real estate investments.

2019 Compared to 2018

A discussion of changes in the Company's results of operations between 2019 and 2018 has been omitted from this Form 10-K and can be found in “Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations” under “2019 Compared to 2018” of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2019.

RECENT ACCOUNTING PRONOUNCEMENTS

EastGroup has evaluated all ASUs recently released by the FASB through the date the financial statements were issued and determined that the following ASUs apply to the Company.

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments — Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*, and subsequently issued ASU 2018-19, *Codification Improvements to Topic 326, Financial Instruments — Credit Losses* in November 2018. The ASUs amend guidance on reporting credit losses for assets held at amortized cost basis and available for sale debt securities. For assets held at amortized cost, Topic 326 eliminates the probable initial recognition threshold in current GAAP and, instead, requires an entity to reflect its current estimate of all expected credit losses. For available for sale debt securities (EastGroup does not currently hold any and does not intend to hold any in the future), credit losses should be measured in a similar manner to current GAAP; however, Topic 326 requires that credit losses be presented as an allowance rather than a write-down. The ASUs affect entities holding financial assets and are effective for annual periods beginning after December 15, 2019, and interim periods within those fiscal years. The Company adopted ASU

2016-13 and ASU 2018-19 on January 1, 2020, and the adoption did not have a material impact on its financial condition, results of operations or disclosures.

In August 2018, the FASB issued ASU 2018-13, *Fair Value Measurement (Topic 820): Disclosure Framework - Changes to the Disclosure Requirements for Fair Value Measurement*. The ASU is intended to improve the effectiveness of fair value measurement disclosures. ASU 2018-13 is effective for all entities for annual periods beginning after December 15, 2019, and interim periods within those fiscal years. The Company adopted ASU 2018-13 on January 1, 2020, and the adoption did not have a material impact on its financial condition, results of operations or disclosures.

In March 2020, the FASB issued ASU 2020-04, *Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting*. ASU 2020-04 contains practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASU 2020-04 is optional and may be elected over time as reference rate reform activities occur. During the three months ended March 31, 2020, the Company elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. The Company continues to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur.

LIQUIDITY AND CAPITAL RESOURCES

Net cash provided by operating activities was \$196,285,000 for the year ended December 31, 2020. The primary other sources of cash were from borrowings on unsecured bank credit facilities; proceeds from unsecured debt; proceeds from common stock offerings; and net proceeds from sales of real estate investments. The Company distributed \$119,765,000 in common stock dividends during 2020. Other primary uses of cash were for repayments on unsecured bank credit facilities, unsecured debt and secured debt; the construction and development of properties; purchases of real estate; and capital improvements at various properties.

Total debt at December 31, 2020 and 2019 is detailed below. The Company's unsecured bank credit facilities and unsecured debt instruments 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 December 31, 2020 and 2019.

	<i>December 31,</i>	
	<u>2020</u>	<u>2019</u>
	<i>(In thousands)</i>	
Unsecured bank credit facilities - variable rate, carrying amount	\$ 125,000	112,710
Unamortized debt issuance costs	(806)	(1,316)
Unsecured bank credit facilities	124,194	111,394
Unsecured debt - fixed rate, carrying amount ⁽¹⁾	1,110,000	940,000
Unamortized debt issuance costs	(2,292)	(1,885)
Unsecured debt	1,107,708	938,115
Secured debt - fixed rate, carrying amount ⁽¹⁾	79,096	133,422
Unamortized debt issuance costs	(103)	(329)
Secured debt	78,993	133,093
Total debt	\$ 1,310,895	1,182,602

(1) These loans have a fixed interest rate or an effectively fixed interest rate due to interest rate swaps.

The Company has a \$350 million unsecured bank credit facility with a group of nine banks; the facility has a maturity date of July 30, 2022. The credit facility contains options for two six-month extensions (at the Company's election) and a \$150 million accordion (with agreement by all parties). The interest rate on each tranche is usually reset on a monthly basis and as of

December 31, 2020, was LIBOR plus 100 basis points with an annual facility fee of 20 basis points. The margin and facility fee are subject to changes in the Company's credit ratings. As of December 31, 2020, the Company had \$125,000,000 of variable rate borrowings outstanding on this unsecured bank credit facility with a weighted average interest rate of 1.152%. The Company has a standby letter of credit of \$674,000 pledged on this facility.

The Company also has a \$45 million unsecured bank credit facility with a maturity date of July 30, 2022, or such later date as designated by the bank; the Company also has two six-month extensions available if the extension options in the \$350 million facility are exercised. The interest rate is reset on a daily basis and as of December 31, 2020, was LIBOR plus 100 basis points with an annual facility fee of 20 basis points. The margin and facility fee are subject to changes in the Company's credit ratings. As of December 31, 2020, the interest rate was 1.144% with no outstanding balance.

As market conditions permit, EastGroup issues equity and/or employs fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps, to replace the short-term bank borrowings. The Company believes its current operating cash flow and unsecured bank credit facilities provide the capacity to fund the operations of the Company. The Company also believes it can obtain debt financing and issue common and/or preferred equity. For future debt issuances, the Company intends to issue primarily unsecured fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps. The Company may also access the public debt market in the future as a means to raise capital.

In March 2020, the Company closed a \$100 million senior unsecured term loan with a seven-year term and interest only payments. It bears interest at the annual rate of LIBOR plus an applicable margin (1.45% as of December 31, 2020) based on the Company's senior unsecured long-term debt rating. The Company also entered into an interest rate swap agreement to convert the loan's LIBOR rate component to a fixed interest rate for the entire term of the loan providing a total effective fixed interest rate of 2.39%.

In July 2020, the Company and a group of lenders agreed to terms on the private placement of \$175 million of senior unsecured notes with a weighted average fixed interest rate of 2.65%. The \$100 million note has a 10-year term and a fixed interest rate of 2.61%, and the \$75 million note has a 12-year term and a fixed interest rate of 2.71%. These maturity dates complement the Company's existing debt maturity schedule. The notes dated August 17, 2020, were issued and sold on October 14, 2020 and require interest-only payments. The notes will not be and have not been registered under the Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements.

In August 2020, the Company made a required \$30 million principal repayment on \$100 million of senior unsecured notes with a fixed interest rate of 3.80%.

In October 2020, EastGroup repaid (with no penalty) a mortgage loan with a balance of \$45.9 million, an interest rate of 4.39% and an original maturity date of January 5, 2021.

In December 2020, the Company repaid a \$75 million unsecured term loan at maturity with an effectively fixed interest rate of 3.45%.

In July 2017, the Financial Conduct Authority ("FCA") that regulates LIBOR announced it intends to stop compelling banks to submit rates for the calculation of LIBOR after 2021. As a result, the Federal Reserve Board and the Federal Reserve Bank of New York organized the Alternative Reference Rates Committee ("ARRC") which identified the Secured Overnight Financing Rate ("SOFR") as its preferred alternative to USD-LIBOR in derivatives and other financial contracts that are currently indexed to USD-LIBOR. ARRC has proposed a paced market transition plan to SOFR from USD-LIBOR and organizations are currently working on industry wide and company specific transition plans as it relates to derivatives and cash markets exposed to USD-LIBOR. In November 2020, the Intercontinental Exchange ("ICE") Benchmark Administration Limited ("IBA"), the administrator of LIBOR, announced that it would consult on its intention to cease the publication of the one-week and two-month USD LIBOR settings immediately following December 31, 2021, and the remaining USD LIBOR settings immediately following the LIBOR publication on June 30, 2023.

The Company is not able to predict when LIBOR will cease to be available or when there will be sufficient liquidity in the SOFR markets. Any changes adopted by the FCA or other governing bodies in the method used for determining LIBOR may result in a sudden or prolonged increase or decrease in reported LIBOR. If that were to occur, our interest payments could change. In addition, uncertainty about the extent and manner of future changes may result in interest rates and/or payments that are higher or lower than if LIBOR were to remain available in its current form.

The Company's unsecured bank credit facilities, senior unsecured term loans and interest rate swap contracts are indexed to LIBOR. The Company is continuously monitoring and evaluating the related risks, which include interest on loans and amounts received and paid on derivative instruments. These risks arise in connection with transitioning contracts to a new alternative rate, including any resulting value transfer that may occur. The value of loans or derivative instruments tied to LIBOR could also be impacted if LIBOR is limited or discontinued as interest rates may be adversely affected. While we expect LIBOR to be available in substantially its current form until the end of 2021, it is possible that LIBOR will become unavailable prior to that point. This could result, for example, if sufficient banks decline to make submissions to the LIBOR administrator. In that case, the risks associated with the transition to an alternative reference rate will be accelerated and magnified.

Each of the Company's contracts, which are indexed to LIBOR, include provisions for a replacement rate which will be substantially equivalent to the all-in LIBOR-based interest rate in effect prior to its replacement. Therefore, the Company believes the transition will not have a material impact on our consolidated financial statements.

On December 20, 2019, EastGroup entered into sales agreements with each of BNY Mellon Capital Markets, LLC; BofA Securities, Inc.; BTIG, LLC; Jefferies LLC; Raymond James & Associates, Inc.; Regions Securities LLC; and Wells Fargo Securities, LLC in connection with the establishment of a continuous common equity offering program pursuant to which the Company may sell shares of its common stock with an aggregate gross sales price of up to \$750,000,000 from time to time in transactions that are deemed to be "at the market" offerings as defined in Rule 415 of the Securities Act of 1933, as amended, or certain other transactions (the "ATM Program"). As of February 17, 2021, the Company sold an aggregate of 709,924 shares of common stock with gross proceeds of \$93,938,000 under the ATM Program; therefore, under the ATM Program, EastGroup may offer and sell shares of its common stock having an aggregate offering price of up to \$656,062,000 through the sales agents.

During the year ended December 31, 2020, EastGroup issued and sold 709,924 shares of common stock under its ATM Program at an average price of \$132.32 per share with gross proceeds to the Company of \$93,938,000. The Company incurred offering-related costs of \$1,275,000 during the year, resulting in net proceeds to the Company of \$92,663,000.

Contractual Obligations

EastGroup's fixed, non-cancelable obligations as of December 31, 2020 were as follows:

	Payments Due by Period				
	Total	Less Than 1 Year	1-3 Years	3-5 Years	More Than 5 Years
	(In thousands)				
Unsecured Bank Credit Facilities ^{(1) (2)}	\$ 125,000	—	125,000	—	—
Interest on Unsecured Bank Credit Facilities ⁽³⁾	3,577	2,230	1,347	—	—
Unsecured Debt ⁽¹⁾	1,110,000	40,000	190,000	215,000	665,000
Interest on Unsecured Debt	215,969	35,024	63,001	52,292	65,652
Secured Debt ⁽¹⁾	79,096	44,285	32,889	250	1,672
Interest on Secured Debt	2,921	2,451	269	139	62
Dividends Payable ⁽⁴⁾	31,244	31,244	—	—	—
Operating Lease Obligations:					
Office Leases	1,720	473	757	442	48
Ground Leases	21,489	975	1,955	2,007	16,552
Real Estate Property Obligations ⁽⁵⁾	5,992	5,992	—	—	—
Development and Value-Add Obligations ⁽⁶⁾	33,026	33,026	—	—	—
Tenant Improvements ⁽⁷⁾	12,962	12,962	—	—	—
Purchase Obligations	33,550	33,550	—	—	—
Total	\$ 1,676,546	242,212	415,218	270,130	748,986

(1) These amounts are included on the Consolidated Balance Sheets net of unamortized debt issuance costs.

(2) The Company's balances under its unsecured bank credit facilities change depending on the Company's cash needs and, as such, both the principal amounts and the interest rates are subject to variability. At December 31, 2020, the weighted average interest rate was 1.152% on the \$125,000,000 of variable rate debt that matures in July 2022. The \$350 million unsecured credit facility has options for two six-month extensions (at the Company's election) and a \$150 million accordion (with agreement by all parties). The \$45 million unsecured credit facility automatically extends for two six-month terms if the extension options in the \$350 million revolving facility are exercised. As of December 31, 2020, the interest rate on the \$350 million facility was LIBOR plus 100 basis points (weighted average interest rate of 1.152%) with an annual facility fee of 20 basis points, and the interest rate on the \$45 million facility, which resets on a daily basis, was LIBOR plus 100 basis points (1.144%) with an annual facility fee of 20 basis points. The margin and facility fee are subject to changes in the Company's credit ratings.

(3) Represents an estimate of interest due on the Company's unsecured bank credit facilities based on the outstanding unsecured credit facilities as of December 31, 2020 and interest rates and maturity dates on the facilities as of December 31, 2020 as discussed in note 2 above.

(4) Represents dividends declared during December 2020, which were paid in January 2021. Dividends Payable excludes dividends payable on unvested restricted stock of \$1,433,000, which are subject to continued service and will be paid upon vesting in future periods.

(5) Represents commitments on real estate properties, except for tenant improvement obligations.

(6) Represents commitments on properties in the Company's development and value-add program, except for tenant improvement obligations.

(7) Represents tenant improvement allowance obligations.

The Company anticipates that its current cash balance, operating cash flows, borrowings under its unsecured bank credit facilities, proceeds from new 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) maintaining compliance with its debt covenants, (v) distributions to stockholders, (vi) capital improvements, (vii) purchases of properties, (viii) development, and (ix) any other normal business activities of the Company, both in the short-term and long-term, including after taking into account the effects of the COVID-19 pandemic.

Off-Balance Sheet Arrangements

The Company has no material off-balance sheet arrangements that have had or are reasonably likely to have a material current or future effect on its financial condition, changes in financial condition, revenues or expenses, results of operations, liquidity, capital expenditures or capital resources.

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 or other factors. In the event

inflation causes increases in the Company's general and administrative expenses or the level of interest rates, such increased costs would not be passed through to tenants and could adversely affect the Company's results of operations.

EastGroup's financial results are affected by general economic conditions in the markets in which the Company's properties are located. The state of the economy, or other adverse changes in general or local economic conditions resulting from the ongoing COVID-19 pandemic or general economic conditions, could result in the inability of some of the Company's existing tenants to make lease payments and may therefore increase the reserves for uncollectible rent. It may also impact the Company's ability to (i) renew leases or re-lease space as leases expire, or (ii) lease development space. In addition, an economic downturn or recession, including but not limited to the ongoing COVID-19 pandemic, could also lead to an increase in overall vacancy rates or a decline in rents the Company can charge to re-lease properties upon expiration of current leases. In all of these cases, EastGroup's cash flows would be adversely affected.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK.

The Company is exposed to interest rate changes primarily as a result of its unsecured bank credit facilities 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. The Company has two variable rate unsecured bank credit facilities as discussed under the heading *Liquidity and Capital Resources* in Part II, Item 7 of this Annual Report on Form 10-K. As market conditions permit, EastGroup issues equity and/or employs fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps, to replace the short-term bank borrowings. The Company's interest rate swaps are discussed in Note 13 in the Notes to Consolidated Financial Statements. The table below presents the principal payments due and weighted average interest rates, which include the impact of interest rate swaps, for both the fixed rate and variable rate debt as of December 31, 2020.

	2021	2022	2023	2024	2025	Thereafter	Total	Fair Value
Unsecured bank credit facilities - variable rate (in thousands)	\$ —	125,000 ⁽¹⁾	—	—	—	—	125,000	124,820 ⁽²⁾
Weighted average interest rate	—	1.15% ⁽³⁾	—	—	—	—	1.15%	
Unsecured debt - fixed rate (in thousands)	\$ 40,000	75,000	115,000	120,000	95,000	665,000	1,110,000	1,141,803 ⁽⁴⁾
Weighted average interest rate	2.34%	3.03%	2.96%	3.47%	3.94%	3.14%	3.19%	
Secured debt - fixed rate (in thousands)	\$ 44,285	32,770	119	122	128	1,672	79,096	80,435 ⁽⁴⁾
Weighted average interest rate	4.71%	4.09%	3.85%	3.85%	3.85%	3.85%	4.43%	

(1) The variable rate unsecured bank credit facilities mature in July 2022 and as of December 31, 2020, have balances of \$125,000,000 on the \$350 million unsecured bank credit facility and \$0 on the \$45 million unsecured bank credit facility.

(2) The fair value of the Company's variable rate debt is estimated by discounting expected cash flows at current market rates, excluding the effects of debt issuance costs.

(3) Represents the weighted average interest rate for the Company's variable rate unsecured bank credit facilities as of December 31, 2020.

(4) The fair value of the Company's fixed rate debt, including variable rate debt that has been swapped to an effectively fixed rate through the use of interest rate swaps, is estimated 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, excluding the effects of debt issuance costs.

As the table above incorporates only those exposures that existed as of December 31, 2020, it does not consider those exposures or positions that could arise after that date. If the weighted average interest rate on the variable rate unsecured bank credit facilities, as shown above, changes by 10%, or approximately 12 basis points, interest expense and cash flows would increase or decrease by approximately \$144,000 annually. This does not include variable rate debt that has been effectively fixed through the use of interest rate swaps.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA.

The information required by this Item 8 is hereby incorporated by reference to the Company's Consolidated Financial Statements beginning on page 42 of this Annual Report on Form 10-K.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE.

None.

ITEM 9A. 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 December 31, 2020, 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) Internal Control Over Financial Reporting.

(a) Management's annual report on internal control over financial reporting.

Management is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f). EastGroup's Management Report on Internal Control Over Financial Reporting is set forth in Part IV, Item 15 of this Form 10-K on page [47](#) and is incorporated herein by reference.

(b) Report of the independent registered public accounting firm.

The report of KPMG LLP, the Company's independent registered public accounting firm, on the Company's internal control over financial reporting is set forth in Part IV, Item 15 of this Form 10-K on page [48](#) and is incorporated herein by reference.

(c) Changes in internal control over financial reporting.

There was no change in the Company's internal control over financial reporting during the Company's fourth fiscal quarter ended December 31, 2020 that has materially affected, or is reasonably likely to materially affect, the Company's internal control over financial reporting.

ITEM 9B. OTHER INFORMATION.

Not applicable.

PART III

ITEM 10. DIRECTORS, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE.

The information required by Item 10 will be included in the Company's definitive proxy statement to be filed with the SEC relating to the Company's 2021 Annual Meeting of Stockholders and is incorporated herein by reference.

ITEM 11. EXECUTIVE COMPENSATION.

The information required by Item 11 will be included in the Company's definitive proxy statement to be filed with the SEC relating to the Company's 2021 Annual Meeting of Stockholders and is incorporated herein by reference.

ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS.

The information required by Item 12 will be included in the Company's definitive proxy statement to be filed with the SEC relating to the Company's 2021 Annual Meeting of Stockholders and is incorporated herein by reference.

ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS, AND DIRECTOR INDEPENDENCE.

The information required by Item 13 will be included in the Company's definitive proxy statement to be filed with the SEC relating to the Company's 2021 Annual Meeting of Stockholders and is incorporated herein by reference.

ITEM 14. PRINCIPAL ACCOUNTING FEES AND SERVICES.

The information required by Item 14 will be included in the Company's definitive proxy statement to be filed with the SEC relating to the Company's 2021 Annual Meeting of Stockholders and is incorporated herein by reference.

PART IV

ITEM 15. EXHIBITS AND FINANCIAL STATEMENT SCHEDULES.

Financial Statements	Page
The following documents are filed as part of this Annual Report on Form 10-K:	
Report of Independent Registered Public Accounting Firm	45
Management Report on Internal Control Over Financial Reporting	47
Report of Independent Registered Public Accounting Firm	48
Consolidated Balance Sheets – December 31, 2020 and 2019	49
Consolidated Statements of Income and Comprehensive Income – Years ended December 31, 2020, 2019 and 2018	50
Consolidated Statements of Changes in Equity – Years ended December 31, 2020, 2019 and 2018	51
Consolidated Statements of Cash Flows – Years ended December 31, 2020, 2019 and 2018	52
Notes to Consolidated Financial Statements	53

Financial Statement Schedules	Page
The following documents are filed as part of this Annual Report on Form 10-K:	
Schedule III – Real Estate Properties and Accumulated Depreciation	82

All other schedules for which provision is made in the applicable accounting regulations of the SEC are not required under the related instructions or are inapplicable, and therefore have been omitted, or the required information is included in the Notes to Consolidated Financial Statements.

Exhibits

The following exhibits are included in this Annual Report on Form 10-K for the fiscal year ended December 31, 2020:

<u>Exhibit Number</u>	<u>Description</u>
3.1	Articles of Incorporation of EastGroup Properties, Inc. (<i>incorporated by reference to Appendix B to the Company's Definitive Proxy Statement on Form DEF 14A (File No. 001-07094) filed April 4, 1997</i>).
3.2	Amended and Restated Bylaws of EastGroup Properties, Inc. (<i>incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K (File No. 001-07094) filed March 3, 2017</i>).
4.1	Description of Securities (<i>incorporated by reference to Exhibit 4.1 to the Company's Annual Report on Form 10-K (File No. 001-07094) filed February 13, 2020</i>).
10.1*	EastGroup Properties, Inc. 2013 Equity Incentive Plan, as amended and restated as of March 3, 2017 (<i>incorporated by reference to Exhibit 10.1 to the Company's Form 8-K (File No. 001-07094) filed March 3, 2017</i>).
10.2*	Form of Severance and Change in Control Agreement entered into by and between the Company and each of Marshall A. Loeb, Brent W. Wood and John F. Coleman (<i>incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K (File No. 001-07094) filed May 18, 2016</i>).
10.3*	Form of Severance and Change in Control Agreement by and between the Company and each of Ryan M. Collins and R. Reid Dunbar (<i>incorporated by reference to Exhibit 10.2 to the Company's Current Report on Form 8-K (File No. 001-07094) filed May 18, 2016</i>).
10.4*	EastGroup Properties, Inc. Director Compensation Program Including the Independent Director Compensation Policy pursuant to the 2013 Equity Incentive Plan (<i>incorporated by reference to Exhibit 10(g) to the Company's Annual Report on Form 10-K (File No. 001-07094) filed February 14, 2018</i>).
10.5	Note Purchase Agreement, dated as of August 28, 2013, by and among EastGroup Properties, L.P., the Company and each of the Purchasers of the Notes party thereto (<i>incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K (File No. 001-07094) filed August 30, 2013</i>).
10.6	Fourth Amended and Restated Credit Agreement, dated as of June 14, 2018, by and among EastGroup Properties, L.P.; the Company; PNC Bank, National Association, as Administrative Agent; Regions Bank as Syndication Agent; U.S. Bank National Association, Wells Fargo Bank, National Association and Bank of America, N.A., as Co-Documentation Agents; PNC Capital Markets LLC and Regions Capital Markets, as Joint Lead Arrangers and Joint Bookrunners; and the Lenders thereunder (<i>incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K (File No. 001-07094) filed June 14, 2018</i>).
10.7	Note Purchase Agreement, dated as of August 17, 2020, among EastGroup Properties, L.P., the Company and the purchasers of the notes party thereto (including the form of the 2.61% Series A Senior Notes due October 14, 2030 and the 2.71% Series B Senior Notes due October 14, 2032) (<i>incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K (File No. 001-07094) filed August 21, 2020</i>).
10.8	Form of Indemnification Agreement entered into by and between the Company and each of its directors and executive officers (<i>incorporated by reference to Exhibit 10.1 to the Company's Quarterly Report on Form 10-Q (File No. 001-07094) filed October 28, 2020</i>).
10.9	Form of First Amendment to the Severance and Change in Control Agreement, entered into by and between the Company and each of R. Reid Dunbar and Ryan M. Collins (<i>incorporated by reference to Exhibit 10.2 to the Company's Quarterly Report on Form 10-Q (File No. 001-07094) filed October 28, 2020</i>).
10.10	Form of Severance and Change in Control Agreement, entered into by and between the Company and Staci H. Tyler (<i>incorporated by reference to Exhibit 10.3 to the Company's Quarterly Report on Form 10-Q (File No. 001-07094) filed October 28, 2020</i>).
21.1	Subsidiaries of the Company (<i>filed herewith</i>).
23.1	Consent of KPMG LLP (<i>filed herewith</i>).
24.1	Powers of attorney (<i>included on signature page hereto</i>).
31.1	Rule 13a-14(a)/15d-14(a) Certifications (pursuant to Section 302 of the Sarbanes-Oxley Act of 2002) of Marshall A. Loeb, Chief Executive Officer (<i>filed herewith</i>).
31.2	Rule 13a-14(a)/15d-14(a) Certifications (pursuant to Section 302 of the Sarbanes-Oxley Act of 2002) of Brent W. Wood, Chief Financial Officer (<i>filed herewith</i>).
32.1	Section 1350 Certifications (pursuant to Section 906 of the Sarbanes-Oxley Act of 2002) of Marshall A. Loeb, Chief Executive Officer (<i>furnished herewith</i>).

