

## EastGroup (EGP) - Income Statement

	2012 Annual	2013 Annual	2014 Annual	2015 Annual	2016 Annual	2017 Annual	2018 Annual	2019 Annual
<b>Rental Revenues</b>	186.117	201.849	219.706	234.918	252.961	274.031	299.018	330.813
<b>Expense Reimbursements</b>	-	-	-	-	-	-	-	-
<b>Service Revenues</b>	-	-	-	-	-	-	-	-
<b>Mortgage Interest Income</b>	-	-	-	-	-	-	-	-
<b>Other Revenues</b>	0.061	0.322	0.123	0.090	0.086	0.119	0.129	0.574
<b>Total Revenues</b>	186.178	202.171	219.829	235.008	253.047	274.150	299.147	331.387
<b>Property Operating Expense</b>	52.993	57.885	62.797	67.402	74.347	80.108	86.394	93.274
<b>Property Taxes</b>	-	-	-	-	-	-	-	-
<b>Property Management</b>	-	-	-	-	-	-	-	-
<b>Service Expense</b>	-	-	-	-	-	-	-	-
<b>Other Expense</b>	0.188	0.191	0.210	0.164	0.161	-	-	0.411
<b>G &amp; A</b>	10.488	11.725	12.726	15.091	13.232	14.972	13.738	16.406
<b>EBITDA</b>	122.509	132.370	144.096	152.351	165.307	179.070	199.015	221.296
<b>EBITDA Margin</b>	65.8%	65.5%	65.5%	64.8%	65.3%	65.3%	66.5%	66.8%
<b>Depreciation &amp; Amortization</b>	61.696	65.789	70.314	73.290	77.935	83.874	91.704	104.724
<b>Interest Expense</b>	35.371	35.192	35.486	34.666	35.213	34.775	35.106	34.463
<b>Income Taxes</b>	-	-	-	-	-	-	-	-
<b>Noncontrolling Interest</b>	(0.503)	(0.610)	(0.532)	(0.533)	(0.585)	(0.406)	(0.130)	(1.678)
<b>Equity Income</b>	-	-	-	-	-	-	-	-
<b>Interest &amp; Other Income</b>	0.935	1.038	0.989	1.101	1.765	1.313	0.913	0.163
<b>Extraordinary Items</b>	-	-	-	-	-	-	-	-
<b>Other</b>	-	-	-	-	-	-	-	-
<b>RE Gain / (Loss)</b>	6.510	0.798	9.188	2.903	42.170	21.855	15.518	41.068
<b>Net Income</b>	32.384	32.615	47.941	47.866	95.509	83.183	88.506	121.662
<b>Preferred Stock Dividends</b>	-	-	-	-	-	-	-	-
<b>Other Adjustments</b>	-	-	-	-	-	-	-	-
<b>Net to Common</b>	32.384	32.615	47.941	47.866	95.509	83.183	88.506	121.662