

**EastGroup Properties, Inc.**

EGP NYSE

REIT - Residential / Commercial

Market Capitalization USD:

\$1,032.16 mm**CONCERN LEVEL: LOW**

- 1 The CEO's total remuneration is within the typical market range for the relevant industry and market cap.
- 2 The ratio between the CEO's pay and the median pay of the other named executive officers is 3X or less.
- 3 The CEO's annual cash incentives rose or fell in line with annual performance.
- 4 The CEO received no more than one annual cash bonus this fiscal year.
- 5 The CEO's equity remuneration reflected the company's share price movement over the last five years.
- 6 The company only pays long-term incentives to the CEO for above median performance against a peer group.
- 7 The company's dilution from equity incentives is 10 percent or less.
- 8 Unvested equity lapses when the CEO's employment is terminated. 
- 9 The CEO's potential cash severance payment is capped at two times annual cash remuneration.
- 10 The accrued benefits of the CEO's post-retirement income are within the typical market range for the relevant market cap bracket.

CEO: David H. Hoster**Age: 66****CEO Since: 1997**

	2009	2010	2011
Base Salary	\$525,000	\$525,000	\$546,000
Discretionary Bonus	\$168,000	\$299,250	\$0
Annual Cash Incentive	\$252,000	\$315,000	\$723,450
Benefits and Perquisites	\$18,483	\$18,000	\$18,732
TOTAL ANNUAL COMPENSATION	\$963,483	\$1,157,250	\$1,288,182
Increase in Post-Retirement Benefits	\$0	\$0	\$0
Stock Option Awards	\$0	\$0	\$0
Stock Awards	\$128,722	\$664,420	\$1,265,409
TOTAL COMPENSATION	\$1,092,205	\$1,821,670	\$2,553,591
Median of Other Named Executive Officers Total Compensation	\$530,254	\$1,344,253	\$1,071,521
Value Realized on Exercise of Stock Option	\$208,793	\$0	\$0
Value Realized on Vesting of Stock	\$746,184	\$1,260,499	\$147,133
TOTAL REALIZED EQUITY COMPENSATION	\$954,977	\$1,260,499	\$147,133

Proxy Date: 20 Apr 2012

Annual Meeting Date: 30 May 2012

Equity Reserves: 5.14%

Stock Option Run Rate: 0.00%

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Performance Comparison

■ S&P500 ■ Industry ■ EGP



Peer Comparisons (TRBC) =REIT - Residential / Commercial

Total Summary CEO Compensation

Ticker	Company Name	2009	2010	2011	Market Cap
EGP	EastGroup Properties, Inc.	\$1,092,205	\$1,821,670	\$2,553,591	\$1,032,161,957
DDR	DDR Corp.	\$11,915,735	\$4,023,359	\$2,604,345	\$3,012,792,449
TCO	Taubman Centers, Inc.	\$2,088,213	\$3,768,942		\$2,912,437,095
AIV	Apartment Investment and Management	\$3,310,535	\$4,109,463	\$4,281,515	\$2,849,594,046
PDM	Piedmont Office Realty Trust, Inc.	\$2,644,540	\$5,038,854	\$2,532,846	\$2,794,608,143
HME	Home Properties, Inc.	\$2,316,160	\$2,543,585	\$3,224,019	\$2,726,464,216
ELS	Equity Lifestyle Properties, Inc.	\$1,042,855	\$1,965,180	\$2,098,660	\$2,717,995,216

To insure consistency, peer comparisons are based on a combination of TRBC Industry and Sector classifications and company market caps. Missing peer pay figures for 2011 are due to differences in company filing schedules.

Pay Peer Group

Asset-Based Peer Group: AMB Property Corporation, DCT Industrial Trust Inc., Duke Realty Corporation, First Industrial Realty Trust, Inc., First Potomac Realty Trust, Liberty Property Trust and PS Business Parks, Inc.

Size, Geography, and Performance-Based Peer Group: Acadia Realty Trust, American Campus Communities, Inc., Cousins Properties Incorporated, DCT Industrial Trust Inc., Federal Realty Investment Trust, Medical Properties Trust, Inc., National Retail Properties, Inc., PS Business Parks, Inc., Sovran Self Storage, Inc., Tanger Factory Outlet Centers, Inc., and Washington Real Estate Investment Trust.

Performance Peer Group

DCT Industrial Trust Inc., Duke Realty Corporation, First Industrial Realty Trust, Inc., First Potomac Realty Trust, Liberty Property Trust and PS Business Parks, Inc. NAREIT Industrial Index, NAREIT Equity Index and the Russell 2000 Index

COMPENSATION COMMITTEE MEMBERS

Director	Membership	Age	Gender	Tenure	Independence
Havden C. Eaves	Chairman	66	Male	10	Outside Related
Fredric H. Gould	Member	76	Male	14	Outside Related
H. C. Bailev	Member	72	Male	32	Outside Related

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