<u>Exhibit Number</u>	<u>Description</u>
32.2	Section 1350 Certifications (pursuant to Section 906 of the Sarbanes-Oxley Act of 2002) of Brent W. Wood, Chief Financial Officer (<i>furnished herewith</i>).
101.SCH	Inline XBRL Taxonomy Extension Schema Document (<i>filed herewith</i>)
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document (<i>filed herewith</i>)
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document (<i>filed herewith</i>)
101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document (<i>filed herewith</i>)
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document (<i>filed herewith</i>)
104	Cover Page Interactive Data File (formatted as inline XBRL with applicable taxonomy extension information contained in Exhibits 101.*) (<i>filed herewith</i>)

* Indicates a management contract or any compensatory plan, contract or arrangement.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

TO THE STOCKHOLDERS AND BOARD OF DIRECTORS
EASTGROUP PROPERTIES, INC.:

Opinion on the Consolidated Financial Statements

We have audited the accompanying consolidated balance sheets of EastGroup Properties, Inc. and subsidiaries (the Company) as of December 31, 2020 and 2019, the related consolidated statements of income and comprehensive income, changes in equity, and cash flows for each of the years in the three-year period ended December 31, 2020, and the related notes and financial statement schedule III (collectively, the consolidated financial statements). In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2020 and 2019, and the results of its operations and its cash flows for each of the years in the three-year period ended December 31, 2020, in conformity with U.S. generally accepted accounting principles.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the Company's internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control – Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission, and our report dated February 17, 2021 expressed an unqualified opinion on the effectiveness of the Company's internal control over financial reporting.

Basis for Opinion

These consolidated financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the consolidated financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical Audit Matter

The critical audit matter communicated below is a matter arising from the current period audit of the consolidated financial statements that was communicated or required to be communicated to the audit committee and that: (1) relates to accounts or disclosures that are material to the consolidated financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of a critical audit matter does not alter in any way our opinion on the consolidated financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing a separate opinion on the critical audit matter or on the accounts or disclosures to which it relates.

Evaluation of the estimated fair value assigned to land in an asset acquisition

As discussed in Note 1(j) to the consolidated financial statements, the Company acquired \$76,518,000 of real estate properties and development and value-add properties during 2020 that were accounted for as asset acquisitions, of which \$23,565,000 of the total purchase price was allocated to land. The purchase price in an asset acquisition is allocated among the individual components of both the tangible and intangible assets and liabilities acquired based on their relative fair values.

We identified the evaluation of the estimated fair value of land as a critical audit matter. Specifically, evaluating the relevance of comparable land sales used in the Company's determination of the estimated fair value involved subjective auditor judgment. Professionals with specialized skills and knowledge were required to evaluate the relevance of the comparable land sales.

The following are the primary procedures we performed to address this critical audit matter. We evaluated the design and tested the operating effectiveness over the Company's control to identify and select publicly available comparable land sales within the Company's process to estimate fair value of land in an asset acquisition. We involved valuation professionals with specialized skills and knowledge who assisted in evaluating the Company's estimate of fair value of land by comparing to our independently established ranges of comparable land sales developed using publicly available market data.

/s/ KPMG LLP

We have served as the Company's auditor since 1970.

Jackson, Mississippi

February 17, 2021

MANAGEMENT REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

EastGroup's management is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f). Under the supervision and with the participation of management, including the Chief Executive Officer and Chief Financial Officer, EastGroup conducted an evaluation of the effectiveness of internal control over financial reporting based on the framework in *Internal Control – Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission. The design of any system of internal control over financial reporting is based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential future conditions. Based on EastGroup's evaluation under the framework in *Internal Control – Integrated Framework (2013)*, management concluded that our internal control over financial reporting was effective as of December 31, 2020.

/s/ EASTGROUP PROPERTIES, INC.

Ridgeland, Mississippi
February 17, 2021

**REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM
TO THE STOCKHOLDERS AND BOARD OF DIRECTORS
EASTGROUP PROPERTIES, INC.:**

Opinion on Internal Control Over Financial Reporting

We have audited EastGroup Properties, Inc. and subsidiaries' (the Company) internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control – Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission. In our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control – Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the consolidated balance sheets of the Company as of December 31, 2020 and 2019, the related consolidated statements of income and comprehensive income, changes in equity, and cash flows for each of the years in the three-year period ended December 31, 2020, and the related notes and financial statement schedule III (collectively, the consolidated financial statements), and our report dated February 17, 2021 expressed an unqualified opinion on those consolidated financial statements.

Basis for Opinion

The Company's management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying *Management Report on Internal Control over Financial Reporting*. Our responsibility is to express an opinion on the Company's internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audit also included performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and Limitations of Internal Control Over Financial Reporting

A company's internal control over financial reporting is a process designed 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. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ KPMG LLP

Jackson, Mississippi
February 17, 2021

EASTGROUP PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

	<i>December 31,</i>	
	<u>2020</u>	<u>2019</u>
	<i>(In thousands, except share and per share data)</i>	
ASSETS		
Real estate properties	\$ 3,159,497	2,844,567
Development and value-add properties	359,588	419,999
	3,519,085	3,264,566
Less accumulated depreciation	(955,328)	(871,139)
	2,563,757	2,393,427
Unconsolidated investment	7,446	7,805
Cash	21	224
Other assets	149,579	144,622
TOTAL ASSETS	\$ 2,720,803	2,546,078
LIABILITIES AND EQUITY		
LIABILITIES		
Unsecured bank credit facilities	\$ 124,194	111,394
Unsecured debt	1,107,708	938,115
Secured debt	78,993	133,093
Accounts payable and accrued expenses	69,573	92,024
Other liabilities	69,817	69,123
Total Liabilities	1,450,285	1,343,749
EQUITY		
Stockholders' Equity:		
Common stock; \$0.0001 par value; 70,000,000 shares authorized; 39,676,828 shares issued and outstanding at December 31, 2020 and 38,925,953 at December 31, 2019	4	4
Excess shares; \$0.0001 par value; 30,000,000 shares authorized; no shares issued	—	—
Additional paid-in capital	1,610,053	1,514,055
Distributions in excess of earnings	(329,667)	(316,302)
Accumulated other comprehensive income (loss)	(10,752)	2,807
Total Stockholders' Equity	1,269,638	1,200,564
Noncontrolling interest in joint ventures	880	1,765
Total Equity	1,270,518	1,202,329
TOTAL LIABILITIES AND EQUITY	\$ 2,720,803	2,546,078

See accompanying Notes to Consolidated Financial Statements.

EASTGROUP PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands, except per share data)</i>		
REVENUES			
Income from real estate operations	\$ 362,669	330,813	299,018
Other revenue	354	574	1,374
	363,023	331,387	300,392
EXPENSES			
Expenses from real estate operations	103,368	93,274	86,394
Depreciation and amortization	116,359	104,724	91,704
General and administrative	14,404	16,406	13,738
Indirect leasing costs	661	411	—
	234,792	214,815	191,836
OTHER INCOME (EXPENSE)			
Interest expense	(33,927)	(34,463)	(35,106)
Gain on sales of real estate investments	13,145	41,068	14,273
Other	942	163	913
NET INCOME	108,391	123,340	88,636
Net income attributable to noncontrolling interest in joint ventures	(28)	(1,678)	(130)
NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS	108,363	121,662	88,506
Other comprehensive income (loss) – cash flow hedges	(13,559)	(3,894)	1,353
TOTAL COMPREHENSIVE INCOME	\$ 94,804	117,768	89,859
BASIC PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS			
Net income attributable to common stockholders	\$ 2.77	3.25	2.50
Weighted average shares outstanding	39,185	37,442	35,439
DILUTED PER COMMON SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS			
Net income attributable to common stockholders	\$ 2.76	3.24	2.49
Weighted average shares outstanding	39,296	37,527	35,506

See accompanying Notes to Consolidated Financial Statements.

EASTGROUP PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	<i>Common Stock</i>	<i>Additional Paid-In Capital</i>	<i>Distributions In Excess Of Earnings</i>	<i>Accumulated Other Comprehensive Income (Loss)</i>	<i>Noncontrolling Interest in Joint Ventures</i>	<i>Total</i>
<i>(In thousands, except share and per share data)</i>						
Balance, December 31, 2017	\$ 3	1,061,153	(317,032)	5,348	1,658	751,130
Net income	—	—	88,506	—	130	88,636
Net unrealized change in fair value of cash flow hedges	—	—	—	1,353	—	1,353
Common dividends declared – \$2.72 per share	—	—	(97,667)	—	—	(97,667)
Stock-based compensation, net of forfeitures	—	6,103	—	—	—	6,103
Issuance of 1,706,474 shares of common stock, common stock offering, net of expenses	1	157,318	—	—	—	157,319
Issuance of 1,844 shares of common stock, dividend reinvestment plan	—	164	—	—	—	164
Withheld 23,824 shares of common stock to satisfy tax withholding obligations in connection with the vesting of restricted stock	—	(2,055)	—	—	—	(2,055)
Purchase of noncontrolling interest in joint venture	—	(136)	—	—	—	(136)
Contributions from noncontrolling interest	—	—	—	—	50	50
Distributions to noncontrolling interest	—	—	—	—	(194)	(194)
Balance, December 31, 2018	4	1,222,547	(326,193)	6,701	1,644	904,703
Net income	—	—	121,662	—	1,678	123,340
Net unrealized change in fair value of cash flow hedges	—	—	—	(3,894)	—	(3,894)
Common dividends declared – \$2.94 per share	—	—	(111,771)	—	—	(111,771)
Stock-based compensation, net of forfeitures	—	9,374	—	—	—	9,374
Issuance of 2,388,342 shares of common stock, common stock offering, net of expenses	—	284,710	—	—	—	284,710
Issuance of 1,893 shares of common stock, dividend reinvestment plan	—	212	—	—	—	212
Withheld 28,955 shares of common stock to satisfy tax withholding obligations in connection with the vesting of restricted stock	—	(2,788)	—	—	—	(2,788)
Contributions from noncontrolling interest	—	—	—	—	821	821
Distributions to noncontrolling interest	—	—	—	—	(2,378)	(2,378)
Balance, December 31, 2019	4	1,514,055	(316,302)	2,807	1,765	1,202,329
Net income	—	—	108,363	—	28	108,391
Net unrealized change in fair value of cash flow hedges	—	—	—	(13,559)	—	(13,559)
Common dividends declared – \$3.08 per share	—	—	(121,728)	—	—	(121,728)
Stock-based compensation, net of forfeitures	—	8,502	—	—	—	8,502
Issuance of 709,924 shares of common stock, common stock offering, net of expenses	—	92,663	—	—	—	92,663
Withheld 36,445 shares of common stock to satisfy tax withholding obligations in connection with the vesting of restricted stock	—	(4,939)	—	—	—	(4,939)
Contributions from noncontrolling interest	—	—	—	—	20	20
Distributions to noncontrolling interest	—	—	—	—	(115)	(115)
Sale of noncontrolling interest in joint venture	—	(228)	—	—	(818)	(1,046)
Balance, December 31, 2020	\$ 4	1,610,053	(329,667)	(10,752)	880	1,270,518

See accompanying Notes to Consolidated Financial Statements.

EASTGROUP PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands)</i>		
OPERATING ACTIVITIES			
Net income	\$ 108,391	123,340	88,636
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	116,359	104,724	91,704
Stock-based compensation expense	6,579	6,838	5,283
Gain on sales of real estate investments and non-operating real estate	(13,145)	(41,151)	(14,359)
Gain on casualties and involuntary conversion on real estate assets	(161)	(180)	(1,245)
Changes in operating assets and liabilities:			
Accrued income and other assets	(4,615)	(5,558)	(4,091)
Accounts payable, accrued expenses and prepaid rent	(18,851)	6,514	(2,682)
Other	1,728	1,385	1,485
NET CASH PROVIDED BY OPERATING ACTIVITIES	196,285	195,912	164,731
INVESTING ACTIVITIES			
Development and value-add properties	(195,446)	(318,288)	(167,667)
Purchases of real estate	(49,199)	(142,712)	(57,152)
Real estate improvements	(33,131)	(37,775)	(37,502)
Net proceeds from sales of real estate investments and non-operating real estate	21,565	66,737	24,508
Proceeds from casualties and involuntary conversion on real estate assets	242	723	1,635
Repayments on mortgage loans receivable	1,679	915	1,987
Changes in accrued development costs	(5,339)	(3,644)	5,711
Changes in other assets and other liabilities	(28,627)	(9,293)	(12,955)
NET CASH USED IN INVESTING ACTIVITIES	(288,256)	(443,337)	(241,435)
FINANCING ACTIVITIES			
Proceeds from unsecured bank credit facilities	625,387	932,658	448,100
Repayments on unsecured bank credit facilities	(613,097)	(1,015,678)	(448,709)
Proceeds from unsecured debt	275,000	290,000	60,000
Repayments on unsecured debt	(105,000)	(75,000)	(50,000)
Repayments on secured debt	(54,306)	(55,593)	(11,289)
Debt issuance costs	(1,090)	(893)	(1,922)
Distributions paid to stockholders (not including dividends accrued)	(119,765)	(108,795)	(71,294)
Proceeds from common stock offerings	90,721	284,710	157,319
Proceeds from dividend reinvestment plan	—	212	221
Other	(6,082)	(4,346)	(5,364)
NET CASH PROVIDED BY FINANCING ACTIVITIES	91,768	247,275	77,062
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(203)	(150)	358
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	224	374	16
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 21	224	374
SUPPLEMENTAL CASH FLOW INFORMATION			
Cash paid for interest, net of amount capitalized of \$9,651, \$8,453, and \$6,334 for 2020, 2019 and 2018, respectively	\$ 32,362	30,839	33,458
Cash paid for operating lease liabilities	1,476	1,314	—
NON-CASH OPERATING ACTIVITY			
Operating lease liabilities arising from obtaining right of use assets	\$ 495	15,435	—

See accompanying Notes to Consolidated Financial Statements.

DECEMBER 31, 2020, 2019 and 2018

(1) SIGNIFICANT ACCOUNTING POLICIES

(a) Principles of Consolidation

The consolidated financial statements include the accounts of EastGroup Properties, Inc. (“EastGroup” or “the Company”), its wholly owned subsidiaries and its investment in any joint ventures in which the Company has a controlling interest.

As of December 31, 2018, EastGroup had an 80% controlling interest in University Business Center 120 and 130 through a joint venture partnership. During the fourth quarter of 2019, the Company, along with the noncontrolling interest partner, sold University Business Center 130 and as of December 31, 2019, EastGroup had an 80% controlling interest in University Business Center 120. During the fourth quarter of 2020, the Company sold its 80% controlling interest in University Business Center 120 and the joint venture partnership was dissolved.

Also during 2019, EastGroup entered into two joint venture arrangements. On May 31, 2019, the Company acquired 6.5 acres of land in San Diego, known by the Company as the Miramar Land. In the second quarter of 2019, a joint venture was formed through which EastGroup owns a 95% controlling interest in this property. Also, on December 31, 2019, the Company acquired 41.6 acres of land in San Diego, known by the Company as the Otay Mesa Land, with the same noncontrolling interest partner with EastGroup owning a 99% controlling interest in the property.

As of December 31, 2020 and 2019, EastGroup had a 95% controlling interest in the Miramar Land and a 99% controlling interest in the Otay Mesa Land.

The Company records 100% of the assets, liabilities, revenues and expenses of the properties held in joint ventures with the 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.

(b) Income Taxes

EastGroup, a Maryland corporation, has qualified as a real estate investment trust (“REIT”) 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, among other things, distribute at least 90% of its ordinary taxable income to its stockholders. If the Company has a capital gain, it has the option of (i) deferring recognition of the capital gain through a tax-deferred exchange, (ii) declaring and paying a capital gain dividend on any recognized net capital gain resulting in no corporate level tax, or (iii) retaining and paying corporate income tax on its net long-term capital gain, with the shareholders reporting their proportional share of the undistributed long-term capital gain and receiving a credit or refund of their share of the tax paid by the Company. The Company distributed all of its 2020, 2019 and 2018 taxable income to its stockholders. Accordingly, no significant provisions for income taxes were necessary. The following table summarizes the federal income tax treatment for all distributions by the Company for the years ended 2020, 2019 and 2018.

Federal Income Tax Treatment of Share Distributions

	<i>Years Ended December 31,</i>		
	2020	2019	2018
Common Share Distributions:	<i>(Per share)</i>		
Ordinary dividends	\$ 3.32868	3.14000	2.14305
Nondividend distributions	—	—	—
Unrecaptured Section 1250 capital gain	—	—	—
Other capital gain	—	—	—
Total Common Share Distributions	\$ 3.32868	3.14000	2.14305

EastGroup applies the principles of Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”) 740, *Income Taxes*, when evaluating and accounting for uncertainty in income taxes. With few exceptions, the Company’s 2016 and earlier tax years are closed for examination by U.S. federal, state and local tax authorities. In accordance with the provisions of ASC 740, the Company had no significant uncertain tax positions as of December 31, 2020 and 2019.

The Company's income may differ for tax and financial reporting purposes principally because of (i) the timing of the deduction for the provision for possible losses and losses on investments, (ii) the timing of the recognition of gains or losses from the sale of investments, (iii) different income recognition methods for rental income, (iv) different depreciation methods and lives, (v) real estate properties having a different basis for tax and financial reporting purposes, (vi) mortgage loans having a different basis for tax and financial reporting purposes, thereby producing different gains upon collection of these loans, and (vii) differences in book and tax allowances and timing for stock-based compensation expense.

(c) Income Recognition

The Company's primary revenue is rental income from business distribution space. Minimum rental income from real estate operations is recognized on a straight-line basis. The straight-line rent calculation on leases includes the effects of rent concessions and scheduled rent increases, and the calculated straight-line rent income is recognized over the lives of the individual leases. The Company maintains allowances for doubtful accounts receivable, including straight-line rents receivable, based upon estimates determined by management. Management specifically analyzes aged receivables, customer credit-worthiness and current economic trends when evaluating the adequacy of the allowance for doubtful accounts. Revenue is recognized on payments received from tenants for early terminations after all criteria have been met in accordance with ASC 840, *Leases*, prior to January 1, 2019, and in accordance with ASC 842, *Leases*, subsequently.

In February 2016, the FASB issued Accounting Standards Update ("ASU") 2016-02, *Leases (Topic 842)*, and in subsequent periods, issued ASU 2018-10, 2018-11, and 2018-20, all of which relate to the new lease accounting guidance. The Company adopted the new lease accounting guidance effective January 1, 2019, and has applied its provisions on a prospective basis. Lessor accounting is largely unchanged under ASU 2016-02. The Company's primary revenue is rental income; as such, the Company is a lessor on a significant number of leases. The Company is continuing to account for its leases in substantially the same manner. The most significant changes for the Company related to lessor accounting include: (i) the new standard's narrow definition of initial direct costs for leases, and (ii) the guidance applicable to recording uncollectible rents, as discussed in the following paragraphs.

The new standard's narrow definition of initial direct costs for leases — The new definition of initial direct costs results in certain costs (primarily legal costs related to lease negotiations) being expensed rather than capitalized upon adoption of the new standard. EastGroup recorded *Indirect leasing costs* of \$661,000 and \$411,000 on the Consolidated Statements of Income and Comprehensive Income during the years ended December 31, 2020 and 2019, respectively.

The guidance applicable to recording uncollectible rents — Upon adoption of the lease accounting guidance, reserves for uncollectible accounts are recorded as a reduction to revenue. Prior to adoption, reserves for uncollectible accounts were recorded as bad debt expenses. The standard also provides guidance related to calculating the reserves; however, those changes did not impact the Company.

EastGroup elected the practical expedient permitting lessors to make an accounting policy election by class of underlying asset to not separate non-lease components (such as common area maintenance) of a contract from the lease component to which they relate when specific criteria are met. The Company believes its leases meet the criteria.

The Company has applied the provisions of the new lease accounting standard and provided the required disclosures in the notes to the consolidated financial statements.

The table below presents the components of *Income from real estate operations* for the years ended December 31, 2020 and 2019:

	Years Ended December 31,	
	2020	2019
	(In thousands)	
Lease income — operating leases	\$ 271,094	248,237
Variable lease income ⁽¹⁾	91,575	82,576
Income from real estate operations	<u>\$ 362,669</u>	<u>330,813</u>

(1) Primarily includes tenant reimbursements for real estate taxes, insurance and common area maintenance.

