

WEINGARTEN REALTY

Investor Presentation

November 2013



MOVING
FORWARD.

*8000 Sunset Strip Shopping Center
Los Angeles, CA*

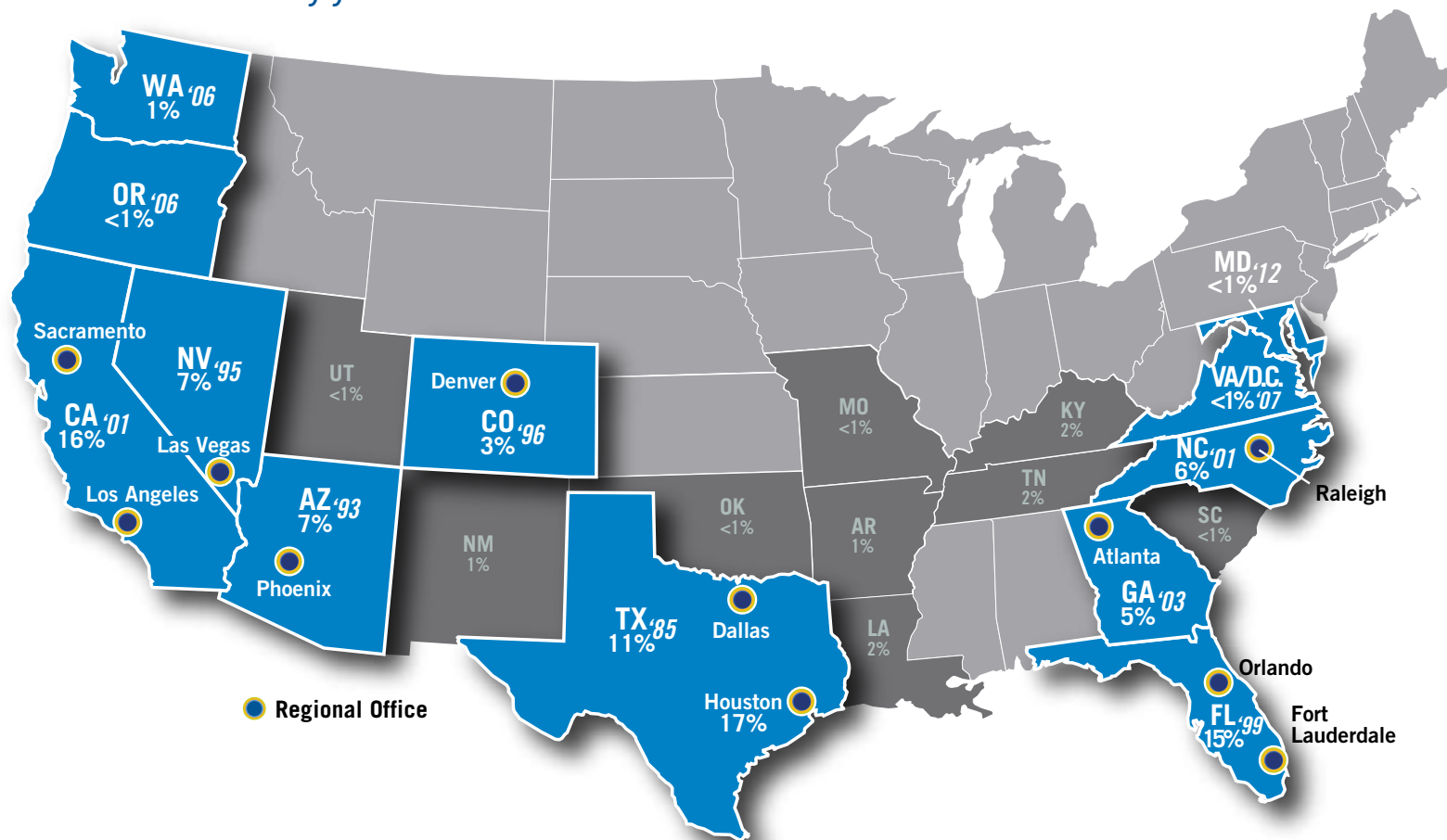
Portfolio

- Quality Retail Properties
- Necessity-Based Goods and Services
- High Income, High Job Growth Markets
- High Barrier-to-Entry Trade Areas
- Constant Improvement through Capital Recycling



Focused Growth Strategy

% of ABR with entry year into state



● Regional Office

Houston	17%	Georgia	5%
California	16%	Colorado	3%
Florida	15%	Maryland	<1%
Texas - non Houston	11%	Washington	<1%
Nevada	7%	Oregon	<1%
Arizona	7%	Virginia	<1%
North Carolina	6%		
Total Growth States		90%	

Industrial Portfolio

Weingarten exited the industrial business in 2012. It is now a pure play retail REIT.

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Clear Transformational Results

Village Plaza at Bunker Hill | Houston, TX



Acquisitions

- High barrier-to-entry trade areas within strong growth markets
- Primarily supermarket anchored
- Larger properties to gain efficiencies



Boulevard Market Place | Midwest City, OK

Dispositions

- Non-core markets and property types -
- Smaller centers -
- Limited growth prospects -
- Independent supermarkets -



Decision Making Model

- Growth Potential
- Demographics
- Tenant Characteristics
- Local Expertise
- Property Layout

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Recent Acquisitions



Mueller Regional Retail Center Austin, TX



- The Center is the regional retail component of the larger 700 acre, Mixed-Use Mueller Airport redevelopment project
- With its location convenient to UT & downtown Austin, it is quickly becoming a major destination within the MSA with complementary components including the Dell Children's Hospital, UT Research Campus, Austin Film Studios, 5,700 new homes and two planned hotels all sharing cross access, parking, and entrance points.

Population:

1 Mi: 15,595
3 Mi: 153,893
5 Mi: 324,449

Average Household Income:

1 Mi: \$63,998
3 Mi: \$60,249
5 Mi: \$69,828

Property Size: 351,099 SF

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Recent Acquisitions



Sea Ranch Centre
Sea Ranch Lakes, FL



- Located near Fort Lauderdale, FL on a barrier island
- Anchored by high volume Publix grocery
- High barrier to entry location with the only Publix east of the inter-coastal waterway
- Property serves the middle to upper income areas of Sea Ranch Lakes, Lauderdale by the Sea and Pompano Beach

Percentage College Graduates:

1 Mi: 51.5%
3 Mi: 49.5%
5 Mi: 44.5%

Average Household Income:

1 Mi: \$98,000
3 Mi: \$90,000
5 Mi: \$81,000

Property Size: 100,000 SF

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Recent Acquisitions



Independence Plaza Laredo, TX

- High volume HEB anchored shopping center complemented by TJ Maxx and Ross Dress for Less
- Located in the largest population growth area of all metro areas in Texas influenced by the influx of Mexican nationals and jobs created by Eagle Ford

Population:

1 Mi: 10,801
3 Mi: 45,689
5 Mi: 84,407

Average Household Income:

1 Mi: \$78,922
3 Mi: \$80,613
5 Mi: \$73,096

Property Size:

366,028 SF



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Recent Acquisitions



Queen Anne Marketplace Seattle, WA

Property Size:
81,119 SF

Population:
1 Mi: 35,045
3 Mi: 201,396
5 Mi: 399,578

- Dynamic, infill location near downtown Seattle
- Over 200,000 people within a 3 mile radius with over 68% holding college degrees
- Anchored by Metropolitan Market, upscale neighborhood market consistently ranked as the favorite grocer in Seattle by consumers



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