In April 2020, the FASB issued *FASB Staff Question-and-Answer ("Q&A")-Topic 842 and Topic 840: Accounting for Lease Concessions Related to the Effects of the COVID-19 Pandemic* to clarify whether lease concessions related to the effects of the COVID-19 pandemic require the application of lease modification guidance under FASB ASC 842, *Leases*. Under ASC 842,

an entity must determine, on a lease by lease basis, if a lease concession was the result of a new arrangement reached with the tenant, which would be accounted for under the lease modification framework, or if the lease concession was under the enforceable rights and obligations that existed in the original lease, which would be accounted for outside the lease modification framework. The Q&A provides a practical expedient for entities to make an election to account for certain lease concessions consistent with how those concessions would be accounted for outside of the lease modification framework. This election is available for concessions related to the effects of the COVID-19 pandemic that do not result in a substantial increase in the rights of the lessor or the obligations of the lessee. The FASB staff provided two possible methods to account for deferral of payments with no substantive changes to the consideration in the original contract: (a) account for the concessions as if no changes to the lease contract were made and, (b) account for the deferred payments as variable lease payments. The Company has elected the practical expedient provided by the FASB staff and is accounting for lease concessions meeting the criterion as if no changes to the lease contract were made. For the year ended December 31, 2020, the Company recognized approximately \$1,483,000 in *Income from real estate operations* from lease concessions under this election.

Future Minimum Rental Receipts Under Non-Cancelable Leases

The Company's leases with its customers may include various provisions such as scheduled rent increases, renewal options and termination options. The majority of the Company's leases include defined rent increases rather than variable payments based on an index or unknown rate. In calculating the disclosures presented below, the Company included the fixed, non-cancelable terms of the leases. The following schedule indicates approximate future minimum rental receipts under non-cancelable leases for real estate properties by year as of December 31, 2020:

<i>Years Ending December 31,</i>	<i>(In thousands)</i>
2021	\$ 272,402
2022	235,872
2023	192,444
2024	148,871
2025	104,511
Thereafter	166,467
Total minimum receipts	<u>\$ 1,120,567</u>

The Company recognizes gains on sales of real estate in accordance with the principles set forth in the Codification. For each transaction, the Company evaluates whether the guidance in ASC 606, *Revenue from Contracts with Customers*, or ASC 610, *Other Income - Gains and Losses from the Derecognition of Nonfinancial Assets*, is applicable. Upon closing of real estate transactions, the provisions of the Codification require consideration of whether the seller has a controlling financial interest in the entity that holds the nonfinancial asset after the transaction. In addition, the seller evaluates whether a contract exists under ASC 606 and whether the counterparty obtained control of each nonfinancial asset that is sold. If a contract exists and the counterparty obtained control of each nonfinancial asset, the seller derecognizes the assets at the close of the transaction with resulting gains or losses reflected on the Consolidated Statements of Income and Comprehensive Income.

The Company recognizes interest income on mortgage loans on the accrual method unless a significant uncertainty of collection exists. If a significant uncertainty exists, interest income is recognized as collected. If applicable, discounts on mortgage loans receivable are amortized over the lives of the loans using a method that does not differ materially from the interest method. The Company evaluates the collectibility of both interest and principal on each of its loans to determine whether the loans are impaired. A loan is considered to be impaired when, based on current information and events, it is probable that the Company will be unable to collect all amounts due according to the existing contractual terms. When a loan is considered to be impaired, the amount of loss is calculated by comparing the recorded investment to the value determined by discounting the expected future cash flows at the loan's effective interest rate or to the fair value of the underlying collateral (if the loan is collateralized) less costs to sell. During the years ended December 31, 2020 and 2019, there was no significant uncertainty of collection; therefore, interest income was recognized. As of December 31, 2019, the Company determined that no allowance for collectibility of the mortgage loans receivable was necessary. The Company's mortgage loans receivable was fully collected during the year ended December 31, 2020.

(d) Real Estate Properties

EastGroup has one reportable segment—industrial properties. These properties are primarily located in major Sunbelt regions of the United States. The Company's properties have similar economic characteristics and as a result, have been aggregated into one reportable segment.

The Company reviews long-lived assets for impairment whenever events or changes in circumstances indicate 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 for the amount by which the carrying amount of the asset exceeds the fair value of the asset. During the years ended December 31, 2020 and 2019, the Company did not identify any impairment charges which should be recorded.

Depreciation of buildings and other improvements is computed using the straight-line method over estimated useful lives of generally 40 years for buildings and 3 to 15 years for improvements. Building improvements are capitalized, while maintenance and repair expenses are charged to expense as incurred. Significant renovations and improvements that improve or extend the useful life of the assets are capitalized. Depreciation expense was \$96,290,000, \$86,590,000 and \$76,007,000 for 2020, 2019 and 2018, respectively.

(e) Development and Value-Add Properties

For properties under development and value-add properties (defined in Note 2) acquired in the development stage, 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) deemed related to such development activities. The internal costs are allocated to specific development projects based on development activity. As the property becomes occupied, depreciation commences on the occupied portion of the building, and costs are capitalized only for the portion of the building that remains vacant. The Company transfers properties from the development and value-add program to *Real estate properties* as follows: (i) for development properties, at the earlier of 90% occupancy or one year after completion of the shell construction, and (ii) for value-add properties, at the earlier of 90% occupancy or one year after acquisition. Upon the earlier of 90% occupancy or one year after completion of the shell construction, capitalization of development costs, including interest expense, property taxes and internal personnel costs, ceases and depreciation commences on the entire property (excluding the land).

(f) Real Estate Held for Sale

The Company considers a real estate property to be held for sale when it meets the criteria established under ASC 360, *Property, Plant and Equipment*, including when it is probable that the property will be sold within a year. Real estate properties 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 ASU 2014-08, *Presentation of Financial Statements (Topic 205) and Property, Plant, and Equipment (Topic 360), Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity*, the Company would report a disposal of a component of an entity or a group of components of an entity in discontinued operations if the disposal represents a strategic shift that has (or will have) a major effect on an entity's operations and financial results when the component or group of components meets the criteria to be classified as held for sale or when the component or group of components is disposed of by sale or other than by sale. In addition, the Company would provide additional disclosures about both discontinued operations and the disposal of an individually significant component of an entity that does not qualify for discontinued operations presentation in the financial statements. EastGroup performs an analysis of properties sold to determine whether the sales qualify for discontinued operations presentation.

(g) Derivative Instruments and Hedging Activities

EastGroup applies ASC 815, *Derivatives and Hedging*, 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. See Note 13 for a discussion of the Company's derivative instruments and hedging activities.

(h) Cash Equivalents

The Company considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

(i) Amortization

Debt origination costs are deferred and amortized over the term of each loan using the effective interest method. Amortization of debt issuance costs was \$1,418,000, \$1,344,000 and \$1,352,000 for 2020, 2019 and 2018, respectively. Amortization of facility fees was \$790,000, \$790,000 and \$736,000 for 2020, 2019 and 2018, respectively.

Leasing costs are deferred and amortized using the straight-line method over the term of the lease. Leasing costs paid during the period are included in *Changes in other assets and other liabilities* in the Investing Activities section on the Consolidated Statements of Cash Flows. Leasing costs amortization expense was \$14,449,000, \$13,167,000 and \$11,493,000 for 2020, 2019 and 2018, respectively.

Amortization expense for in-place lease intangibles is disclosed below in *Real Estate Property Acquisitions and Acquired Intangibles*.

(j) Real Estate Property Acquisitions and Acquired Intangibles

Upon acquisition of real estate properties, EastGroup applies the principles of ASC 805, *Business Combinations*. The FASB Codification provides a framework for determining whether transactions should be accounted for as acquisitions (or disposals) of assets or businesses. Under the guidance, companies are required to utilize an initial screening test to determine whether substantially all of the fair value of the gross assets acquired (or disposed of) is concentrated in a single identifiable asset or a group of similar identifiable assets; if so, the set is not a business. EastGroup determined that its real estate property acquisitions in 2020, 2019 and 2018 are considered to be acquisitions of groups of similar identifiable assets; therefore, the acquisitions are not considered to be acquisitions of a business. As a result, the Company has capitalized acquisition costs related to its 2020, 2019 and 2018 acquisitions.

The FASB Codification 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 relative fair values. If applicable, goodwill for business combinations is recorded when the purchase price exceeds the fair value of the assets and liabilities acquired. 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. Land is valued using comparable land sales specific to the applicable market, provided by a third-party. 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.

The purchase price is also allocated among the following categories of intangible assets: 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 reflecting 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 current market rents 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 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 of above and below market leases increased rental income by \$1,451,000, \$1,229,000 and \$667,000 in 2020, 2019 and 2018, respectively. Amortization expense for in-place lease intangibles was \$5,620,000, \$4,967,000 and \$4,204,000 for 2020, 2019 and 2018, respectively.

Projected amortization of in-place lease intangibles for the next five years as of December 31, 2020 is as follows:

<i>Years Ending December 31,</i>	<i>(In thousands)</i>
2021	\$ 4,467
2022	3,143
2023	2,567
2024	1,956
2025	1,309

During 2020, the Company acquired the following operating properties: Wells Point One in Austin; Cherokee 75 Business Center 1 in Atlanta; and The Rock in Dallas. The Company also acquired one value-add property, Rancho Distribution Center in Los Angeles. At the time of acquisition, Rancho Distribution Center was classified in the lease-up phase. The total cost for

the properties acquired by the Company was \$76,518,000, of which \$46,240,000 was allocated to *Real estate properties* and \$27,320,000 was allocated to *Development and value-add properties*. EastGroup allocated \$23,565,000 of the total purchase price to land using third party land valuations for the Atlanta, Austin, Dallas and Los Angeles markets. The market values are considered to be Level 3 inputs as defined by ASC 820, *Fair Value Measurement* (see Note 18 for additional information on ASC 820). Intangibles associated with the purchase of real estate were allocated as follows: \$3,257,000 to in-place lease intangibles and \$104,000 to above market leases (both included in *Other assets* on the Consolidated Balance Sheets) and \$403,000 to below market leases (included in *Other liabilities* on the Consolidated Balance Sheets). These costs are amortized over the remaining lives of the associated leases in place at the time of acquisition.

During 2019, the Company acquired the following operating properties: Airways Business Center in Denver; 385 Business Park in Greenville; Grand Oaks 75 Business Center 1 in Tampa; and Siempre Viva Distribution Center 2 and Rocky Point Distribution Center 1 in San Diego. The Company also acquired the following value-add properties: Logistics Center 6 & 7 and Arlington Tech Centre 1 & 2 in Dallas; Grand Oaks 75 Business Center 2 in Tampa; Interstate Commons Distribution Center 2 in Phoenix; Southwest Commerce Center in Las Vegas; and Rocky Point Distribution Center 2 in San Diego. At the time of acquisition, these value-add properties were classified in the lease-up or under construction phase. The total cost for the properties acquired by the Company was \$205,841,000, of which \$105,301,000 was allocated to *Real estate properties* and \$92,268,000 was allocated to *Development and value-add properties*. EastGroup allocated \$46,778,000 of the total purchase price to land using third party land valuations for the Denver, Greenville, Tampa, Dallas, Phoenix, Las Vegas and San Diego markets. Logistics Center 6 & 7 is located on land under a ground lease; therefore, no value was allocated to land for this transaction. The market values are considered to be Level 3 inputs as defined by ASC 820, *Fair Value Measurement* (see Note 18 for additional information on ASC 820). Intangibles associated with the purchase of real estate were allocated as follows: \$10,020,000 to in-place lease intangibles and \$344,000 to above market leases and \$2,092,000 to below market leases. These costs are amortized over the remaining lives of the associated leases in place at the time of acquisition.

Also during 2019, EastGroup acquired 6.5 acres of operating land in San Diego for \$13,386,000. In connection with the acquisition, the Company allocated value to land and below market leases. EastGroup recorded land of \$13,979,000 based on third party land valuations for the San Diego market. The market values are considered to be Level 3 inputs as defined by ASC 820, *Fair Value Measurement*. This land, which is included in *Real estate properties* on the Consolidated Balance Sheets, is currently leased to a tenant that operates a parking lot on the site. The Company recorded \$593,000 to below market leases in connection with this land acquisition. These costs are amortized over the remaining life of the associated lease in place at the time of acquisition.

EastGroup also acquired 41.6 acres of operating land in San Diego for \$15,282,000. This land is included in *Real estate properties* on the Consolidated Balance Sheets. During 2019 and 2020, this land parcel was leased (on a month-to-month basis) to various tenants operating outdoor storage on the site.

During 2019, EastGroup also acquired a small parcel of land (0.5 acres) adjacent to its Yosemite Distribution Center in Milpitas (San Francisco), California, for \$472,000. This land is included in *Real estate properties* on the Consolidated Balance Sheets.

During 2018, the Company acquired the following operating properties: Gwinnett 316 in Atlanta; Eucalyptus Distribution Center in Chino (Los Angeles); Allen Station I & II in Dallas; and Greenhill Distribution Center in Austin. The Company also acquired one value-add property, Siempre Viva Distribution Center in San Diego. At the time of acquisition, Siempre Viva was classified in the lease-up phase. The total cost for the properties acquired by the Company was \$71,086,000, of which \$54,537,000 was allocated to *Real estate properties* and \$13,934,000 was allocated to *Development and value-add properties*. EastGroup allocated \$23,263,000 of the total purchase price to land using third party land valuations for the Atlanta, Dallas, Austin, San Diego and Chino (Los Angeles) markets. The market values are considered to be Level 3 inputs as defined by ASC 820, *Fair Value Measurement* (see Note 18 for additional information on ASC 820). Intangibles associated with the purchase of real estate were allocated as follows: \$4,350,000 to in-place lease intangibles, \$21,000 to above market leases and \$1,756,000 to below market leases. These costs are amortized over the remaining lives of the associated leases in place at the time of acquisition.

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 impairment of goodwill and other intangibles existed at December 31, 2020 and 2019.

(k) Stock-Based Compensation

In May 2004, the stockholders of the Company approved the EastGroup Properties, Inc. 2004 Equity Incentive Plan ("the 2004 Plan"), which was further amended by the Board of Directors in September 2005 and December 2006. This plan authorized the

issuance of common stock to employees in the form of options, stock appreciation rights, restricted stock, deferred stock units, performance shares, bonus stock or stock in lieu of cash compensation.

In April 2013, the Board of Directors adopted the EastGroup Properties, Inc. 2013 Equity Incentive Plan (the “2013 Equity Plan”) upon the recommendation of the Compensation Committee; the 2013 Equity Plan was approved by the Company's stockholders and became effective May 29, 2013. The 2013 Equity Plan was further amended by the Board of Directors in March 2017. The 2013 Equity Plan replaced the 2004 Plan. Typically, the Company issues new shares to fulfill stock grants or upon the exercise of stock options.

EastGroup applies the provisions of ASC 718, *Compensation – Stock Compensation*, to account for its stock-based compensation plans. ASC 718 requires that the compensation cost relating to share-based payment transactions be recognized in the financial statements and that the cost be measured on the fair value of the equity or liability instruments issued. The cost for market-based awards and awards that only require service are expensed on a straight-line basis over the requisite service periods. The cost for performance-based awards is determined using the graded vesting attribution method which recognizes each separate vesting portion of the award as a separate award on a straight-line basis over the requisite service period. This method accelerates the expensing of the award compared to the straight-line method.

The total compensation expense for service and performance based awards is based upon the fair market value of the shares on the grant date. The grant date fair value for awards that have been granted and are subject to a future market condition (total shareholder return) are determined using a simulation pricing model developed to specifically accommodate the unique features of the awards.

During the restricted period for awards no longer subject to contingencies, the Company accrues dividends and holds the certificates for the shares; however, the employee can vote the shares. Share certificates and dividends are delivered to the employee as they vest.

(l) Earnings Per Share

The Company applies ASC 260, *Earnings Per Share*, which requires companies to present basic and diluted earnings per share (“EPS”). Basic EPS represents the amount of earnings for the period attributable to each share of common stock outstanding during the reporting period. The Company's basic EPS is calculated by dividing *Net Income Attributable to EastGroup Properties, Inc. Common Stockholders* by the weighted average number of common shares outstanding. The weighted average number of common shares outstanding does not include any potentially dilutive securities or any unvested restricted shares of common stock. These unvested restricted shares, although classified as issued and outstanding, are considered forfeitable until the restrictions lapse and will not be included in the basic EPS calculation until the shares are vested.

Diluted EPS represents the amount of earnings for the period attributable 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 Attributable to EastGroup Properties, Inc. Common Stockholders* by the weighted average number of common shares outstanding plus the dilutive effect of unvested restricted stock. The dilutive effect of unvested restricted stock is determined using the treasury stock method.

(m) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles (“GAAP”) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, 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.

(n) 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 due to the current coronavirus (“COVID-19”) pandemic, as discussed below, or other general economic conditions, it may affect the Company's ability to make distributions to its shareholders, service debt, or meet other financial obligations.

On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. The United States, which is where EastGroup's properties are located, has experienced widespread infection, and there is uncertainty regarding how long the pandemic will impact the United States and the rest of the world. Unprecedented, extraordinary actions have been taken by federal, state and local governmental authorities to combat the spread of COVID-19, including issuance of “stay-at-home” directives and similar mandates for many individuals to substantially restrict daily activities and for many businesses to curtail

or cease normal operations. These measures, while intended to protect human life, have led to, and may continue to lead to, reduced economic activity in certain sectors and an increase in unemployment throughout the United States, including some markets where the Company's properties are located. As a result, there has been, and may continue to be, a period of economic slowdown, the severity of which is uncertain. Such economic slowdown, among other disruptions caused by the COVID-19 pandemic may adversely impact EastGroup's financial condition and results of operations and the financial condition and results of operations of the Company's tenants.

EastGroup's ability to lease its properties and collect rental revenues and expense reimbursements is dependent upon national, regional and local economic conditions. The potential inability to renew leases, lease vacant space or re-lease space as leases expire on favorable terms, or at all, could cause a decline in the Company's receipt of rental payments. The Company has been in communication with a portion of its customer base regarding rent relief requests and has executed rent deferral agreements totaling \$1.7 million, all of which were applicable to periods through December 31, 2020. The majority of these deferral agreements (\$1.4 million of the \$1.7 million) qualify under modified COVID-19-related guidance provided by the FASB for rental income to be recognized in the periods in which they were charged under the original terms of the leases. When requests were made, they were handled on a case-by-case basis, and the Company's responses were largely dependent on its understanding of the financial strength of the customer, the operational and earnings impacts being experienced by the customer, and the customer's ability or inability to obtain capital through debt or equity issuances, government assistance programs or by other means.

Some of the Company's customers are experiencing a deterioration in their financial position, results of operations and cash flows; as a result, they may not be able to pay their rent and expense reimbursements, which could adversely affect EastGroup's financial condition, results of operations and cash flows.

Federal, state and local government restrictions associated with the mitigation efforts to prevent the spread of COVID-19 could prevent EastGroup's customers from accessing their leased space and operating their businesses; such restrictions could also impact the Company's ability to operate its business, which may cause the business and operating results to decline or impact the Company's ability to comply with regulatory obligations leading to reputational harm and regulatory issues or fines. Such restrictions could also inhibit the Company's ability to lease vacant space in its operating portfolio and its development and value-add program. In addition, government restrictions could prevent construction of tenant improvements and development projects, which could delay construction completion and lease commencement dates. In each case, EastGroup may experience an adverse impact on its financial condition and results of operations.

The economic uncertainty surrounding the COVID-19 pandemic has caused and may continue to cause disruption and instability in the financial markets and may impact EastGroup's ability to raise capital from debt and equity markets on favorable terms or at all.

The health and well-being of EastGroup's customers, employees, directors and other stakeholders is of great importance to the Company. The Company is striving to accommodate flexible working arrangements for its employees to ensure the health and safety of its team, while employees are continuing to perform job duties and provide services to the Company's customers and other stakeholders. There are risks associated with remote working arrangements, including, but not limited to, risks related to cyber-security. EastGroup is continuing to monitor and adhere to federal, state and local government guidelines regarding its work arrangements with the goal of preventing the spread of COVID-19 to the Company's workforce, customers and communities. There are risks and uncertainties related to the health of the Company's employees and directors; any potential deterioration of the health of key personnel could impact EastGroup's business operations.

The ongoing COVID-19 pandemic and the current economic, financial and capital markets environment present material risks and uncertainties for the Company. However, the rapid development and fluidity of the situation precludes any prediction as to the ultimate impact COVID-19 will have on EastGroup's business, financial condition, results of operations and cash flows, which will depend largely on future developments directly or indirectly relating to the duration and scope of the COVID-19 pandemic in the United States.

(o) Recent Accounting Pronouncements

EastGroup has evaluated all ASUs recently released by the FASB through the date the financial statements were issued and determined that the following ASUs apply to the Company.

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments — Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*, and subsequently issued ASU 2018-19, *Codification Improvements to Topic 326, Financial Instruments — Credit Losses* in November 2018. The ASUs amend guidance on reporting credit losses for assets held at amortized cost basis and available for sale debt securities. For assets held at amortized cost, Topic 326 eliminates the probable

initial recognition threshold in current GAAP and, instead, requires an entity to reflect its current estimate of all expected credit losses. For available for sale debt securities (EastGroup does not currently hold any and does not intend to hold any in the future), credit losses should be measured in a similar manner to current GAAP; however, Topic 326 requires that credit losses be presented as an allowance rather than a write-down. The ASUs affect entities holding financial assets and are effective for annual periods beginning after December 15, 2019, and interim periods within those fiscal years. The Company adopted ASU 2016-13 and ASU 2018-19 on January 1, 2020, and the adoption did not have a material impact on its financial condition, results of operations or disclosures.

In August 2018, the FASB issued ASU 2018-13, *Fair Value Measurement (Topic 820): Disclosure Framework - Changes to the Disclosure Requirements for Fair Value Measurement*. The ASU is intended to improve the effectiveness of fair value measurement disclosures. ASU 2018-13 is effective for all entities for annual periods beginning after December 15, 2019, and interim periods within those fiscal years. The Company adopted ASU 2018-13 on January 1, 2020, and the adoption did not have a material impact on its financial condition, results of operations or disclosures.

In March 2020, the FASB issued ASU 2020-04, *Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting*. ASU 2020-04 contains practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASU 2020-04 is optional and may be elected over time as reference rate reform activities occur. During the three months ended March 31, 2020, the Company elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. The Company continues to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur.

(p) Classification of Book Overdraft on Consolidated Statements of Cash Flows

The Company classifies changes in book overdraft in which the bank has not advanced cash to the Company to cover outstanding checks as an operating activity. Such amounts are included in *Accounts payable, accrued expenses and prepaid rent* in the Operating Activities section on the Consolidated Statements of Cash Flows.

(2) REAL ESTATE PROPERTIES AND DEVELOPMENT AND VALUE-ADD PROPERTIES

The Company's *Real estate properties* and *Development and value-add properties* at December 31, 2020 and 2019 were as follows:

	<i>December 31,</i>	
	2020	2019
	<i>(In thousands)</i>	
Real estate properties:		
Land	\$ 502,739	452,698
Buildings and building improvements	2,120,731	1,907,963
Tenant and other improvements	524,954	471,909
Right of use assets — Ground leases (operating) ⁽¹⁾	11,073	11,997
Development and value-add properties ⁽²⁾	359,588	419,999
	<u>3,519,085</u>	<u>3,264,566</u>
Less accumulated depreciation	(955,328)	(871,139)
	<u>\$ 2,563,757</u>	<u>2,393,427</u>

(1) See Ground Leases discussion below for information regarding the Company's right of use assets for ground leases.

(2) Value-add properties are defined as properties that are either acquired but not stabilized or can be converted to a higher and better use. Acquired properties meeting either of the following two conditions are considered value-add properties: (1) Less than 75% occupied as of the acquisition date (or will be less than 75% occupied within one year of acquisition date based on near term lease roll), or (2) 20% or greater of the acquisition cost will be spent to redevelop the property.

EastGroup acquired operating properties during 2020, 2019 and 2018 as discussed in Note 1(j).

The Company sold operating properties during 2020, 2019 and 2018 as shown in the table below. The results of operations and gains and losses on sales for the properties sold during the periods presented are reported in continuing operations on the

Consolidated Statements of Income and Comprehensive Income. The gains and losses on sales are included in *Gain on sales of real estate investments*.

The Company did not classify any properties as held for sale as of December 31, 2020 and 2019.

Sales of Real Estate

A summary of *Gain on sales of real estate investments* for the years ended December 31, 2020, 2019 and 2018 follows:

<i>Real Estate Properties</i>	<i>Location</i>	<i>Size (in Square Feet)</i>	<i>Date Sold</i>	<i>Net Sales Price</i>	<i>Basis (In thousands)</i>	<i>Recognized Gain</i>
2020						
University Business Center 120 ⁽¹⁾	Santa Barbara, CA	46,000	12/01/2020	\$ 10,342	4,007	6,335
Central Green	Houston, TX	80,000	12/23/2020	10,168	3,358	6,810
Total for 2020				<u>\$ 20,510</u>	<u>7,365</u>	<u>13,145</u>
2019						
World Houston 5	Houston, TX	51,000	01/29/2019	\$ 3,679	1,354	2,325
Altamonte Commerce Center	Orlando, FL	186,000	05/20/2019	14,423	5,342	9,081
University Business Center 130 ⁽²⁾	Santa Barbara, CA	40,000	11/07/2019	11,083	2,729	8,354
Southpointe Distribution Center	Tucson, AZ	207,000	12/03/2019	13,699	2,281	11,418
University Business Center 125 & 175	Santa Barbara, CA	133,000	12/11/2019	23,675	13,785	9,890
Total for 2019				<u>\$ 66,559</u>	<u>25,491</u>	<u>41,068</u>
2018						
World Houston 18	Houston, TX	33,000	01/26/2018	\$ 2,289	1,211	1,078
56 Commerce Park	Tampa, FL	181,000	03/20/2018	12,032	2,888	9,144
35th Avenue Distribution Center	Phoenix, AZ	125,000	07/26/2018	7,683	3,632	4,051
Total for 2018				<u>\$ 22,004</u>	<u>7,731</u>	<u>14,273</u>

(1) EastGroup owned 80% of University Business Center 120 through a joint venture partnership. EastGroup sold its 80% share of the joint venture, and the partnership was dissolved. The information shown for this transaction represents EastGroup's 80% ownership.

(2) EastGroup owned 80% of University Business Center 130 through a joint venture partnership. The information shown for this transaction also includes the 20% attributable to the Company's noncontrolling interest partner.

The table above includes sales of operating properties. During 2020, there were no land sales; however, the Company sold parcels of land during 2019 and 2018. During the year ended December 31, 2019, the Company sold (through eminent domain procedures) a small parcel of land (0.2 acres) in San Diego for \$185,000 and recognized a gain on the sale of \$83,000. During the year ended December 31, 2018, EastGroup sold a parcel of land in Houston for \$2,577,000 and recognized a gain on the sale of \$86,000. The net gains on sales of land are included in *Other* on the Consolidated Statements of Income and Comprehensive Income.

Development and Value-Add Properties

The Company's development and value-add program as of December 31, 2020, was comprised of the properties detailed in the table below. Costs incurred include capitalization of interest costs during the period of construction. The interest costs capitalized on development projects for 2020 were \$9,651,000 compared to \$8,453,000 for 2019 and \$6,334,000 for 2018. In addition, EastGroup capitalized internal development costs of \$6,689,000 during the year ended December 31, 2020, compared to \$6,918,000 during 2019 and \$4,696,000 in 2018.

Total capital invested for development and value-add properties during 2020 was \$195,446,000, which primarily consisted of costs of \$170,418,000 as detailed in the *Development and Value-Add Properties Activity* table below, \$18,550,000 as detailed in the *Development and Value-Add Properties Transferred to the Real Estate Properties Portfolio During 2020* table below and costs of \$5,743,000 on projects subsequent to transfer to *Real estate properties*. The capitalized costs incurred on development projects subsequent to transfer to *Real estate properties* include capital improvements at the properties and do not include other capitalized costs associated with development (i.e., interest expense, property taxes and internal personnel costs).

**DEVELOPMENT AND
VALUE-ADD PROPERTIES
ACTIVITY**

	<i>(Unaudited)</i> Building Size (Square feet)	<i>Costs Incurred</i>			<i>Projected Total Costs</i> ⁽²⁾	<i>Anticipated Building Conversion Date</i>
		<i>Costs Transferred in 2020</i> ⁽¹⁾	<i>For the Year Ended 12/31/20</i>	<i>Cumulative as of 12/31/20</i>		
		<i>(In thousands)</i>				
				<i>(Unaudited)</i>	<i>(Unaudited)</i>	
LEASE-UP						
Gilbert Crossroads A & B, Phoenix, AZ	140,000	\$ —	2,818	16,768	17,500 01/21	
Rancho Distribution Center, Los Angeles, CA ⁽³⁾	162,000	—	27,325	27,325	29,400 03/21	
CreekView 121 7 & 8, Dallas, TX	137,000	—	9,760	16,559	18,500 04/21	
Hurricane Shoals 3, Atlanta, GA	101,000	—	2,182	8,811	10,800 04/21	
World Houston 44, Houston, TX	134,000	—	3,336	8,126	9,100 05/21	
Gateway 4, Miami, FL	197,000	14,895	7,152	22,047	26,000 06/21	
Interstate Commons 2, Phoenix, AZ ⁽³⁾	142,000	—	2,359	12,241	12,500 06/21	
Tri-County Crossing 3 & 4, San Antonio, TX	203,000	—	5,711	14,409	16,100 06/21	
Northwest Crossing 1-3, Houston, TX	278,000	—	10,787	22,322	25,900 09/21	
Ridgeview 1 & 2, San Antonio, TX	226,000	—	10,562	17,093	19,000 10/21	
Settlers Crossing 3 & 4, Austin, TX	173,000	—	9,415	17,504	19,400 10/21	
SunCoast 7, Ft. Myers, FL	77,000	3,232	4,141	7,373	8,700 11/21	
LakePort 1-3, Dallas, TX	194,000	—	11,719	19,781	22,500 12/21	
Total Lease-Up	2,164,000	18,127	107,267	210,359	235,400	
UNDER CONSTRUCTION						
Gilbert Crossroads C & D, Phoenix, AZ	178,000	4,974	1,643	6,617	21,400 06/22	
Steele Creek X, Charlotte, NC	162,000	3,291	943	4,234	12,600 07/22	
Basswood 1 & 2, Dallas, TX	237,000	4,580	174	4,754	22,100 10/22	
Total Under Construction	577,000	12,845	2,760	15,605	56,100	
PROSPECTIVE DEVELOPMENT (PRIMARILY LAND)	<i>Estimated Building Size (Square feet)</i>					
Phoenix, AZ	—	(4,974)	601	—		
Ft. Myers, FL	622,000	(3,232)	3,595	7,866		
Miami, FL	376,000	(14,895)	1,006	20,296		
Orlando, FL	1,488,000	—	26,603	27,678		
Tampa, FL ⁽⁴⁾	349,000	—	(78)	5,723		
Atlanta, GA	120,000	—	1,392	1,392		
Jackson, MS	28,000	—	—	706		
Charlotte, NC	313,000	(3,291)	289	4,325		
Dallas, TX	1,353,000	(4,580)	22,420	37,428		
El Paso, TX	168,000	—	2,587	2,587		
Houston, TX	1,223,000	—	1,310	20,758		
San Antonio, TX	366,000	—	666	4,865		
Total Prospective Development	6,406,000	(30,972)	60,391	133,624		
Total Development and Value-Add Properties	9,147,000	\$ —	170,418	359,588		

The Development and Value-Add Properties Activity table is continued on the following page.

**DEVELOPMENT AND VALUE-ADD
PROPERTIES TRANSFERRED TO
THE REAL ESTATE PROPERTIES
PORTFOLIO DURING 2020**

	(Unaudited)	Costs Incurred			(Unaudited)
		Building Size (Square feet)	Costs Transferred in 2020 ⁽¹⁾	For the Year Ended 12/31/20	
			(In thousands)		
Logistics Center 6 & 7, Dallas, TX ⁽³⁾	142,000	\$ —	19	15,754	01/20
Settlers Crossing 1, Austin, TX	77,000	—	—	9,259	01/20
Settlers Crossing 2, Austin, TX	83,000	—	—	8,475	01/20
Parc North 5, Dallas, TX	100,000	—	20	8,709	02/20
Airport Commerce Center 3, Charlotte, NC	96,000	—	335	8,891	03/20
Horizon VIII & IX, Orlando, FL	216,000	—	887	17,488	04/20
Ten West Crossing 8, Houston, TX	132,000	—	67	9,831	04/20
Tri-County Crossing 1 & 2, San Antonio, TX	203,000	—	189	15,575	04/20
SunCoast 8, Ft. Myers, FL	77,000	—	3,665	8,149	05/20
CreekView 121 5 & 6, Dallas, TX	139,000	—	2,112	15,263	06/20
Parc North 6, Dallas, TX	96,000	—	2,451	10,741	07/20
SunCoast 6, Ft. Myers, FL	81,000	—	445	8,379	07/20
Arlington Tech Centre 1 & 2, Dallas, TX ⁽³⁾	151,000	—	578	13,855	08/20
Gateway 5, Miami, FL	187,000	—	1,664	24,769	08/20
Steele Creek IX, Charlotte, NC	125,000	—	1,986	11,106	08/20
Grand Oaks 75 2, Tampa, FL ⁽³⁾	150,000	—	1,777	14,892	09/20
Rocky Point 2, San Diego, CA ⁽³⁾	109,000	—	583	19,858	09/20
Southwest Commerce Center, Las Vegas, NV ⁽³⁾	196,000	—	1,772	28,385	10/20
Total Transferred to Real Estate Properties	2,360,000	\$ —	18,550	249,379	⁽⁵⁾

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

(2) Included in these costs are development obligations of \$33.0 million and tenant improvement obligations of \$4.9 million on properties under development.

(3) Represents value-add projects acquired by EastGroup.

(4) Negative amount represents land inventory transferred to Real Estate Properties for trailer storage expansion.

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

Ground Leases

On January 1, 2019, EastGroup adopted the principles of FASB ASC 842, *Leases*, and its related ASUs. In connection with the adoption, the Company recorded right of use assets for its ground leases, which are classified as operating leases, using the effective date transition option; under this option, prior years are not restated. As of January 1, 2019, the Company recorded right of use assets for its ground leases of \$10,226,000. In April 2019, the Company acquired Logistics Center 6 & 7 in Dallas, which is located on land under a ground lease. The Company recorded a right of use asset of \$2,679,000 in connection with this acquisition. There were no new ground leases in 2020. As of December 31, 2020 and 2019, the unamortized balances of the Company's right of use assets for its ground leases were \$11,073,000 and \$11,997,000, respectively. The right of use assets for ground leases are included in *Real estate properties* on the Consolidated Balance Sheets.

As of December 31, 2020 and 2019, the Company operated two properties in Florida, three properties in Texas and one property in Arizona that are subject to ground leases. These leases have terms of 40 to 50 years, expiration dates of August 2031 to October 2058, and renewal options of 15 to 35 years, except for the one lease in Arizona which is automatically and perpetually renewed annually. The Company has included renewal options in the lease terms for calculating the ground lease assets and liabilities as the Company is reasonably certain it will exercise these options. Total ground lease expenditures for the years ended December 31, 2020, 2019 and 2018 were \$1,051,000, \$966,000 and \$783,000, respectively. Payments are subject to increases at 3 to 10 year intervals based upon the agreed or appraised fair market value of the leased premises on the adjustment date or the Consumer Price Index percentage increase since the base rent date. These future changes in payments will be considered variable payments and will not impact the assessment of the asset or liability unless there is a significant event that triggers reassessment, such as amendment with a change in the terms of the lease. The weighted-average remaining lease term as of December 31, 2020, for the ground leases is 42 years.

The following schedule indicates approximate future minimum ground lease payments for these properties by year as of December 31, 2020:

Future Minimum Ground Lease Payments as of December 31, 2020

<i>Years Ending December 31,</i>	<i>(In thousands)</i>
2021	\$ 970
2022	970
2023	975
2024	999
2025	999
Thereafter	37,917
Total minimum payments	42,830
Imputed interest ⁽¹⁾	(31,631)
Total ground leases	\$ 11,199

(1) *As the Company's leases do not provide an implicit rate, in order to calculate the present value of the remaining ground lease payments, the Company used its incremental borrowing rate, adjusted for a number of factors, including the long-term nature of the ground leases, the Company's estimated borrowing costs, and the estimated fair value of the underlying land, to determine the imputed interest for its ground leases. The Company elected to use the portfolio approach as all of its ground leases in place as of January 1, 2019, have similar characteristics and determined 7.3% as the appropriate rate as of January 1, 2019, for all leases in place at that time. For the ground lease obtained during April 2019, the Company used its incremental borrowing rate, adjusted for the factors discussed above, which was determined to be 8.0%.*

(3) UNCONSOLIDATED INVESTMENT

The Company owns a 50% undivided tenant-in-common interest in Industry Distribution Center II, a 309,000 square foot warehouse distribution building in the City of Industry (Los Angeles), California. The building was constructed in 1998 and is 100% leased through December 2021 to a single tenant who owns the other 50% interest in the property. This investment is accounted for under the equity method of accounting and had a carrying value of \$7,446,000 at December 31, 2020, and \$7,805,000 at December 31, 2019.

(4) MORTGAGE LOANS RECEIVABLE

As of December 31, 2019, the Company had one mortgage loan receivable which was classified as a first mortgage loan with an effective interest rate of 5.15% and a maturity date in December 2022. The Company's mortgage loan receivable was fully collected during the year ended December 31, 2020. Mortgage loans receivable are included in *Other assets* on the Consolidated Balance Sheets. See Note 5 for a summary of *Other assets*.

(5) OTHER ASSETS

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

	<i>December 31,</i>	
	<u>2020</u>	<u>2019</u>
	<i>(In thousands)</i>	
Leasing costs (principally commissions)	\$ 95,914	89,191
Accumulated amortization of leasing costs	(38,371)	(34,963)
Leasing costs (principally commissions), net of accumulated amortization	57,543	54,228
Acquired in-place lease intangibles	28,107	28,834
Accumulated amortization of acquired in-place lease intangibles	(13,554)	(11,918)
Acquired in-place lease intangibles, net of accumulated amortization	14,553	16,916
Acquired above market lease intangibles	1,825	1,721
Accumulated amortization of acquired above market lease intangibles	(1,231)	(1,007)
Acquired above market lease intangibles, net of accumulated amortization	594	714
Straight-line rents receivable	43,079	40,369
Accounts receivable	6,256	5,581
Mortgage loans receivable	—	1,679
Interest rate swap assets	—	3,485
Right of use assets - Office leases (operating)	2,131	2,115
Receivable for common stock offerings	1,942	—
Goodwill	990	990
Prepaid expenses and other assets	22,491	18,545
Total <i>Other assets</i>	\$ 149,579	144,622

(6) UNSECURED BANK CREDIT FACILITIES

The Company has a \$350 million unsecured bank credit facility with a group of nine banks; the facility has a maturity date of July 30, 2022. The credit facility contains options for two six-month extensions (at the Company's election) and a \$150 million accordion (with agreement by all parties). The interest rate on each tranche is usually reset on a monthly basis and as of December 31, 2020, was LIBOR plus 100 basis points with an annual facility fee of 20 basis points. The margin and facility fee are subject to changes in the Company's credit ratings. As of December 31, 2020, the Company had \$125,000,000 of variable rate borrowings outstanding on this unsecured bank credit facility with a weighted average interest rate of 1.152%. The Company has a standby letter of credit of \$674,000 pledged on this facility.

The Company also has a \$45 million unsecured bank credit facility with a maturity date of July 30, 2022, or such later date as designated by the bank; the Company also has two six-month extensions available if the extension options in the \$350 million facility are exercised. The interest rate is reset on a daily basis and as of December 31, 2020, was LIBOR plus 100 basis points with an annual facility fee of 20 basis points. The margin and facility fee are subject to changes in the Company's credit ratings. As of December 31, 2020, the interest rate was 1.144% with no outstanding balance.

Average unsecured bank credit facilities borrowings were \$87,095,000 in 2020, \$172,175,000 in 2019 and \$141,223,000 in 2018, with weighted average interest rates (excluding amortization of facility fees and debt issuance costs) of 1.86% in 2020, 3.34% in 2019 and 2.64% in 2018. Amortization of facility fees was \$790,000, \$790,000 and \$736,000 for 2020, 2019 and 2018, respectively. Amortization of debt issuance costs for the Company's unsecured bank credit facilities was \$561,000, \$556,000 and \$508,000 for 2020, 2019 and 2018, respectively.

The Company's unsecured 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 financial debt covenants at December 31, 2020.

See Note 7 for a detail of the outstanding balances of the Company's *Unsecured bank credit facilities* as of December 31, 2020 and 2019.

(7) UNSECURED AND SECURED DEBT

The Company's debt is detailed below. EastGroup presents debt issuance costs as reductions of *Unsecured bank credit facilities, Unsecured debt and Secured debt* on the Consolidated Balance Sheets as detailed below.

	<i>December 31,</i>	
	<u>2020</u>	<u>2019</u>
	<i>(In thousands)</i>	
Unsecured bank credit facilities - variable rate, carrying amount	\$ 125,000	112,710
Unamortized debt issuance costs	(806)	(1,316)
Unsecured bank credit facilities	124,194	111,394
Unsecured debt - fixed rate, carrying amount ⁽¹⁾	1,110,000	940,000
Unamortized debt issuance costs	(2,292)	(1,885)
Unsecured debt	1,107,708	938,115
Secured debt - fixed rate, carrying amount ⁽¹⁾	79,096	133,422
Unamortized debt issuance costs	(103)	(329)
Secured debt	78,993	133,093
Total debt	\$ 1,310,895	1,182,602

(1) These loans have a fixed interest rate or an effectively fixed interest rate due to interest rate swaps.

A summary of the carrying amount of *Unsecured debt* follows:

	Margin Above LIBOR	Interest Rate	Maturity Date	Balance at December 31,	
				2020	2019
<i>(In thousands)</i>					
\$75 Million Unsecured Term Loan ⁽¹⁾	1.10%	3.45%	12/20/2020	\$ —	75,000
\$40 Million Unsecured Term Loan ⁽¹⁾	1.10%	2.34%	07/30/2021	40,000	40,000
\$75 Million Unsecured Term Loan ⁽¹⁾	1.40%	3.03%	02/28/2022	75,000	75,000
\$65 Million Unsecured Term Loan ⁽¹⁾	1.10%	2.31%	04/01/2023	65,000	65,000
\$100 Million Senior Unsecured Notes:					
\$30 Million Notes	<i>Not applicable</i>	3.80%	08/28/2020	—	30,000
\$50 Million Notes	<i>Not applicable</i>	3.80%	08/28/2023	50,000	50,000
\$20 Million Notes	<i>Not applicable</i>	3.80%	08/28/2025	20,000	20,000
\$60 Million Senior Unsecured Notes	<i>Not applicable</i>	3.46%	12/13/2024	60,000	60,000
\$100 Million Senior Unsecured Notes:					
\$60 Million Notes	<i>Not applicable</i>	3.48%	12/15/2024	60,000	60,000
\$40 Million Notes	<i>Not applicable</i>	3.75%	12/15/2026	40,000	40,000
\$25 Million Senior Unsecured Notes	<i>Not applicable</i>	3.97%	10/01/2025	25,000	25,000
\$50 Million Senior Unsecured Notes	<i>Not applicable</i>	3.99%	10/07/2025	50,000	50,000
\$60 Million Senior Unsecured Notes	<i>Not applicable</i>	3.93%	04/10/2028	60,000	60,000
\$80 Million Senior Unsecured Notes	<i>Not applicable</i>	4.27%	03/28/2029	80,000	80,000
\$35 Million Senior Unsecured Notes	<i>Not applicable</i>	3.54%	08/15/2031	35,000	35,000
\$75 Million Senior Unsecured Notes	<i>Not applicable</i>	3.47%	08/19/2029	75,000	75,000
\$100 Million Unsecured Term Loan ⁽¹⁾	1.50%	2.75%	10/10/2026	100,000	100,000
\$100 Million Unsecured Term Loan ⁽¹⁾	1.45%	2.39%	03/25/2027	100,000	—
\$100 Million Senior Unsecured Notes	<i>Not applicable</i>	2.61%	10/14/2030	100,000	—
\$75 Million Senior Unsecured Notes	<i>Not applicable</i>	2.71%	10/14/2032	75,000	—
				\$ 1,110,000	940,000

(1) The interest rates on these unsecured term loans are comprised of LIBOR plus a margin which is subject to a pricing grid for changes in the Company's coverage ratings. The Company entered into interest rate swap agreements (further described in Note 13) to convert the loans' LIBOR rates to effectively fixed interest rates. The interest rates in the table above are the effectively fixed interest rates for the loans, including the effects of the interest rate swaps, as of December 31, 2020.

In March 2020, the Company closed a \$100 million senior unsecured term loan with a seven-year term and interest only payments. It bears interest at the annual rate of LIBOR plus an applicable margin (1.45% as of December 31, 2020) based on the Company's senior unsecured long-term debt rating. The Company also entered into an interest rate swap agreement to convert the loan's LIBOR rate component to a fixed interest rate for the entire term of the loan providing a total effective fixed interest rate of 2.39%.

In July 2020, the Company and a group of lenders agreed to terms on the private placement of \$175 million of senior unsecured notes with a weighted average fixed interest rate of 2.65%. The \$100 million note has a 10-year term and a fixed interest rate of 2.61%, and the \$75 million note has a 12-year term and a fixed interest rate of 2.71%. These maturity dates complement the Company's existing debt maturity schedule. The notes dated August 17, 2020, were issued and sold on October 14, 2020 and require interest-only payments. The notes will not be and have not been registered under the Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements.

In August 2020, the Company made a required \$30 million principal repayment on \$100 million of senior unsecured notes with a fixed interest rate of 3.80%.

In December 2020, the Company repaid a \$75 million unsecured term loan at maturity with an effectively fixed interest rate of 3.45%.

The Company's unsecured debt instruments 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 financial debt covenants at December 31, 2020.

A summary of the carrying amount of *Secured debt* follows:

<i>Property</i>	<i>Interest Rate</i>	<i>Monthly Principal & Interest Payment</i>	<i>Maturity Date</i>	<i>Carrying Amount of Securing Real Estate at December 31, 2020</i>	<i>Balance at December 31,</i>	
					2020	2019
<i>(In thousands)</i>						
40 th Avenue, Beltway Crossing V, Centennial Park, Executive Airport, Interchange Park I, Ocean View, Wetmore 5-8 and World Houston 26, 28, 29 & 30	4.39%	463,778	Repaid	\$ —	—	48,772
Colorado Crossing, Interstate I-III, Rojas, Steele Creek 1 & 2, Venture and World Houston 3-9 ⁽¹⁾	4.75%	420,045	06/05/2021	47,774	41,610	44,596
Arion 18, Beltway Crossing VI & VII, Commerce Park II & III, Concord, Interstate V-VII, Lakeview, Ridge Creek II, Southridge IV & V and World Houston 32	4.09%	329,796	01/05/2022	52,034	35,220	37,682
Ramona	3.85%	16,287	11/30/2026	8,697	2,266	2,372
				\$ 108,505	79,096	133,422

(1) During 2019, the Company executed a collateral release for World Houston 5; this property was sold during 2019 and is no longer considered to be collateral securing this loan.

In October 2020, EastGroup repaid (with no penalty) a mortgage loan with a balance of \$45.9 million, an interest rate of 4.39% and an original maturity date of January 5, 2021.

The Company currently intends to repay its debt obligations, both in the short-term and long-term, through its operating cash flows, borrowings under its unsecured bank credit facilities, proceeds from new debt (primarily unsecured), and/or proceeds from the issuance of equity instruments.

Scheduled principal payments on long-term debt, including *Unsecured debt* and *Secured debt* (not including *Unsecured bank credit facilities*), due during the next five years as of December 31, 2020 are as follows:

<i>Years Ending December 31,</i>	<i>(In thousands)</i>
2021	\$ 84,285
2022	107,770
2023	115,119
2024	120,122
2025	95,128

(8) ACCOUNTS PAYABLE AND ACCRUED EXPENSES

A summary of the Company's *Accounts payable and accrued expenses* follows:

	<i>December 31,</i>	
	2020	2019
	<i>(In thousands)</i>	
Property taxes payable	\$ 3,524	2,696
Development costs payable	6,427	11,766
Real estate improvements and capitalized leasing costs payable	5,692	4,636
Interest payable	6,537	6,370
Dividends payable	32,677	30,714
Book overdraft ⁽¹⁾	5,176	25,771
Other payables and accrued expenses	9,540	10,071
<i>Total Accounts payable and accrued expenses</i>	\$ 69,573	92,024

(1) Represents checks written before the end of the period which have not cleared the bank; therefore, the bank has not yet advanced cash to the Company. When the checks clear the bank, they will be funded through the Company's working cash line of credit. See Note 1(p).

(9) OTHER LIABILITIES

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

	<i>December 31,</i>	
	2020	2019
	<i>(In thousands)</i>	
Security deposits	\$ 22,140	20,351
Prepaid rent and other deferred income	14,694	13,855
Operating lease liabilities — Ground leases	11,199	12,048
Operating lease liabilities — Office leases	2,167	2,141
Acquired below-market lease intangibles	9,019	8,616
Accumulated amortization of acquired below-market lease intangibles	(6,168)	(4,494)
Acquired below-market lease intangibles, net of accumulated amortization	2,851	4,122
Interest rate swap liabilities	10,752	678
Prepaid tenant improvement reimbursements	364	56
Other liabilities	5,650	15,872
<i>Total Other liabilities</i>	\$ 69,817	69,123

(10) COMMON STOCK ACTIVITY

The following table presents the common stock activity for the three years ended December 31, 2020:

	<i>Years Ended December 31,</i>		
	2020	2019	2018
	<i>Common Stock (in shares)</i>		
Shares outstanding at beginning of year	38,925,953	36,501,356	34,758,167
Common stock offerings	709,924	2,388,342	1,706,474
Dividend reinvestment plan	—	1,893	1,844
Incentive restricted stock granted	69,446	59,943	50,217
Incentive restricted stock forfeited	(440)	(3,010)	—
Director common stock awarded	8,182	6,384	8,478
Director restricted stock granted	208	—	—
Restricted stock withheld for tax obligations	(36,445)	(28,955)	(23,824)
Shares outstanding at end of year	39,676,828	38,925,953	36,501,356

Common Stock Issuances

The following table presents the common stock issuance activity for the three years ended December 31, 2020:

<i>Years Ended December 31,</i>	<i>Number of Shares of Common Stock Issued</i>	<i>Net Proceeds</i>
		<i>(In thousands)</i>
2020	709,924	\$ 92,663
2019	2,388,342	284,710
2018	1,706,474	157,319

Dividend Reinvestment Plan

The Company had a dividend reinvestment plan that allowed stockholders to reinvest cash distributions in new shares of the Company. On December 12, 2019, the dividend reinvestment plan was terminated and any unsold shares pursuant to the plan were deregistered.

(11) STOCK-BASED COMPENSATION

EastGroup applies the provisions of ASC 718, *Compensation – Stock Compensation*, to account for its stock-based compensation plans. ASC 718 requires that the compensation cost relating to share-based payment transactions be recognized in the financial statements and that the cost be measured on the fair value of the equity or liability instruments issued.

Equity Incentive Plan

In May 2004, the stockholders of the Company approved the EastGroup Properties, Inc. 2004 Equity Incentive Plan (the “2004 Plan”) that authorized the issuance of up to 1,900,000 shares of common stock to employees in the form of options, stock appreciation rights, restricted stock, deferred stock units, performance shares, bonus stock or stock in lieu of cash compensation. The 2004 Plan was further amended by the Board of Directors in September 2005 and December 2006.

In April 2013, the Board of Directors adopted the EastGroup Properties, Inc. 2013 Equity Incentive Plan (the “2013 Equity Plan”) upon the recommendation of the Compensation Committee; the 2013 Equity Plan was approved by the Company’s stockholders and became effective May 29, 2013. The 2013 Equity Plan was further amended by the Board of Directors in March 2017. The 2013 Equity Plan permits the grant of awards to employees and directors with respect to 2,000,000 shares of common stock.

There were 1,527,382, 1,583,223 and 1,629,281 total shares available for grant under the 2013 Equity Plan as of December 31, 2020, 2019 and 2018, respectively. Typically, the Company issues new shares to fulfill stock grants.

Stock-based compensation cost for employees was \$7,605,000, \$8,647,000 and \$5,322,000 for 2020, 2019 and 2018, respectively, of which \$1,923,000, \$2,536,000 and \$1,173,000 were capitalized as part of the Company's development costs for the respective years.

Employee Equity Awards

The Company's restricted stock program is designed to provide incentives for management to achieve goals established by the Compensation Committee of the Company's Board of Directors (the "Committee"). The awards act as a retention device, as they vest over time, allowing participants to benefit from dividends on shares as well as potential stock appreciation. Equity awards align management's interests with the long-term interests of shareholders. The vesting periods of the Company's restricted stock plans vary, as determined by the Committee. Restricted stock is granted to executive officers subject to both continued service and the satisfaction of certain annual performance goals and multi-year market conditions as determined by the Committee. Restricted stock is granted to non-executive officers subject only to continued service. The cost for market-based awards and awards that only require service is amortized on a straight-line basis over the requisite service periods. The total compensation expense for service and performance based awards is based upon the fair market value of the shares on the grant date.

In the second quarter of 2017, the Committee approved a long-term equity compensation plan for certain of the Company's executive officers that includes three components based on total shareholder return and one component based only on continued service as of the vesting dates.

The three long-term equity compensation plan components based on total shareholder return are subject to bright-line tests that compare the Company's total shareholder return to the Nareit Equity Index and to the member companies of the Nareit industrial index. The first plan measured the bright-line tests over the one-year period ended December 31, 2017. During the first quarter of 2018, the Committee measured the Company's performance for the one-year period against bright-line tests established by the Committee on the grant date of May 10, 2017. The number of shares determined on the measurement date was 4,257. These shares vested 100% on March 1, 2018, the date the earned shares were determined. On the grant date of May 10, 2017, the Company began recognizing expense for this plan based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The second plan measured the bright-line tests over the two-year period ended December 31, 2018. During the first quarter of 2019, the Committee measured the Company's performance for the two-year period against bright-line tests established by the Committee on the grant date of May 10, 2017. The number of shares determined on the measurement date was 9,460. These shares vested 100% on February 14, 2019, the date the earned shares were determined. On the grant date of May 10, 2017, the Company began recognizing expense for this plan based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The third plan measured the bright-line tests over the three-year period ended December 31, 2019. During the first quarter of 2020, the Committee measured the Company's performance for the three-year period against bright-line tests established by the Committee on the grant date of May 10, 2017. The number of shares determined on the measurement date was 18,917. These shares vested 75% on February 13, 2020, the date the earned shares were determined, and 25% on January 1, 2021. On the grant date of May 10, 2017, the Company began recognizing expense for this plan based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The component of the long-term equity compensation plan based only on continued service as of the vesting dates was awarded on May 10, 2017. On that date, 5,406 shares were granted to certain executive officers subject only to continued service as of the vesting dates. These shares, which have a grant date fair value of \$78.18 per share, vested 25% in the first quarter of 2018 and on each January 1 of 2019, 2020 and 2021. The shares were expensed on a straight-line basis over the service period.

In the second quarter of 2018, the Committee approved a long-term equity compensation plan for the Company's executive officers that includes one component based on total shareholder return and one component based only on continued service as of the vesting dates.

The component of the long-term equity compensation plan based on total shareholder return is subject to bright-line tests that will compare the Company's total shareholder return to the Nareit Equity Index and to the member companies of the Nareit industrial index. The plan will measure the bright-line tests over the three-year period ended December 31, 2020. During the first quarter of 2021, the Committee will measure the Company's performance for the three-year period against bright-line tests established by the Committee on the grant date of June 1, 2018. The number of shares to be earned on the measurement date could range from zero to 27,087. These shares would vest 75% on the date the earned shares are determined in the first quarter

of 2021 and 25% on January 1, 2022. On the grant date of June 1, 2018, the Company began recognizing expense for this plan based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The component of the long-term equity compensation plan based only on continued service as of the vesting dates was awarded on June 1, 2018. On that date, 7,884 shares were granted to the Company's executive officers subject only to continued service as of the vesting dates. These shares, which have a grant date fair value of \$95.19, vested 25% in the first quarter of each of 2019, 2020 and 2021 and will vest 25% on January 1, 2022. The shares are being expensed on a straight-line basis over the remaining service period.

In the first quarter of 2019, the Committee approved an equity compensation award (the "2019 Annual Grant") for the Company's executive officers based upon certain annual performance measures for 2019; the 2019 Annual Grant is comprised of three components.

The first component of the 2019 Annual Grant is based upon the following Company performance measures for 2019: (i) same property net operating income change, (ii) debt-to EBITDA ratio, and (iii) fixed charge coverage. On February 13, 2020, the Committee measured the Company's performance for 2019 against bright-line tests established by the Committee on the grant date of March 7, 2019 and determined that 9,162 shares were earned. These shares, which have a grant date fair value of \$105.97, vested 20% on the date shares were determined, 20% on January 1, 2021 and will vest 20% per year on each January 1 for the subsequent three years. On the grant date of March 7, 2019, the Company began recognizing expense for its estimate of the shares that may be earned pursuant to these awards; the shares are being expensed using the graded vesting attribution method which recognizes each separate vesting portion of the award as a separate award on a straight-line basis over the requisite service period.

The second component of the 2019 Annual Grant is based upon the Company's funds from operations ("FFO") per share for 2019. On February 13, 2020, the Committee measured the Company's performance for 2019 against bright-line tests established by the Committee on the grant date of August 28, 2019 and determined that 15,990 shares were earned. These shares, which have a grant date fair value of \$122.61, vested 20% on the date shares were determined, 20% on January 1, 2021 and will vest 20% per year on each January 1 of 2022, 2023 and 2024. On the grant date of August 28, 2019, the Company began recognizing expense for its estimate of the shares that may be earned pursuant to these awards; the shares are being expensed using the graded vesting attribution method which recognizes each separate vesting portion of the award as a separate award on a straight-line basis over the requisite service period.

The third component of the 2019 Annual Grant is based upon the achievement of individual goals for each of the officers to whom shares were granted. On February 13, 2020, the Committee evaluated the performance of the officers and, in its discretion, awarded 5,860 shares with a grant date fair value of \$141.63. These shares vested 20% on the date shares were determined and awarded and 20% on January 1, 2021 and will vest 20% per year on each January 1 of 2022, 2023 and 2024. The Company began recognizing the expense for the shares awarded on the grant date of February 13, 2020, and the shares will be expensed on a straight-line basis over the remaining service period.

Also in the first quarter of 2019, the Committee approved a long-term equity compensation award for the Company's executive officers that includes one component based on total shareholder return and one component based only on continued service as of the vesting dates.

The component of the long-term equity compensation award based on total shareholder return is subject to bright-line tests that will compare the Company's total shareholder return to the Nareit Equity Index and to the member companies of the Nareit industrial index. The award will measure the bright-line tests over the three-year period ending December 31, 2021. During the first quarter of 2022, the Committee will measure the Company's performance for the three-year period against bright-line tests established by the Committee on the grant date of March 7, 2019. The aggregate number of shares to be earned on the measurement date could range from zero to 33,442. These shares would vest 75% on the date the earned shares are determined in the first quarter of 2022 and 25% on January 1, 2023. On the grant date of March 7, 2019, the Company began recognizing expense for this award based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The component of the long-term equity compensation award based only on continued service as of the vesting dates was awarded on March 7, 2019. On that date, an aggregate of 9,947 shares were granted to the Company's executive officers subject only to continued service as of the vesting dates. These shares, which have a grant date fair value of \$105.97, vested 25% in the first quarter of 2020, 25% on January 1, 2021 and will vest 25% on each January 1 of 2022 and 2023. The shares are being expensed on a straight-line basis over the remaining service period.

In the first quarter of 2020, the Committee approved an equity compensation plan (the “2020 Annual Grant”) for the Company’s executive officers based upon certain annual performance measures for 2020; the plan is comprised of two components.

The first component of the 2020 Annual Grant is based upon the following Company performance measures for 2020: (i) FFO per share, (ii) same property net operating income change, (iii) debt-to EBITDA ratio, and (iv) fixed charge coverage. During the first quarter of 2021, the Committee will measure the Company’s performance for 2020 against bright-line tests established by the Committee on the grant date of March 6, 2020. The number of shares that may be earned for the achievement of the annual performance measures could range from zero to 19,282. These shares, which have a grant date fair value of \$131.36, would vest 34% on the date shares are determined and 33% per year on each January 1 in years 2022 and 2023. On the grant date of March 6, 2020, the Company began recognizing expense for its estimate of the shares that may be earned pursuant to these awards; the shares are being expensed using the graded vesting attribution method which recognizes each separate vesting portion of the award as a separate award on a straight-line basis over the requisite service period.

The second component of the 2020 Annual Grant is based upon the achievement of individual goals for each of the officers included in the plan. Any shares issued pursuant to the individual goals in this compensation plan will be determined by the Committee in its discretion and issued in the first quarter of 2021. The number of shares to be issued on the grant date for the achievement of individual goals could range from zero to 4,812. These shares would vest 34% on the date shares are determined and awarded and 33% per year on each January 1 in years 2022 and 2023. The Company will begin recognizing the expense for any shares awarded on the grant date in the first quarter of 2021, and the shares will be expensed on a straight-line basis over the remaining service period.

Also in the first quarter of 2020, the Committee approved a long-term equity compensation plan for the Company’s executive officers that includes one component based on total shareholder return and one component based only on continued service as of the vesting dates.

The component of the long-term equity compensation plan based on total shareholder return is subject to bright-line tests that will compare the Company’s total shareholder return to the Nareit Equity Index and to the member companies of the Nareit industrial index. The plan will measure the bright-line tests over the three-year period ending December 31, 2022. During the first quarter of 2023, the Committee will measure the Company’s performance for the three-year period against bright-line tests established by the Committee on the grant date of March 6, 2020. The aggregate number of shares to be earned on the measurement date could range from zero to 25,261. These shares would vest 75% on the date the earned shares are determined in the first quarter of 2023 and 25% on January 1, 2024. On the grant date of March 6, 2020, the Company began recognizing expense for this plan based on the grant date fair value of the awards which was determined using a simulation pricing model developed to specifically accommodate the unique features of the award.

The component of the long-term equity compensation plan based only on continued service as of the vesting dates was awarded on March 6, 2020. On that date, an aggregate of 7,217 shares were granted to the Company’s executive officers subject only to continued service as of the vesting dates. These shares, which have a grant date fair value of \$131.36, will vest 25% in the first quarter of 2021 and 25% on each January 1 for the subsequent three years. The shares are being expensed on a straight-line basis over the remaining service period.

During the second quarter of 2020, 12,300 shares were granted to certain non-executive officers subject only to continued service as of the vesting dates. These shares, which have a grant date fair value of \$105.30, vested 20% on January 1, 2021 and will vest 20% on each January 1 of 2022, 2023, 2024 and 2025. The shares are being expensed on a straight-line basis over the remaining service period.

During the fourth quarter of 2019, the Committee adopted the Equity Award Retirement Policy (the “retirement policy”) which allows for accelerated vesting of unvested shares for retirement-eligible employees (defined as employees who meet certain age and years of service requirements). In order to qualify for accelerated vesting upon retirement, the eligible employees must provide required notification under the retirement policy and must retire from the Company. The Company has adjusted its stock-based compensation expense to accelerate the recognition of expense for retirement-eligible employees.

During the restricted period for awards no longer subject to contingencies, the Company accrues dividends and holds the certificates for the shares; however, the employee can vote the shares. For shares subject to contingencies, dividends are accrued based upon the number of shares expected to be awarded. Share certificates and dividends are delivered to the employee as they vest. As of December 31, 2020, there was \$5,004,000 of unrecognized compensation cost related to unvested

restricted stock compensation for employees and directors that is expected to be recognized over a weighted average period of 2.7 years.

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 for 2020, 2019 and 2018. Of the shares that vested in 2020, 2019 and 2018, 36,445 shares, 28,955 shares and 23,824 shares, respectively, 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 grant date, the fair value of shares that were granted during 2020, 2019 and 2018 was \$7,028,000, \$5,672,000 and \$4,223,000, respectively. As of the vesting date, the fair value of shares that vested during 2020, 2019 and 2018 was \$11,754,000, \$6,662,000 and \$5,142,000, respectively.

	Years Ended December 31,					
	2020		2019		2018	
<i>Restricted Stock Activity:</i>	<i>Shares</i>	<i>Weighted Average Grant Date Fair Value</i>	<i>Shares</i>	<i>Weighted Average Grant Date Fair Value</i>	<i>Shares</i>	<i>Weighted Average Grant Date Fair Value</i>
Unvested at beginning of year	130,884	\$ 82.78	143,314	\$ 70.26	152,644	\$ 63.18
Granted ⁽¹⁾	69,446	101.19	59,943	94.62	50,217	84.09
Forfeited	(440)	112.14	(3,010)	86.19	—	—
Vested	(86,765)	73.80	(69,363)	66.99	(59,547)	63.77
Unvested at end of year	113,125	100.86	130,884	82.78	143,314	70.26

⁽¹⁾ Does not include the restricted shares that may be earned if the performance goals established in 2018 and 2019 for long-term performance and in 2020 for annual and long-term performance are achieved. Depending on the actual level of achievement of the goals at the end of the open performance periods, the number of shares earned could range from zero to 109,884.

Following is a vesting schedule of the total unvested shares as of December 31, 2020:

<i>Unvested Shares Vesting Schedule</i>	<i>Number of Shares</i>
2021	44,807
2022	31,870
2023	22,089
2024	11,899
2025	2,460
Total Unvested Shares	113,125

Directors Equity Awards

The Board of Directors has adopted a policy under the 2013 Equity Plan pursuant to which awards will be made to non-employee Directors. The current policy provides that the Company shall automatically award an annual retainer share award to each non-employee Director who has been elected or reelected as a member of the Board of Directors at the Annual Meeting. The number of shares shall be equal to \$100,000 divided by the fair market value of a share on the date of such election. If a non-employee Director is elected or appointed to the Board of Directors other than at an Annual Meeting of the Company, the annual retainer share award shall be pro rated. The policy also provides that each new non-employee Director appointed or elected will receive an automatic award of restricted shares of Common Stock on the effective date of election or appointment equal to \$25,000 divided by the fair market value of the Company's Common Stock on such date. These restricted shares will vest over a four-year period upon the performance of future service as a Director, subject to certain exceptions.

Directors were issued 8,182 shares, 6,384 shares and 8,478 shares of common stock as annual retainer awards for 2020, 2019 and 2018, respectively.

During the third quarter of 2020, 208 shares were granted to a newly elected non-employee Director subject only to continued service as of the vesting date. The shares, which have a grant date fair value of \$120.39 per share, will vest 25% per year on July 13 in years 2021, 2022, 2023 and 2024. The shares are being expensed on a straight-line basis over the remaining service period.

During the third quarter of 2017, 282 shares were granted to a newly elected non-employee Director subject only to continued service as of the vesting date. The shares, which have a grant date fair value of \$88.86 per share, vested 25% on each of September 8, 2018, 2019 and 2020, and will vest 25% on September 8, 2021. The shares are being expensed on a straight-line basis over the remaining service period.

As of the vesting date, the fair value of shares that vested during 2020, 2019 and 2018 was \$9,000, \$9,000 and \$7,000, respectively. Stock-based compensation expense for directors was \$897,000, \$727,000 and \$1,134,000 for 2020, 2019 and 2018, respectively.

(12) COMPREHENSIVE INCOME

Total Comprehensive Income is comprised of net income plus all other changes in equity from non-owner sources and is presented on the Consolidated Statements of Income and Comprehensive Income. The components of *Accumulated other comprehensive income (loss)* for 2020, 2019 and 2018 are presented in the Company's Consolidated Statements of Changes in Equity and are summarized below. See Note 13 for information regarding the Company's interest rate swaps.

	<i>Years Ended December 31,</i>		
	2020	2019	2018
ACCUMULATED OTHER COMPREHENSIVE INCOME (LOSS):	<i>(In thousands)</i>		
Balance at beginning of year	\$ 2,807	6,701	5,348
Change in fair value of interest rate swaps - cash flow hedges	(13,559)	(3,894)	1,353
Balance at end of year	\$ (10,752)	2,807	6,701

(13) DERIVATIVE INSTRUMENTS AND HEDGING ACTIVITIES

The Company is exposed to certain risks arising from both its business operations and economic conditions. The Company principally manages its exposures to a wide variety of business and operational risks through management of its core business activities. The Company manages economic risk, including interest rate, liquidity and credit risk primarily by managing the amount, sources and duration of its debt funding and, to a limited extent, the use of derivative instruments.

Specifically, the Company has entered into derivative instruments to manage exposures that arise from business activities that result in the payment of future known and uncertain cash amounts, the value of which are determined by interest rates. The Company's derivative instruments, described below, are used to manage differences in the amount, timing and duration of the Company's known or expected cash payments principally related to certain of the Company's borrowings.

The Company's objective in using interest rate derivatives is to change variable interest rates to fixed interest rates by using interest rate swaps. Interest rate swaps designated as cash flow hedges involve the receipt of variable rate amounts from a counterparty in exchange for the Company making fixed rate payments over the life of the agreements without exchange of the underlying notional amount.

As of December 31, 2020, EastGroup had five interest rate swaps outstanding, all of which are used to hedge the variable cash flows associated with unsecured loans. All of the Company's interest rate swaps convert the related loans' LIBOR rate components to effectively fixed interest rates, and the Company has concluded that each of the hedging relationships is highly effective.

The changes in the fair value of derivatives designated and qualifying as cash flow hedges is recorded in *Other comprehensive income (loss)* and is subsequently reclassified into earnings through interest expense as interest payments are made in the period that the hedged forecasted transaction affects earnings.

Amounts reported in *Accumulated other comprehensive income (loss)* related to derivatives will be reclassified to *Interest expense* as interest payments are made or received on the Company's variable rate debt. The Company estimates that an additional \$4,026,000 will be reclassified from *Accumulated other comprehensive income (loss)* as an increase to *Interest expense* over the next twelve months.

The Company's valuation methodology for over-the-counter ("OTC") derivatives is to discount cash flows based on Overnight Index Swap ("OIS") rates. Uncollateralized or partially-collateralized trades are discounted at OIS rates, but include appropriate economic adjustments for funding costs (i.e., a LIBOR-OIS basis adjustment to approximate uncollateralized cost of funds) and credit risk. The Company calculates its derivative values using mid-market prices.

In July 2017, the Financial Conduct Authority (“FCA”) that regulates LIBOR announced it intends to stop compelling banks to submit rates for the calculation of LIBOR after 2021. The Alternative Reference Rates Committee (“ARRC”) has proposed that the Secured Overnight Financing Rate (“SOFR”) is the rate that represents best practice as the alternative to USD-LIBOR for use in derivatives and other financial contracts that are currently indexed to USD-LIBOR. ARRC has proposed a paced market transition plan to SOFR from USD-LIBOR and organizations are currently working on industry wide and company specific transition plans as it relates to derivatives and cash markets exposed to USD-LIBOR. In November 2020, the Intercontinental Exchange (“ICE”) Benchmark Administration Limited (“IBA”), the administrator of LIBOR, announced that it would consult on its intention to cease the publication of the one-week and two-month USD LIBOR settings immediately following December 31, 2021, and the remaining USD LIBOR settings immediately following the LIBOR publication on June 30, 2023.

The Company is not able to predict when LIBOR will cease to be available or when there will be sufficient liquidity in the SOFR markets. Any changes adopted by the FCA or other governing bodies in the method used for determining LIBOR may result in a sudden or prolonged increase or decrease in reported LIBOR. If that were to occur, our interest payments could change. In addition, uncertainty about the extent and manner of future changes may result in interest rates and/or payments that are higher or lower than if LIBOR were to remain available in its current form. The Company has material contracts that are indexed to USD-LIBOR and is monitoring this activity and evaluating the related risks.

In March 2020, the FASB issued ASU 2020-04, *Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting*. ASU 2020-04 contains practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASU 2020-04 is optional and may be elected over time as reference rate reform activities occur. During 2020, the Company elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. The Company continues to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur.

As of December 31, 2020 and 2019, the Company had the following outstanding interest rate derivatives that are designated as cash flow hedges of interest rate risk:

<u>Interest Rate Derivative</u>	<u>Notional Amount as of December 31, 2020</u>	<u>Notional Amount as of December 31, 2019</u>
	<i>(In thousands)</i>	
Interest Rate Swap	\$75,000	\$75,000
Interest Rate Swap	\$65,000	\$65,000
Interest Rate Swap	—	\$60,000
Interest Rate Swap	\$40,000	\$40,000
Interest Rate Swap	—	\$15,000
Interest Rate Swap	\$100,000	\$100,000
Interest Rate Swap	\$100,000	—

The table below presents the fair value of the Company's derivative financial instruments as well as their classification on the Consolidated Balance Sheets as of December 31, 2020 and 2019. See Note 18 for additional information on the fair value of the Company's interest rate swaps.

	<u>Derivatives</u> <u>As of December 31, 2020</u>		<u>Derivatives</u> <u>As of December 31, 2019</u>	
	<u>Balance Sheet Location</u>	<u>Fair Value</u>	<u>Balance Sheet Location</u>	<u>Fair Value</u>
	<i>(In thousands)</i>			
Derivatives designated as cash flow hedges:				
Interest rate swap assets	<i>Other assets</i>	\$ —	<i>Other assets</i>	\$ 3,485
Interest rate swap liabilities	<i>Other liabilities</i>	10,752	<i>Other liabilities</i>	678

The table below presents the effect of the Company's derivative financial instruments on the Consolidated Statements of Income and Comprehensive Income for the years ended December 31, 2020, 2019 and 2018:

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands)</i>		
DERIVATIVES IN CASH FLOW HEDGING RELATIONSHIPS			
Interest Rate Swaps:			
Amount of income (loss) recognized in <i>Other comprehensive income (loss)</i> on derivatives	\$ (17,364)	(1,975)	2,757
Amount of (income) loss reclassified from <i>Accumulated other comprehensive income (loss)</i> into <i>Interest expense</i>	3,805	(1,919)	(1,404)

See Note 12 for additional information on the Company's *Accumulated other comprehensive income (loss)* resulting from its interest rate swaps.

Derivative financial agreements expose the Company to credit risk in the event of non-performance by the counterparties under the terms of the interest rate hedge agreements. The Company believes it minimizes the credit risk by transacting with financial institutions the Company regards as credit-worthy.

The Company has an agreement with its derivative counterparties containing a provision stating that the Company could be declared in default on its derivative obligations if the Company defaults on any of its indebtedness, including default where repayment of the indebtedness has not been accelerated by the lender. If the Company breached any of these provisions it would be required to settle its obligations under the agreements at their termination value of \$10,928,000 as of December 31, 2020.

(14) EARNINGS PER SHARE

The Company applies ASC 260, *Earnings Per Share*, which requires companies to present basic and diluted EPS. Reconciliation of the numerators and denominators in the basic and diluted EPS computations is as follows:

	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands)</i>		
BASIC EPS COMPUTATION FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS			
Numerator – net income attributable to common stockholders	\$ 108,363	121,662	88,506
Denominator – weighted average shares outstanding	39,185	37,442	35,439
DILUTED EPS COMPUTATION FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS			
Numerator – net income attributable to common stockholders	\$ 108,363	121,662	88,506
Denominator:			
Weighted average shares outstanding	39,185	37,442	35,439
Unvested restricted stock	111	85	67
Total Shares	39,296	37,527	35,506

(15) QUARTERLY RESULTS OF OPERATIONS – UNAUDITED

	<i>2020 Quarter Ended</i>				<i>2019 Quarter Ended</i>			
	<i>Mar 31</i>	<i>Jun 30</i>	<i>Sep 30</i>	<i>Dec 31</i>	<i>Mar 31</i>	<i>Jun 30</i>	<i>Sep 30</i>	<i>Dec 31</i>
	<i>(In thousands, except per share data)</i>							
Revenues	\$ 88,865	89,945	92,256	106,044	81,365	91,425	84,180	116,532
Expenses	(65,567)	(66,458)	(67,845)	(68,849)	(58,831)	(64,476)	(61,605)	(65,250)
Net income	23,298	23,487	24,411	37,195	22,534	26,949	22,575	51,282
Net income attributable to noncontrolling interest in joint ventures	(1)	(3)	(10)	(14)	(5)	4	(4)	(1,673)
Net income attributable to EastGroup Properties, Inc. common stockholders	\$ 23,297	23,484	24,401	37,181	22,529	26,953	22,571	49,609
BASIC PER SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS ⁽¹⁾								
Net income attributable to common stockholders	\$ 0.60	0.60	0.62	0.94	0.62	0.73	0.60	1.29
Weighted average shares outstanding	38,882	39,007	39,338	39,507	36,465	36,944	37,771	38,561
DILUTED PER SHARE DATA FOR NET INCOME ATTRIBUTABLE TO EASTGROUP PROPERTIES, INC. COMMON STOCKHOLDERS ⁽¹⁾								
Net income attributable to common stockholders	\$ 0.60	0.60	0.62	0.94	0.62	0.73	0.60	1.28
Weighted average shares outstanding	38,961	39,077	39,450	39,653	36,526	37,019	37,869	38,687

(1) The above quarterly earnings per share calculations are based on the weighted average number of shares of common stock outstanding during each quarter for basic earnings per share and the weighted average number of outstanding shares of common stock and common stock share equivalents during each quarter for diluted earnings per share. The annual earnings per share calculations in the Consolidated Statements of Income and Comprehensive Income are based on the weighted average number of shares of common stock outstanding during each year for basic earnings per share and the weighted average number of outstanding shares of common stock and common stock share equivalents during each year for diluted earnings per share. The sum of quarterly financial data may vary from the annual data due to rounding.

(16) DEFINED CONTRIBUTION PLAN

EastGroup maintains a 401(k) plan for its employees. The Company makes matching contributions of 50% of the employee's contribution (limited to 10% of compensation as defined by the plan) and may also make annual discretionary contributions. The Company's total expense for this plan was \$851,000, \$786,000 and \$769,000 for 2020, 2019 and 2018, respectively.

(17) LEGAL MATTERS

The Company is not presently involved in any material litigation nor, to its knowledge, is any material litigation threatened against the Company or its properties, other than routine litigation arising in the ordinary course of business.

As previously reported in the Company's annual reports on Form 10-K for the years ended December 31, 2019 and 2018, and the Company's quarterly reports on Form 10-Q for the quarters ended March 31, June 30 and September 30, 2020 and 2019, the Company had been involved in pending litigation related to an action against the Company and certain of its officers in connection with the Company's November 2016 purchase of a land parcel, alleging breach of contract and other claims in law and in equity. The Company asserted numerous affirmative defenses. In an effort to resolve the litigation, EastGroup made an initial settlement offer for \$497,000, which was reserved in the Company's financial statements as of December 31, 2018. During the year ended December 31, 2019, the parties came to a mediated resolution of the matter and it was resolved; losses related to the matter are included in *Other* on the Consolidated Statements of Income and Comprehensive Income. Even though the matter was settled, the case was dismissed, and releases exchanged among all parties, the Plaintiff filed an appeal of the

order in the Florida Court of Appeal compelling him to comply with the settlement. The Court has since dismissed the appeal. All monies due under the settlement have been paid to the Plaintiff's lawyers and were accounted for as stated above.

(18) FAIR VALUE OF FINANCIAL INSTRUMENTS

ASC 820, *Fair Value Measurement*, 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. ASC 820 also provides guidance for using fair value to measure financial assets and liabilities. The Codification 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 following table presents the carrying amounts and estimated fair values of the Company's financial instruments in accordance with ASC 820 at December 31, 2020 and 2019.

	<i>December 31,</i>			
	<i>2020</i>		<i>2019</i>	
	<i>Carrying Amount⁽¹⁾</i>	<i>Fair Value</i>	<i>Carrying Amount⁽¹⁾</i>	<i>Fair Value</i>
<i>(In thousands)</i>				
Financial Assets:				
Cash and cash equivalents	\$ 21	21	224	224
Mortgage loans receivable	—	—	1,679	1,703
Interest rate swap assets	—	—	3,485	3,485
Financial Liabilities:				
Unsecured bank credit facilities - variable rate ⁽²⁾	125,000	124,820	112,710	113,174
Unsecured debt ⁽²⁾	1,110,000	1,141,803	940,000	959,177
Secured debt ⁽²⁾	79,096	80,435	133,422	136,107
Interest rate swap liabilities	10,752	10,752	678	678

(1) Carrying amounts shown in the table are included in the Consolidated Balance Sheets under the indicated captions, except as indicated in the notes below.

(2) Carrying amounts and fair values shown in the table exclude debt issuance costs (see Notes 6 and 7 for additional information).

The following methods and assumptions were used to estimate the fair value of each class of financial instruments:

Cash and cash equivalents: The carrying amounts approximate fair value due to the short maturity of those instruments.

Mortgage loans receivable (included in Other assets on the Consolidated Balance Sheets): The fair value is estimated by discounting the future cash flows using the current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining maturities (Level 2 input).

Interest rate swap assets (included in Other assets on the Consolidated Balance Sheets): The instruments are recorded at fair value based on models using inputs, such as interest rate yield curves, LIBOR swap curves and OIS curves, observable for substantially the full term of the contract (Level 2 input). See Note 13 for additional information on the Company's interest rate swaps.

Unsecured bank credit facilities: The fair value of the Company's unsecured bank credit facilities is estimated by discounting expected cash flows at current market rates (Level 2 input), excluding the effects of debt issuance costs.

Unsecured debt: The fair value of the Company's unsecured debt is estimated 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 (Level 2 input), excluding the effects of debt issuance costs.

Secured debt: The fair value of the Company's secured debt is estimated 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 (Level 2 input), excluding the effects of debt issuance costs.

Interest rate swap liabilities (included in Other liabilities on the Consolidated Balance Sheets): The instruments are recorded at fair value based on models using inputs, such as interest rate yield curves, LIBOR swap curves and OIS curves, observable for substantially the full term of the contract (Level 2 input). See Note 13 for additional information on the Company's interest rate swaps.

(19) SUBSEQUENT EVENTS

In January 2021, EastGroup acquired Access Business Park 1, a recently constructed 156,000 square foot distribution building in Greenville, South Carolina, for \$10.3 million.

Also in January 2021, EastGroup acquired Northpoint 200, a recently constructed distribution facility in Atlanta containing 79,000 square feet, for \$6.5 million.

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Encumbrances	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition	Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
		Land	Buildings and Improvements		Land	Buildings and Improvements	Total			
Real Estate Properties (c):										
Industrial:										
FLORIDA										
Tampa										
Jetport Commerce Park	\$ —	1,575	6,591	6,961	1,575	13,552	15,127	9,751	1993-99	1974-85
Westport Commerce Center	—	980	3,800	3,044	980	6,844	7,824	5,145	1994	1983/87
Benjamin Distribution Center I & II	—	843	3,963	1,995	883	5,918	6,801	4,302	1997	1996
Benjamin Distribution Center III	—	407	1,503	670	407	2,173	2,580	1,684	1999	1988
Palm River Center	—	1,190	4,625	3,001	1,190	7,626	8,816	5,507	1997/98	1990/97/98
Palm River North I & III	—	1,005	4,688	3,427	1,005	8,115	9,120	4,899	1998	2000
Palm River North II	—	634	4,418	454	634	4,872	5,506	3,627	1997/98	1999
Palm River South I	—	655	3,187	691	655	3,878	4,533	2,117	2000	2005
Palm River South II	—	655	—	4,648	655	4,648	5,303	2,428	2000	2006
Walden Distribution Center I	—	337	3,318	696	337	4,014	4,351	2,420	1997/98	2001
Walden Distribution Center II	—	465	3,738	1,492	465	5,230	5,695	3,321	1998	1998
Oak Creek Distribution Center I	—	1,109	6,126	1,487	1,109	7,613	8,722	4,714	1998	1998
Oak Creek Distribution Center II	—	647	3,603	1,817	647	5,420	6,067	3,077	2003	2001
Oak Creek Distribution Center III	—	439	—	3,242	556	3,125	3,681	1,422	2005	2007
Oak Creek Distribution Center IV	—	682	6,472	864	682	7,336	8,018	3,535	2005	2001
Oak Creek Distribution Center V	—	724	—	6,007	916	5,815	6,731	2,754	2005	2007
Oak Creek Distribution Center VI	—	642	—	5,663	812	5,493	6,305	2,302	2005	2008
Oak Creek Distribution Center VII	—	740	—	6,399	740	6,399	7,139	681	2005	2017
Oak Creek Distribution Center VIII	—	843	—	6,302	1,051	6,094	7,145	1,055	2005	2015
Oak Creek Distribution Center IX	—	618	—	5,161	781	4,998	5,779	1,769	2005	2009
Oak Creek Distribution Center A	—	185	—	1,498	185	1,498	1,683	601	2005	2008
Oak Creek Distribution Center B	—	227	—	1,555	227	1,555	1,782	625	2005	2008
Oak Creek Distribution Center C Land	—	355	—	379	355	379	734	—	2005	n/a
Airport Commerce Center	—	1,257	4,012	1,062	1,257	5,074	6,331	3,114	1998	1998
Westlake Distribution Center	—	1,333	6,998	2,664	1,333	9,662	10,995	6,293	1998	1998/99
Expressway Commerce Center I	—	915	5,346	1,675	915	7,021	7,936	3,918	2002	2004

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
	Buildings and Improvements		Buildings and Improvements		Land	Buildings and Improvements				
	Land		Land			Total				
Expressway Commerce Center II	—	1,013	3,247	1,065	1,013	4,312	5,325	2,307	2003	2001
Silo Bend Distribution Center	—	4,131	27,497	4,666	4,132	32,162	36,294	9,176	2011	1987/90
Tampa East Distribution Center	—	791	4,758	721	791	5,479	6,270	1,824	2011	1984
Tampa West Distribution Center	—	2,139	8,502	1,276	2,140	9,777	11,917	3,092	2011	1975/93/94
Madison Distribution Center	—	495	2,779	466	495	3,245	3,740	1,100	2012	2007
Madison Distribution Center II & III	—	624	—	7,029	624	7,029	7,653	1,475	2012	2015
Madison Distribution Center IV & V	—	565	—	8,232	565	8,232	8,797	1,546	2012	2016
Grand Oaks 75 Business Center I	—	3,572	12,979	102	3,572	13,081	16,653	626	2019	2017
Grand Oaks 75 Business Center II	—	2,589	10,226	2,325	2,589	12,551	15,140	239	2019	2019
Orlando										
Chancellor Center	—	291	1,711	513	291	2,224	2,515	1,485	1996/97	1996/97
Exchange Distribution Center I	—	603	2,414	2,400	603	4,814	5,417	3,659	1994	1975
Exchange Distribution Center II	—	300	945	482	300	1,427	1,727	950	2002	1976
Exchange Distribution Center III	—	320	997	408	320	1,405	1,725	997	2002	1980
Sunbelt Distribution Center	—	1,472	5,745	6,109	1,472	11,854	13,326	9,525	1989/97/98	1974/87/97/98
John Young Commerce Center I	—	497	2,444	1,601	497	4,045	4,542	2,543	1997/98	1997/98
John Young Commerce Center II	—	512	3,613	576	512	4,189	4,701	2,943	1998	1999
Sunport Center I	—	555	1,977	1,077	555	3,054	3,609	1,832	1999	1999
Sunport Center II	—	597	3,271	2,250	597	5,521	6,118	3,846	1999	2001
Sunport Center III	—	642	3,121	1,268	642	4,389	5,031	2,611	1999	2002
Sunport Center IV	—	642	2,917	1,843	642	4,760	5,402	2,982	1999	2004
Sunport Center V	—	750	2,509	2,478	750	4,987	5,737	3,068	1999	2005
Sunport Center VI	—	672	—	3,750	672	3,750	4,422	1,691	1999	2006
Southridge Commerce Park I	—	373	—	5,237	373	5,237	5,610	3,218	2003	2006
Southridge Commerce Park II	—	342	—	4,532	342	4,532	4,874	2,496	2003	2007
Southridge Commerce Park III	—	547	—	5,756	547	5,756	6,303	2,634	2003	2007
Southridge Commerce Park IV (f)	2,393	506	—	4,919	506	4,919	5,425	2,209	2003	2006
Southridge Commerce Park V (f)	2,175	382	—	4,548	382	4,548	4,930	2,404	2003	2006
Southridge Commerce Park VI	—	571	—	5,396	571	5,396	5,967	2,382	2003	2007
Southridge Commerce Park VII	—	520	—	6,787	520	6,787	7,307	2,964	2003	2008

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
	Buildings and Improvements		Buildings and Improvements		Land	Buildings and Improvements	Total			
	Land	—	Land	—						
Southridge Commerce Park VIII	—	531	—	6,369	531	6,369	6,900	2,359	2003	2008
Southridge Commerce Park IX	—	468	—	6,462	468	6,462	6,930	2,244	2003	2012
Southridge Commerce Park X	—	414	—	4,879	414	4,879	5,293	1,357	2003	2012
Southridge Commerce Park XI	—	513	—	5,939	513	5,939	6,452	1,788	2003	2012
Southridge Commerce Park XII	—	2,025	—	17,189	2,025	17,189	19,214	6,003	2005	2008
Horizon Commerce Park I	—	991	—	6,586	991	6,586	7,577	1,650	2008	2014
Horizon Commerce Park II	—	1,111	—	7,249	1,111	7,249	8,360	1,666	2008	2014
Horizon Commerce Park III	—	991	—	6,541	991	6,541	7,532	1,259	2008	2016
Horizon Commerce Park IV	—	1,097	—	8,595	1,097	8,595	9,692	1,677	2008	2015
Horizon Commerce Park V	—	1,108	—	8,604	1,108	8,604	9,712	1,182	2008	2017
Horizon Commerce Park VI	—	1,099	—	11,131	1,099	11,131	12,230	900	2008	2019
Horizon Commerce Park VII	—	962	—	7,639	962	7,639	8,601	1,319	2008	2017
Horizon Commerce Park VIII & IX	—	1,590	—	16,628	1,590	16,628	18,218	532	2008	2019
Horizon Commerce Park X	—	846	—	6,601	846	6,601	7,447	752	2009	2018
Horizon Commerce Park XI	—	1,101	—	9,877	1,101	9,877	10,978	569	2009	2019
Horizon Commerce Park XII	—	1,416	—	10,581	1,416	10,581	11,997	1,118	2009	2017
Jacksonville										
Deerwood Distribution Center	—	1,147	1,799	6,558	1,147	8,357	9,504	3,895	1989	1978
Phillips Distribution Center	—	1,375	2,961	5,085	1,375	8,046	9,421	5,815	1994	1984/95
Lake Pointe Business Park	—	3,442	6,450	9,930	3,442	16,380	19,822	12,840	1993	1986/87
Ellis Distribution Center	—	540	7,513	4,399	540	11,912	12,452	5,706	1997	1977
Westside Distribution Center	—	2,011	15,374	9,896	2,011	25,270	27,281	14,506	1997/2008	1984/85
Beach Commerce Center	—	476	1,899	888	476	2,787	3,263	1,617	2000	2000
Interstate Distribution Center	—	1,879	5,700	2,274	1,879	7,974	9,853	4,798	2005	1990
Flagler Center	—	7,317	14,912	1,012	7,317	15,924	23,241	2,245	2016	1997 & 2005
Ft. Lauderdale/Palm Beach area										
Lipro Commerce Center	—	613	2,243	3,623	616	5,863	6,479	4,026	1996	1986
Cypress Creek Business Park	—	—	2,465	2,604	—	5,069	5,069	3,520	1997	1986
Lockhart Distribution Center	—	—	3,489	3,150	—	6,639	6,639	4,949	1997	1986
Interstate Commerce Center	—	485	2,652	1,851	485	4,503	4,988	2,579	1998	1988
Executive Airport Distribution Ctr	—	1,991	4,857	5,981	1,991	10,838	12,829	5,613	2001	2004/06

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
	Buildings and Improvements		Buildings and Improvements		Land	Buildings and Improvements	Total			
	Land	Buildings and Improvements	Land	Buildings and Improvements						
Sample 95 Business Park	—	2,202	8,785	4,323	2,202	13,108	15,310	8,623	1996/98	1990/99
Blue Heron Distribution Center	—	975	3,626	2,655	975	6,281	7,256	4,048	1999	1986
Blue Heron Distribution Center II	—	1,385	4,222	2,154	1,385	6,376	7,761	3,369	2004	1988
Blue Heron Distribution Center III	—	450	—	2,843	450	2,843	3,293	1,187	2004	2009
Weston Commerce Park	—	4,163	9,951	1,738	4,163	11,689	15,852	1,335	2016	1998
Ft. Myers										
SunCoast Commerce Center I	—	911	—	4,841	928	4,824	5,752	2,066	2005	2008
SunCoast Commerce Center II	—	911	—	5,030	928	5,013	5,941	2,314	2005	2007
SunCoast Commerce Center III	—	1,720	—	6,714	1,763	6,671	8,434	2,754	2006	2008
SunCoast Commerce Center IV	—	1,733	—	7,548	1,762	7,519	9,281	983	2006	2017
SunCoast Commerce Center V	—	1,511	—	6,724	1,594	6,641	8,235	512	2006	2019
SunCoast Commerce Center VI	—	1,537	—	7,063	1,594	7,006	8,600	244	2006	2019
SunCoast Commerce Center VIII	—	1,533	—	6,782	1,533	6,782	8,315	196	2006	2020
Miami										
Gateway Commerce Park I	—	5,746	—	18,955	5,746	18,955	24,701	1,357	2016	2018
Gateway Commerce Park 5	—	5,746	—	19,329	5,357	19,718	25,075	900	2016	2019
CALIFORNIA										
San Francisco area										
Wiegman Distribution Center I	—	2,197	8,788	2,514	2,308	11,191	13,499	7,250	1996	1986/87
Wiegman Distribution Center II	—	2,579	4,316	152	2,579	4,468	7,047	1,071	2012	1998
Huntwood Distribution Center	—	3,842	15,368	3,711	3,842	19,079	22,921	12,547	1996	1988
San Clemente Distribution Center	—	893	2,004	944	893	2,948	3,841	2,088	1997	1978
Yosemite Distribution Center	—	259	7,058	2,036	731	8,622	9,353	5,452	1999	1974/87
Los Angeles area										
Eucalyptus Distribution Center	—	11,392	11,498	194	11,392	11,692	23,084	1,043	2018	1988
Kingsview Industrial Center	—	643	2,573	883	643	3,456	4,099	2,329	1996	1980
Dominguez Distribution Center	—	2,006	8,025	1,170	2,006	9,195	11,201	6,120	1996	1977
Main Street Distribution Center	—	1,606	4,103	869	1,606	4,972	6,578	3,119	1999	1999
Walnut Business Center	—	2,885	5,274	2,590	2,885	7,864	10,749	5,143	1996	1966/90
Washington Distribution Center	—	1,636	4,900	751	1,636	5,651	7,287	3,579	1997	1996/97

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Encumbrances		Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
			Buildings and Improvements		Land	Land	Buildings and Improvements	Land	Total			
			Land	Buildings and Improvements								
Chino Distribution Center	—	2,544	10,175	1,623	2,544	11,798	14,342	9,244	1998	1980		
Ramona Distribution Center	2,266	3,761	5,751	160	3,761	5,911	9,672	975	2014	1984		
Industry Distribution Center I	—	10,230	12,373	4,866	10,230	17,239	27,469	10,711	1998	1959		
Industry Distribution Center III	—	—	3,012	(157)	—	2,855	2,855	2,855	2007	1992		
Chestnut Business Center	—	1,674	3,465	361	1,674	3,826	5,500	2,217	1998	1999		
Los Angeles Corporate Center	—	1,363	5,453	3,627	1,363	9,080	10,443	6,534	1996	1986		
Fresno												
Shaw Commerce Center	—	2,465	11,627	7,579	2,465	19,206	21,671	12,781	1998	1978/81/87		
San Diego												
Eastlake Distribution Center	—	3,046	6,888	2,089	3,046	8,977	12,023	5,902	1997	1989		
Miramar Land	—	13,980	—	1	13,981	—	13,981	—	2019	n/a		
Ocean View Corporate Center	—	6,577	7,105	1,596	6,577	8,701	15,278	3,456	2010	2005		
Otay Mesa Land	—	15,282	—	12	15,294	—	15,294	—	2019	n/a		
Rocky Point Distribution Center I	—	8,857	13,388	1	8,857	13,389	22,246	666	2019	2019		
Rocky Point Distribution Center II	—	7,623	11,614	846	7,623	12,460	20,083	127	2019	2019		
Siempre Viva Distribution Center I	—	4,628	9,211	368	4,628	9,579	14,207	640	2018	2003		
Siempre Viva Distribution Center II	—	2,868	5,694	125	2,877	5,810	8,687	232	2019	2002		
TEXAS												
Dallas												
Allen Station 1 & 2	—	5,815	17,612	1,142	5,815	18,754	24,569	1,817	2018	2001		
Arlington Tech Centre 1 & 2	—	2,510	10,096	1,890	2,515	11,981	14,496	140	2019	2019		
Interstate Warehouse I & II (e)	4,636	1,746	4,941	3,830	1,746	8,771	10,517	7,270	1988	1978		
Interstate Warehouse III (e)	1,852	519	2,008	1,674	519	3,682	4,201	2,649	2000	1979		
Interstate Warehouse IV	—	416	2,481	732	416	3,213	3,629	1,829	2004	2002		
Interstate Warehouse V, VI, & VII (f)	3,796	1,824	4,106	2,674	1,824	6,780	8,604	4,024	2009	1979/80/81		
Logistics Center 6 & 7	—	—	12,605	3,178	—	15,783	15,783	832	2019	2018		
Venture Warehouses (e)	3,513	1,452	3,762	2,755	1,452	6,517	7,969	5,667	1988	1979		
ParkView Commerce Center 1-3	—	2,663	—	18,906	2,663	18,906	21,569	3,473	2014	2015		
Shady Trail Distribution Center	—	635	3,621	1,408	635	5,029	5,664	2,913	2003	1998		
Valwood Distribution Center	—	4,361	34,405	4,433	4,361	38,838	43,199	11,872	2012	1986/87/97/98		

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed 1999-2001/03/04/08
	Buildings and Improvements		Buildings and Improvements		Land	Buildings and Improvements	Total			
	Encumbrances	Land	Land	Land						
Northfield Distribution Center	—	12,470	50,713	6,974	12,471	57,686	70,157	16,967	2013	2016
Parc North 1-4	—	4,615	26,358	6,197	4,615	32,555	37,170	5,060	2016	2016
Parc North 5	—	1,286	—	7,829	1,286	7,829	9,115	414	2016	2019
Parc North 6	—	1,233	—	9,536	1,233	9,536	10,769	299	2016	2019
CreekView 121 1 & 2	—	3,275	—	14,614	3,275	14,614	17,889	2,502	2015	2017
CreekView 121 3 & 4	—	2,600	—	13,518	2,600	13,518	16,118	1,526	2015	2018
CreekView 121 5 & 6	—	2,682	—	12,831	2,681	12,832	15,513	483	2016	2020
The Rock at Star Business Park	—	5,296	27,223	—	5,296	27,223	32,519	112	2020	2019
Houston										
World Houston Int'l Business Ctr 1 & 2	—	660	5,893	2,496	660	8,389	9,049	5,479	1998	1996
World Houston Int'l Business Ctr 3 & 4 (e)	2,841	820	5,130	495	707	5,738	6,445	3,703	1998	1998
World Houston Int'l Business Ctr 6 (e)	1,550	425	2,423	669	425	3,092	3,517	2,130	1998	1998
World Houston Int'l Business Ctr 7 & 8 (e)	4,583	680	4,584	5,134	680	9,718	10,398	6,638	1998	1998
World Houston Int'l Business Ctr 9 (e)	3,224	800	4,355	2,159	800	6,514	7,314	3,685	1998	1998
World Houston Int'l Business Ctr 10	—	933	4,779	880	933	5,659	6,592	3,116	2001	1999
World Houston Int'l Business Ctr 11	—	638	3,764	1,799	638	5,563	6,201	3,248	1999	1999
World Houston Int'l Business Ctr 12	—	340	2,419	383	340	2,802	3,142	1,794	2000	2002
World Houston Int'l Business Ctr 13	—	282	2,569	773	282	3,342	3,624	2,200	2000	2002
World Houston Int'l Business Ctr 14	—	722	2,629	1,329	722	3,958	4,680	2,372	2000	2003
World Houston Int'l Business Ctr 15	—	731	—	6,284	731	6,284	7,015	3,710	2000	2007
World Houston Int'l Business Ctr 16	—	519	4,248	1,806	519	6,054	6,573	3,430	2000	2005
World Houston Int'l Business Ctr 17	—	373	1,945	848	373	2,793	3,166	1,611	2000	2004
World Houston Int'l Business Ctr 19	—	373	2,256	1,327	373	3,583	3,956	2,110	2000	2004
World Houston Int'l Business Ctr 20	—	1,008	1,948	2,201	1,008	4,149	5,157	2,443	2000	2004
World Houston Int'l Business Ctr 21	—	436	—	4,126	436	4,126	4,562	1,884	2000/03	2006
World Houston Int'l Business Ctr 22	—	436	—	4,638	436	4,638	5,074	2,383	2000	2007
World Houston Int'l Business Ctr 23	—	910	—	7,418	910	7,418	8,328	3,539	2000	2007
World Houston Int'l Business Ctr 24	—	837	—	6,142	838	6,141	6,979	2,844	2005	2008
World Houston Int'l Business Ctr 25	—	508	—	4,486	508	4,486	4,994	1,951	2005	2008
World Houston Int'l Business Ctr 26	—	445	—	3,267	445	3,267	3,712	1,343	2005	2008

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Description	Initial Cost to the Company		Encumbrances	Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
	Buildings and Improvements			Land	Buildings and Improvements		Land	Total			
	Land				Land						
World Houston Int'l Business Ctr 27	—	837	—	5,153	838	5,152	5,990	2,368	2005	2008	
World Houston Int'l Business Ctr 28	—	550	—	4,665	550	4,665	5,215	2,196	2005	2009	
World Houston Int'l Business Ctr 29	—	782	—	4,179	974	3,987	4,961	1,571	2007	2009	
World Houston Int'l Business Ctr 30	—	981	—	5,983	1,222	5,742	6,964	2,572	2007	2009	
World Houston Int'l Business Ctr 31A	—	684	—	4,092	684	4,092	4,776	1,917	2008	2011	
World Houston Int'l Business Ctr 31B	—	546	—	3,555	546	3,555	4,101	1,487	2008	2012	
World Houston Int'l Business Ctr 32 (f)	3,035	1,225	—	5,655	1,526	5,354	6,880	1,721	2007	2012	
World Houston Int'l Business Ctr 33	—	1,166	—	7,867	1,166	7,867	9,033	2,259	2011	2013	
World Houston Int'l Business Ctr 34	—	439	—	3,440	439	3,440	3,879	1,038	2005	2012	
World Houston Int'l Business Ctr 35	—	340	—	2,580	340	2,580	2,920	632	2005	2012	
World Houston Int'l Business Ctr 36	—	684	—	4,882	684	4,882	5,566	1,552	2011	2013	
World Houston Int'l Business Ctr 37	—	759	—	6,423	759	6,423	7,182	2,020	2011	2013	
World Houston Int'l Business Ctr 38	—	1,053	—	7,324	1,053	7,324	8,377	2,311	2011	2013	
World Houston Int'l Business Ctr 39	—	620	—	5,203	621	5,202	5,823	1,258	2011	2014	
World Houston Int'l Business Ctr 40	—	1,072	—	9,359	1,072	9,359	10,431	1,974	2011	2014	
World Houston Int'l Business Ctr 41	—	649	—	5,961	649	5,961	6,610	1,326	2011	2014	
World Houston Int'l Business Ctr 42	—	571	—	4,814	571	4,814	5,385	907	2011	2015	
World Houston Int'l Business Ctr 43	—	443	—	6,109	443	6,109	6,552	315	2011	2019	
World Houston Int'l Business Ctr 45	—	3,243	—	13,711	3,243	13,711	16,954	516	2015	2019	
Glennont Business Park	—	936	6,161	3,042	937	9,202	10,139	6,226	1998	1999/2000	
Beltway Crossing Business Park I	—	458	5,712	3,149	458	8,861	9,319	5,320	2002	2001	
Beltway Crossing Business Park II	—	415	—	3,138	415	3,138	3,553	1,489	2005	2007	
Beltway Crossing Business Park III	—	460	—	3,280	460	3,280	3,740	1,595	2005	2008	
Beltway Crossing Business Park IV	—	460	—	3,260	460	3,260	3,720	1,520	2005	2008	
Beltway Crossing Business Park V	—	701	—	5,267	701	5,267	5,968	2,552	2005	2008	
Beltway Crossing Business Park VI (f)	3,134	618	—	6,486	618	6,486	7,104	2,473	2005	2008	
Beltway Crossing Business Park VII (f)	3,001	765	—	6,037	765	6,037	6,802	2,806	2005	2009	
Beltway Crossing Business Park VIII	—	721	—	5,610	721	5,610	6,331	2,290	2005	2011	
Beltway Crossing Business Park IX	—	418	—	2,141	418	2,141	2,559	691	2007	2012	
Beltway Crossing Business Park X	—	733	—	3,912	733	3,912	4,645	1,233	2007	2012	

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Description	Initial Cost to the Company		Encumbrances	Costs Capitalized Subsequent to Acquisition		Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
	Buildings and Improvements			Land	Buildings and Improvements		Land	Total			
	Land				Land						
Beltway Crossing Business Park XI	—	690	—	4,141	690	4,141	4,831	1,171	2007	2013	
West Road Business Park I	—	621	—	4,103	541	4,183	4,724	1,168	2012	2014	
West Road Business Park II	—	981	—	4,819	854	4,946	5,800	1,156	2012	2014	
West Road Business Park III	—	597	—	4,222	520	4,299	4,819	695	2012	2015	
West Road Business Park IV	—	621	—	4,623	541	4,703	5,244	1,181	2012	2015	
West Road Business Park V	—	484	—	4,372	421	4,435	4,856	560	2012	2018	
Ten West Crossing 1	—	566	—	3,041	566	3,041	3,607	909	2012	2013	
Ten West Crossing 2	—	829	—	4,496	833	4,492	5,325	1,656	2012	2013	
Ten West Crossing 3	—	609	—	4,535	613	4,531	5,144	1,436	2012	2013	
Ten West Crossing 4	—	694	—	4,569	699	4,564	5,263	1,477	2012	2014	
Ten West Crossing 5	—	933	—	5,872	940	5,865	6,805	1,575	2012	2014	
Ten West Crossing 6	—	640	—	4,660	644	4,656	5,300	1,131	2012	2014	
Ten West Crossing 7	—	584	—	5,321	589	5,316	5,905	1,148	2012	2015	
Ten West Crossing 8	—	1,126	—	8,710	1,135	8,701	9,836	488	2012	2019	
El Paso											
Butterfield Trail	—	—	20,725	9,763	—	30,488	30,488	21,485	1997/2000	1987/95	
Rojas Commerce Park (e)	3,759	900	3,659	3,968	900	7,627	8,527	5,751	1999	1986	
Americas Ten Business Center I	—	526	2,778	1,741	526	4,519	5,045	2,563	2001	2003	
San Antonio											
Alamo Downs Distribution Center	—	1,342	6,338	1,856	1,342	8,194	9,536	4,989	2004	1986/2002	
Arion Business Park 1-13, 15	—	4,143	31,432	9,939	4,143	41,371	45,514	21,759	2005	1988-2000/06	
Arion Business Park 14	—	423	—	4,011	423	4,011	4,434	1,726	2005	2006	
Arion Business Park 16	—	427	—	3,715	427	3,715	4,142	1,690	2005	2007	
Arion Business Park 17	—	616	—	4,404	616	4,404	5,020	2,674	2005	2007	
Arion Business Park 18 (f)	1,244	418	—	2,402	418	2,402	2,820	1,224	2005	2008	
Wetmore Business Center 1-4	—	1,494	10,804	3,781	1,494	14,585	16,079	8,495	2005	1998/99	
Wetmore Business Center 5	—	412	—	3,870	412	3,870	4,282	1,963	2006	2008	
Wetmore Business Center 6	—	505	—	4,035	505	4,035	4,540	1,789	2006	2008	
Wetmore Business Center 7	—	546	—	5,089	546	5,089	5,635	1,885	2006	2008	
Wetmore Business Center 8	—	1,056	—	8,366	1,056	8,366	9,422	3,488	2006	2008	
Fairgrounds Business Park	—	1,644	8,209	2,515	1,644	10,724	12,368	5,957	2007	1985/86	

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			Buildings and Improvements		Land	Land	Buildings and Improvements	Land	Total			
			Land	Buildings and Improvements								
Rittman Distribution Center	—	1,083	6,649	603	1,083	7,252	8,335	1,971	2011	2000		
Thousand Oaks Distribution Center 1	—	607	—	4,518	607	4,518	5,125	1,806	2008	2012		
Thousand Oaks Distribution Center 2	—	794	—	4,816	794	4,816	5,610	1,626	2008	2012		
Thousand Oaks Distribution Center 3	—	772	—	4,651	772	4,651	5,423	1,500	2008	2013		
Thousand Oaks Distribution Center 4	—	753	—	4,744	753	4,744	5,497	925	2013	2015		
Alamo Ridge Business Park I	—	623	—	8,306	623	8,306	8,929	2,358	2007	2015		
Alamo Ridge Business Park II	—	402	—	5,368	402	5,368	5,770	1,093	2007	2015		
Alamo Ridge Business Park III	—	907	—	10,144	907	10,144	11,051	1,418	2007	2017		
Alamo Ridge Business Park IV	—	354	—	7,479	355	7,478	7,833	1,850	2007	2017		
Eisenhauer Point Business Park 1 & 2	—	1,881	—	14,726	1,881	14,726	16,607	2,741	2015	2016		
Eisenhauer Point Business Park 3	—	577	—	6,109	577	6,109	6,686	1,044	2015	2017		
Eisenhauer Point Business Park 4	—	555	—	4,832	555	4,832	5,387	677	2015	2017		
Eisenhauer Point Business Park 5	—	818	—	7,015	818	7,015	7,833	1,091	2015	2018		
Eisenhauer Point Business Park 6	—	569	—	4,869	569	4,869	5,438	396	2015	2018		
Eisenhauer Point Business Park 7 & 8	—	1,000	—	22,243	2,593	20,650	23,243	1,285	2016	2019		
Eisenhauer Point Business Park 9	—	632	—	5,729	632	5,729	6,361	235	2016	2019		
Tri-County Crossing 1 & 2	—	1,623	—	14,816	1,623	14,816	16,439	848	2017	2019		
Austin												
Colorado Crossing Distribution Center (e)	10,881	4,602	19,757	325	4,594	20,090	24,684	6,362	2014	2009		
Greenhill Distribution Center	—	802	3,273	243	802	3,516	4,318	252	2018	1999		
Settlers Crossing 1	—	1,211	—	8,207	1,211	8,207	9,418	415	2017	2019		
Settlers Crossing 2	—	1,306	—	7,549	1,306	7,549	8,855	579	2017	2019		
Southpark Corporate Center 3 & 4	—	2,670	14,756	1,904	2,670	16,660	19,330	4,283	2015	1995		
Southpark Corporate Center 5-7	—	1,301	7,589	1,185	1,301	8,774	10,075	1,365	2017	1995		
Springdale Business Center	—	2,824	8,398	561	2,824	8,959	11,783	2,035	2015	2000		
Wells Point One	—	907	4,904	311	907	5,215	6,122	276	2020	2001		
ARIZONA												
Phoenix area												
Broadway Industrial Park I	—	837	3,349	2,869	837	6,218	7,055	3,173	1996	1971		
Broadway Industrial Park II	—	455	482	390	455	872	1,327	546	1999	1971		

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			Buildings and Improvements		Land	Buildings and Improvements	Land	Buildings and Improvements	Total			
			Land									
Broadway Industrial Park III	—	—	775	1,742	1,054	775	2,796	3,571	1,509	2000	1983	
Broadway Industrial Park IV	—	—	380	1,652	1,163	380	2,815	3,195	1,755	2000	1986	
Broadway Industrial Park V	—	—	353	1,090	871	353	1,961	2,314	977	2002	1980	
Broadway Industrial Park VI	—	—	599	1,855	802	599	2,657	3,256	1,826	2002	1979	
Broadway Industrial Park VII	—	—	450	650	288	450	938	1,388	336	2011	1999	
Kyrene Distribution Center	—	—	1,490	4,453	2,096	1,490	6,549	8,039	4,379	1999	1981/2001	
Falcon Field Business Center	—	—	1,312	—	8,009	1,312	8,009	9,321	585	2015	2018	
Southpark Distribution Center	—	—	918	2,738	2,005	918	4,743	5,661	2,707	2001	2000	
Santian 10 Distribution Center I	—	—	846	2,647	692	846	3,339	4,185	1,780	2001	2005	
Santian 10 Distribution Center II	—	—	1,088	—	5,352	1,088	5,352	6,440	2,616	2004	2007	
Chandler Freeways	—	—	1,525	—	7,381	1,525	7,381	8,906	2,036	2012	2013	
Kyrene 202 Business Park I	—	—	653	—	5,777	653	5,777	6,430	1,263	2011	2014	
Kyrene 202 Business Park II	—	—	387	—	3,414	387	3,414	3,801	715	2011	2014	
Kyrene 202 Business Park III, IV, & V	—	—	1,244	—	11,878	1,244	11,878	13,122	1,197	2011	2018	
Kyrene 202 Business Park VI	—	—	936	—	8,333	936	8,333	9,269	1,607	2011	2015	
Metro Business Park	—	—	1,927	7,708	8,323	1,927	16,031	17,958	11,910	1996	1977/79	
51st Avenue Distribution Center	—	—	300	2,029	1,215	300	3,244	3,544	2,296	1998	1987	
East University Distribution Center I and II	—	—	1,120	4,482	2,045	1,120	6,527	7,647	4,891	1998	1987/89	
East University Distribution Center III	—	—	444	698	461	444	1,159	1,603	554	2010	1981	
55th Avenue Distribution Center	—	—	912	3,717	1,168	917	4,880	5,797	3,839	1998	1987	
Interstate Commons Distribution Center I	—	—	311	1,416	1,101	311	2,517	2,828	1,655	1999	1988	
Interstate Commons Distribution Center III	—	—	242	—	3,112	242	3,112	3,354	1,296	2000	2008	
Airport Commons Distribution Center	—	—	1,000	1,510	1,780	1,000	3,290	4,290	2,285	2003	1971	
40th Avenue Distribution Center	—	—	703	—	6,061	703	6,061	6,764	2,541	2004	2008	
Sky Harbor Business Park	—	—	5,839	—	22,044	5,839	22,044	27,883	8,971	2006	2008	
Sky Harbor Business Park 6	—	—	807	—	2,136	807	2,136	2,943	427	2014	2015	
Ten Sky Harbor Business Center	—	—	1,568	—	5,132	1,569	5,131	6,700	825	2015	2016	
Tucson												
Country Club Commerce Center I	—	—	506	3,564	3,916	693	7,293	7,986	3,612	1997/2003	1994/2003	
Country Club Commerce Center II	—	—	442	3,381	1,065	709	4,179	4,888	1,579	2007	2000	

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	Land	Buildings and Improvements	Land	Buildings and Improvements		Land	Buildings and Improvements			
Country Club Commerce Center III & IV	—	1,407	—	—	12,253	1,575	12,085	13,660	2007	2009
Country Club Commerce Center V	—	2,885	—	—	21,438	2,886	21,437	24,323	2016	2018
Airport Distribution Center	—	1,403	—	4,672	1,834	1,403	6,506	7,909	1998/2000	1995
Benan Distribution Center	—	707	—	1,842	737	707	2,579	3,286	2005	2001
NORTH CAROLINA										
Charlotte area										
NorthPark Business Park	—	2,758	15,932	—	5,206	2,758	21,138	23,896	2006	1987-89
Lindbergh Business Park	—	470	3,401	—	827	470	4,228	4,698	2007	2001/03
Commerce Park Center I	—	765	4,303	—	1,072	765	5,375	6,140	2007	1983
Commerce Park Center II (f)	1,038	335	1,603	—	415	335	2,018	2,353	2010	1987
Commerce Park Center III (f)	1,739	558	2,225	—	1,159	558	3,384	3,942	2010	1981
Nations Ford Business Park	—	3,924	16,171	—	5,349	3,924	21,520	25,444	2007	1989/94
Airport Commerce Center	—	1,454	10,136	—	2,729	1,454	12,865	14,319	2008	2001/02
Airport Commerce Center III	—	855	—	—	8,038	855	8,038	8,893	2008	2019
Interchange Park I	—	986	7,949	—	701	986	8,650	9,636	2008	1989
Interchange Park II	—	746	1,456	—	351	746	1,807	2,553	2013	2000
Ridge Creek Distribution Center I	—	1,284	13,163	—	1,167	1,284	14,330	15,614	2008	2006
Ridge Creek Distribution Center II (f)	7,370	3,033	11,497	—	2,175	3,033	13,672	16,705	2011	2003
Ridge Creek Distribution Center III	—	2,459	11,147	—	782	2,459	11,929	14,388	2014	2013
Lakeview Business Center (f)	3,257	1,392	5,068	—	922	1,392	5,990	7,382	2011	1996
Steele Creek Commerce Park I (e)	2,365	993	—	—	4,372	1,010	4,355	5,365	2013	2014
Steele Creek Commerce Park II (e)	2,406	941	—	—	4,517	957	4,501	5,458	2013	2014
Steele Creek Commerce Park III	—	1,464	—	—	6,607	1,469	6,602	8,071	2013	2014
Steele Creek Commerce Park IV	—	684	—	—	4,021	687	4,018	4,705	2013	2015
Steele Creek Commerce Park V	—	610	—	—	5,239	631	5,218	5,849	2013/14/15	2019
Steele Creek Commerce Park VI	—	867	—	—	7,148	919	7,096	8,015	2013/14	2016
Steele Creek Commerce Park VII	—	1,207	—	—	7,988	1,253	7,942	9,195	2013/14/15	2017
Steele Creek Commerce Park IX	—	949	—	—	10,165	1,090	10,024	11,114	2016	2019
Waterford Distribution Center	—	654	3,392	—	918	654	4,310	4,964	2008	2000

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	Land	Buildings and Improvements		Land	Buildings and Improvements	Land	Buildings and Improvements	Total			
SOUTH CAROLINA											
Greenville											
385 Business Park	—	1,308	10,822	526	1,308	11,348	12,656	691	2019	2019	
GEORGIA											
Atlanta											
Shiloh 400 Business Center I & II	—	3,092	14,216	2,462	3,092	16,678	19,770	2,984	2017	2008	
Broadmoor Commerce Park I	—	1,307	3,560	1,250	1,307	4,810	6,117	969	2017	1999	
Broadmoor Commerce Park II	—	519	—	7,392	519	7,392	7,911	459	2017	2018	
Gwinnett 316	—	4,284	12,449	4,014	4,284	16,463	20,747	1,886	2017	2017	
Hurricane Shoals I & II	—	1,297	9,015	289	1,297	9,304	10,601	1,437	2017	2017	
Progress Center I & II	—	531	3,617	21	531	3,638	4,169	282	2018	1990	
Cherokee 75 Business Center I	—	1,183	6,727	—	1,183	6,727	7,910	21	2020	2020	
LOUISIANA											
New Orleans											
Elmwood Business Park	—	2,861	6,337	6,516	2,861	12,853	15,714	9,224	1997	1979	
Riverbend Business Park	—	2,557	17,623	10,028	2,557	27,651	30,208	18,015	1997	1984	
COLORADO											
Denver											
Airways Business Center	—	6,137	39,637	205	6,137	39,842	45,979	2,158	2019	2007/08	
Rampart Distribution Center I	—	1,023	3,861	2,542	1,023	6,403	7,426	5,162	1988	1987	
Rampart Distribution Center II	—	230	2,977	1,659	230	4,636	4,866	3,252	1996/97	1997	
Rampart Distribution Center III	—	1,098	3,884	2,832	1,098	6,716	7,814	3,970	1997/98	1999	
Rampart Distribution Center IV	—	590	—	8,340	590	8,340	8,930	1,668	2012	2014	
Concord Distribution Center (f)	3,038	1,051	4,773	1,061	1,051	5,834	6,885	2,442	2007	2000	
Centennial Park	—	750	3,319	2,169	750	5,488	6,238	2,259	2007	1990	
NEVADA											
Las Vegas											
Arville Distribution Center	—	4,933	5,094	476	4,933	5,570	10,503	2,249	2009	1997	
Jones Corporate Park	—	13,068	26,325	1,913	13,068	28,238	41,306	3,707	2016	2016	
Southwest Commerce Center	—	9,008	16,576	2,903	9,008	19,479	28,487	367	2019	2019	
MISSISSIPPI											
Jackson area											
Interchange Business Park	—	343	5,007	5,299	343	10,306	10,649	6,796	1997	1981	
Tower Automotive	—	—	9,958	1,959	17	11,900	11,917	5,912	2001	2002	

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Encumbrances	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition	Gross Amount Carried at Close of Period		Accumulated Depreciation	Year Acquired	Year Constructed
		Land	Buildings and Improvements		Land	Buildings and Improvements			
Metro Airport Commerce Center I	—	303	1,479	1,256	303	2,735	1,734	2001	2003
RIGHT OF USE ASSETS, NET - GROUND LEASES (OPERATING)	79,096	498,608	1,232,994	1,416,822	502,739	2,645,685	954,573	n/a	n/a
						11,073			
						3,159,497			

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Encumbrances		Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition	Gross Amount Carried at Close of Period			Accumulated Depreciation	Year Acquired	Year Constructed
			Land	Buildings and Improvements		Land	Buildings and Improvements	Total			
Development and Value-Add Properties (d):											
CALIFORNIA											
Rancho Distribution Center	—	—	16,180	11,140	5	16,180	11,145	27,325	156	2020	2006
FLORIDA											
Suncoast Commerce Center 7	—	—	1,533	—	5,840	1,533	5,840	7,373	—	2006	2020
Suncoast Commerce Center Land	—	—	6,547	—	1,319	6,630	1,236	7,866	—	2006/2020	n/a
Gateway Commerce Park 4	—	—	4,711	—	17,336	4,711	17,336	22,047	—	2016	2020
Gateway Commerce Park Land	—	—	11,065	—	9,231	11,065	9,231	20,296	—	2016	n/a
Horizon Commerce Park Land	—	—	650	—	426	650	426	1,076	—	2008/09	n/a
Horizon West Land	—	—	20,528	—	6,074	20,530	6,072	26,602	—	2020	n/a
Grand Oaks 75 Land	—	—	4,101	—	797	4,109	789	4,898	—	2019	n/a
Oak Creek Distribution Center Land	—	—	106	—	719	352	473	825	—	2005	n/a
TEXAS											
Arlington Tech Centre Land	—	—	1,725	—	127	1,725	127	1,852	—	2020	n/a
Basswood 1 & 2	—	—	4,086	—	668	4,087	667	4,754	—	2019	n/a
Basswood Land	—	—	11,680	—	1,018	11,681	1,017	12,698	—	2019	n/a
CreekView 121 7 & 8	—	—	2,640	—	13,919	2,640	13,919	16,559	44	2016	2020
CreekView Phase 3 Land	—	—	3,985	—	207	3,985	207	4,192	—	2020	n/a
LakePort 2499	—	—	2,984	—	16,797	2,984	16,797	19,781	—	2018	2020
LakePort 2499 Land	—	—	2,716	—	3,602	2,716	3,602	6,318	—	2018	n/a
McKinney Land	—	—	12,239	—	129	12,239	129	12,368	—	2020	n/a
Grand West Crossing Land	—	—	8,757	—	1,717	8,750	1,724	10,474	—	2019	n/a
Lee Road Land	—	—	2,689	—	—	1,960	729	2,689	—	2007	n/a
Northwest Crossing 1-3	—	—	5,665	—	16,657	5,665	16,657	22,322	21	2019	2020
World Houston Int'l Business Ctr 44	—	—	653	—	7,473	653	7,473	8,126	—	2011	2020
World Houston Int'l Business Ctr land - 2011 expansion	—	—	1,636	—	1,876	1,824	1,688	3,512	—	2011	n/a
World Houston Int'l Business Ctr land - 2015 expansion	—	—	2,798	—	1,285	2,798	1,285	4,083	—	2015	n/a
Americas Ten 2 Land	—	—	2,516	—	71	2,516	71	2,587	—	2020	n/a
Ridgeview 1 & 2	—	—	2,004	—	15,089	2,004	15,089	17,093	13	2018	2020
Ridgeview Land	—	—	1,269	—	713	1,269	713	1,982	—	2018	n/a
Tri-County Crossing 3 and 4	—	—	1,733	—	12,676	1,733	12,676	14,409	9	2017	2020
Tri-County Crossing Land	—	—	1,904	—	979	1,904	979	2,883	—	2017	n/a
Settlers Crossing 3 & 4	—	—	2,774	—	14,730	2,774	14,730	17,504	40	2017	2020

SCHEDULE III
REAL ESTATE PROPERTIES AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2020 (In thousands, except footnotes)

Description	Initial Cost to the Company		Costs Capitalized Subsequent to Acquisition	Gross Amount Carried at Close of Period		Accumulated Depreciation	Year Acquired	Year Constructed
	Encumbrances	Land		Buildings and Improvements	Land			
ARIZONA								
Gilbert Crossroads A & B	—	2,825	13,943	2,825	13,943	16,768	2018	2020
Gilbert Crossroads C & D	—	3,602	3,015	3,602	3,015	6,617	2018	n/a
Interstate Commons Distribution Center II	—	2,298	2,855	2,298	9,943	12,241	2019	1988/2001
NORTH CAROLINA								
Steele Creek Commerce Park X	—	1,221	3,013	1,509	2,725	4,234	2016	n/a
Steele Creek Commerce Park Land	—	2,410	1,915	2,539	1,786	4,325	2016/17	n/a
GEORGIA								
Hurricane Shoals 3	—	497	8,314	644	8,167	8,811	2017	2020
Blairs Bridge Land	—	1,381	11	1,381	11	1,392	2020	n/a
MISSISSIPPI								
Metro Airport Commerce Center II land	—	307	399	307	399	706	2001	n/a
	—	156,415	18,228	156,772	202,816	359,588		755
Total real estate owned (a)(b)	\$ 79,096	655,023	1,601,767	659,511	2,848,501	3,519,085		955,328

See accompanying Report of Independent Registered Public Accounting Firm.

(a) Changes in *Real Estate Properties and Development and Value-Add Properties* follow:

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands)</i>		
Balance at beginning of year	\$ 3,264,566	2,817,145	2,578,748
Purchases of real estate properties	46,240	135,033	54,537
Development of real estate properties and value-add properties	195,446	318,288	167,667
Improvements to real estate properties	33,522	37,558	36,921
Right-of-use assets, net – ground leases	(924)	11,997	—
Carrying amount of investments sold	(17,182)	(51,662)	(18,372)
Write-off of improvements	(2,583)	(3,793)	(2,356)
Balance at end of year ⁽¹⁾	<u>\$ 3,519,085</u>	<u>3,264,566</u>	<u>2,817,145</u>

(1) Includes noncontrolling interest in joint ventures of \$852,000 and \$3,148,000 at December 31, 2020 and 2019, respectively.

Changes in the accumulated depreciation on real estate properties follow:

	<i>Years Ended December 31,</i>		
	<u>2020</u>	<u>2019</u>	<u>2018</u>
	<i>(In thousands)</i>		
Balance at beginning of year	\$ 871,139	814,915	749,601
Depreciation expense	96,290	86,590	76,007
Accumulated depreciation on assets sold	(9,599)	(27,030)	(8,670)
Other	(2,502)	(3,336)	(2,023)
Balance at end of year	<u>\$ 955,328</u>	<u>871,139</u>	<u>814,915</u>

- (b) The estimated aggregate cost of real estate properties at December 31, 2020 for federal income tax purposes was approximately \$3,464,143,000 before estimated accumulated tax depreciation of \$688,740,000. The federal income tax return for the year ended December 31, 2020, has not been filed and accordingly, this estimate is based on preliminary data.
- (c) The Company computes depreciation using the straight-line method over the estimated useful lives of the buildings (generally 40 years) and improvements (generally 3 to 15 years).
- (d) The Company transfers properties from the development and value-add program to *Real estate properties* as follows: (i) for development properties, at the earlier of 90% occupancy or one year after completion of the shell construction, and (ii) for value-add properties, at the earlier of 90% occupancy or one year after acquisition. Upon the earlier of 90% occupancy or one year after completion of the shell construction, capitalization of development costs, including interest expense, property taxes and internal personnel costs, ceases and depreciation commences on the entire property (excluding the land).
- (e) EastGroup has a \$41,610,000 non-recourse first mortgage loan with an insurance company secured by Colorado Crossing, Interstate I-III, Rojas, Steele Creek 1 & 2, Venture and World Houston 3-4 and 6-9.
- (f) EastGroup has a \$35,220,000 non-recourse first mortgage loan with an insurance company secured by Arion 18, Beltway Crossing VI & VII, Commerce Park II & III, Concord, Interstate V-VII, Lakeview, Ridge Creek II, Southridge IV & V and World Houston 32.

ITEM 16. FORM 10-K SUMMARY.

None.

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.

EASTGROUP PROPERTIES, INC.

By: /s/ MARSHALL A. LOEB

Marshall A. Loeb, Chief Executive Officer, President and Director

February 17, 2021

We, the undersigned officers and directors of EastGroup Properties, Inc., hereby severally constitute and appoint Brent W. Wood as our true and lawful attorney, with full power to sign for us and in our names in the capacities indicated below, any and all amendments to this Annual Report on Form 10-K and generally to do all such things in our name and behalf in such capacity to enable EastGroup Properties, Inc. to comply with the applicable provisions of the Securities Exchange Act of 1934, as amended, and we hereby ratify and confirm our signatures as they may be signed by our said attorney to any and all such amendments.

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the dates indicated.

/s/ D. Pike Aloian

D. Pike Aloian, Director

February 17, 2021

/s/ H. C. Bailey, Jr.

H. C. Bailey, Jr., Director

February 17, 2021

/s/ H. Eric Bolton, Jr.

H. Eric Bolton, Jr., Director

February 17, 2021

/s/ Donald F. Colleran

Donald F. Colleran, Director

February 17, 2021

/s/ Hayden C. Eaves III

Hayden C. Eaves III, Director

February 17, 2021

/s/ Mary Elizabeth McCormick

Mary Elizabeth McCormick, Director

February 17, 2021

/s/ Katherine M. Sandstrom

Katherine M. Sandstrom, Director

February 17, 2021

/s/ David H. Hoster II

David H. Hoster II, Chairman of the Board

February 17, 2021

/s/ MARSHALL A. LOEB

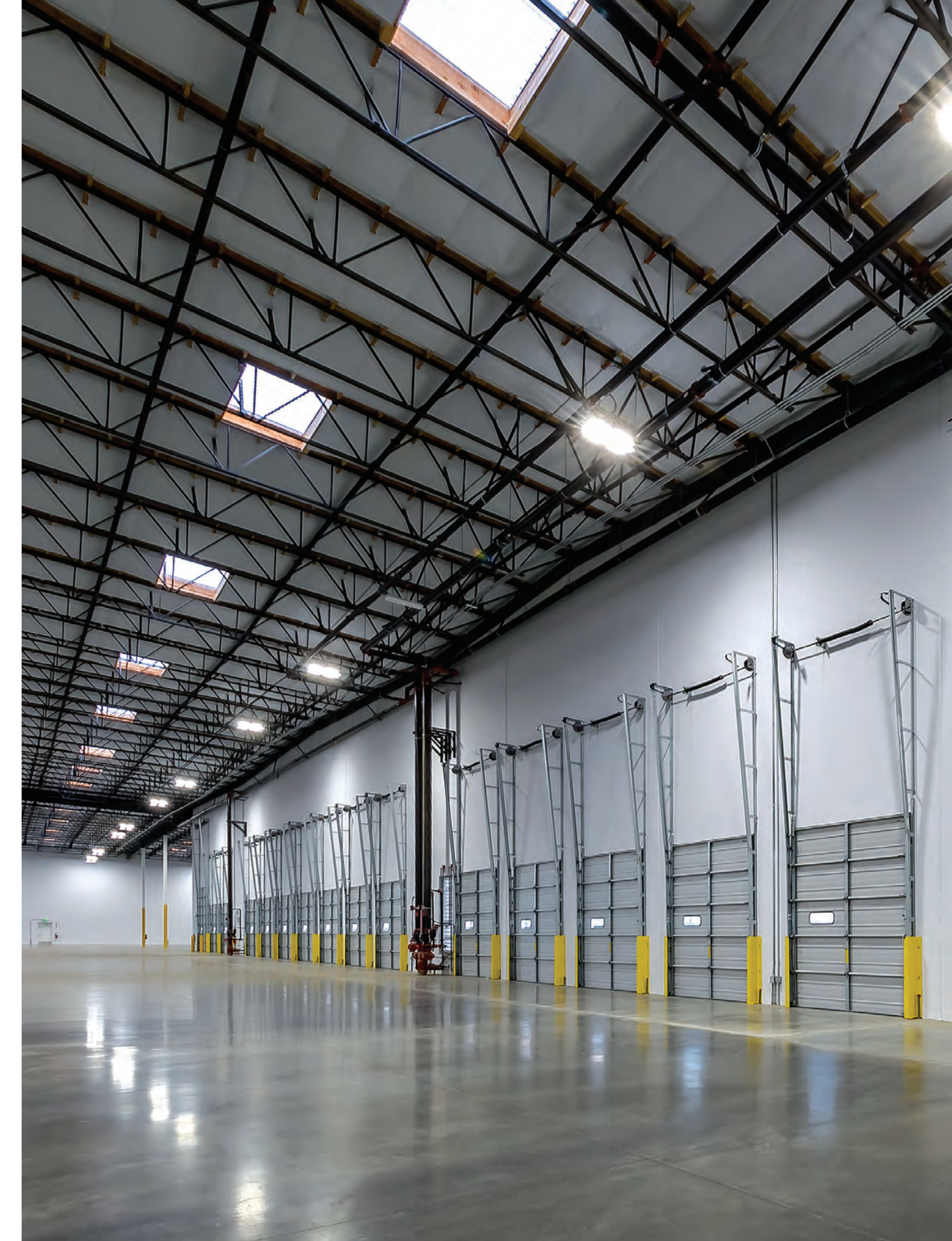
Marshall A. Loeb, Chief Executive Officer,
President and Director
(Principal Executive Officer)
February 17, 2021

/s/ STACI H. TYLER

Staci H. Tyler, Senior Vice-President, Chief Accounting Officer
and Secretary
(Principal Accounting Officer)
February 17, 2021

/s/ BRENT W. WOOD

Brent W. Wood, Executive Vice-President,
Chief Financial Officer and Treasurer
(Principal Financial Officer)
February 17, 2021





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