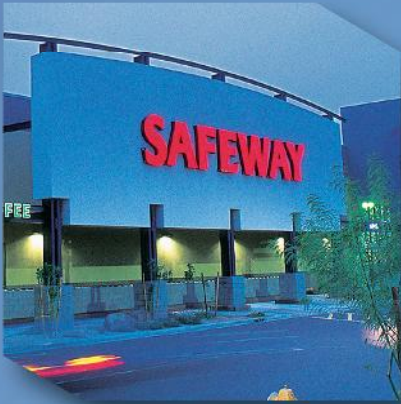


WEINGARTEN REALTY

People-to-People.Coast-to-Coast.



Supplemental Financial Information



Quarter ended June 30, 2011

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Corporate Profile

Weingarten Realty Investors is an unincorporated trust organized under the Texas Real Estate Investment Trust Act that, through its predecessor entity, began the ownership and development of shopping centers and other commercial real estate in 1948. As of June 30, 2011, we owned or operated under long-term leases, interests in 386 developed income-producing properties and 11 new development properties (including 7 which are income-producing), which are located in 23 states that span the United States from coast to coast. Included in the portfolio are 317 shopping centers, 77 industrial projects, and 3 other operating properties. Our interests in these properties aggregated approximately 44.6 million square feet of leasable area. Our properties were 91.2% leased as of June 30, 2011, and historically our portfolio occupancy rate has never been below 90%.

Corporate Office

2600 Citadel Plaza Drive
P. O. Box 924133
Houston, TX 77292-4133
713-866-6000
www.weingarten.com

Stock Listings

New York Stock Exchange:

Common Shares	WRI
Series D Preferred Shares	WRI-PD
Series E Preferred Shares	WRI-PE
Series F Preferred Shares	WRI-PF
8.1% 2019 Notes	WRD

Forward-Looking Statements

This prospectus supplement and the accompanying prospectus, including documents incorporated by reference, contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act. We intend such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and include this statement for purposes of complying with these safe harbor provisions. These forward-looking statements relate to the company's intentions, beliefs, expectations or projections of the future. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to: (i) disruptions in financial markets, (ii) general economic and local real estate conditions, (iii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or general downturn in their business, (iv) financing risks, such as the inability to obtain equity, debt, or other sources of financing on favorable terms, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates, (vii) the availability of suitable acquisition opportunities, (viii) changes in expected development activity, (ix) increases in operating costs, (x) tax matters, including failure to qualify as a real estate investment trust, could have adverse consequences and (xi) investments through real estate joint ventures and partnerships involve risks not present in investments in which we are the sole investor. Accordingly, there is no assurance that our expectations will be realized.

Non-GAAP Disclosures

The National Association of Real Estate Investment Trusts defines funds from operations ("FFO") as net income (loss) attributable to common shareholders computed in accordance with generally accepted accounting principles, excluding gains or losses from sales of real estate assets and extraordinary items, plus depreciation and amortization of operating properties, including our share of unconsolidated real estate joint ventures and partnerships. We calculate FFO in a manner consistent with the NAREIT definition. Management uses FFO as a supplemental measure to conduct and evaluate our business because there are certain limitations associated with using GAAP net income by itself as the primary measure of our operating performance. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, management believes that the presentation of operating results for real estate companies that uses historical cost accounting is insufficient by itself. There can be no assurance that FFO presented by us is comparable to similarly titled measures of other REITs. FFO should not be considered as an alternative to net income or other measurements under GAAP as an indicator of our operating performance or to cash flows from operating, investing or financing activities as a measure of liquidity. FFO does not reflect working capital changes, cash expenditures for capital improvements or principal payments on indebtedness.

Financial Summary

Weingarten Realty Investors
Condensed Consolidated Statements of Income
(in thousands, except per share amounts)

	Three Months Ended		Six Months Ended		Twelve Months Ended December 31,			
	June 30,		June 30,					
	2011	2010	2011	2010	2010	2009	2008	2007
Revenues:								
Rentals, net	\$ 135,521	\$ 134,320	\$ 266,894	\$ 267,399	\$ 536,727	\$ 549,960	\$ 574,514	\$ 543,058
Other	5,704	3,471	8,426	6,484	13,846	17,927	13,772	13,127
Total	<u>141,225</u>	<u>137,791</u>	<u>275,320</u>	<u>273,883</u>	<u>550,573</u>	<u>567,887</u>	<u>588,286</u>	<u>556,185</u>
Expenses:								
Depreciation and amortization	39,609	37,685	78,040	73,542	149,882	146,493	148,607	121,086
Operating	26,839	25,581	51,122	51,373	105,051	102,387	112,842	98,936
Real estate taxes, net	16,327	16,218	33,072	32,973	64,213	69,936	69,808	63,389
Impairment loss	18,892	15,825	19,662	16,061	33,317	34,983	52,539	
General and administrative	6,612	6,069	13,168	12,660	25,000	25,930	25,761	26,979
Total	<u>108,279</u>	<u>101,378</u>	<u>195,064</u>	<u>186,609</u>	<u>377,463</u>	<u>379,729</u>	<u>409,557</u>	<u>310,390</u>
Operating Income	32,946	36,413	80,256	87,274	173,110	188,158	178,729	245,795
Interest Expense, net	(37,324)	(37,280)	(74,170)	(74,719)	(148,330)	(152,390)	(155,405)	(155,234)
Interest and Other Income, net	1,423	972	3,478	3,835	9,825	11,427	4,333	8,482
Equity in Earnings of Real Estate Joint Ventures and Partnerships, net (a)	3,579	2,630	6,976	5,866	12,889	5,548	12,196	19,853
(Loss) Gain on Redemption of Convertible Senior Unsecured Notes		(135)		(135)	(135)	25,311	12,961	
Gain on Acquisition	4,559		4,559					
Gain on Land and Merchant Development Sales	1		963			18,688	8,342	16,385
(Provision) Benefit for Income Taxes	(119)	320	197	(156)	(222)	(6,313)	10,244	(4,073)
Income from Continuing Operations	<u>5,065</u>	<u>2,920</u>	<u>22,259</u>	<u>21,965</u>	<u>47,137</u>	<u>90,429</u>	<u>71,400</u>	<u>131,208</u>
Operating (Loss) Income from Discontinued Operations	(2,261)	138	(2,365)	367	1,003	3,816	12,475	21,385
Gain on Sale of Property from Discontinued Operations		618		618	814	55,765	68,722	83,659
(Loss) Income from Discontinued Operations	(2,261)	756	(2,365)	985	1,817	59,581	81,197	105,044
Gain (Loss) on Sale of Property	135	(6)	233	842	2,284	25,266	1,998	4,086
Net Income	2,939	3,670	20,127	23,792	51,238	175,276	154,595	240,338
Less: Net Income Attributable to Noncontrolling Interests	(1,236)	(367)	(2,328)	(1,381)	(5,032)	(4,174)	(8,943)	(10,237)
Net Income Adjusted for Noncontrolling Interests	1,703	3,303	17,799	22,411	46,206	171,102	145,652	230,101
Preferred Share Dividends	(8,869)	(8,869)	(17,738)	(17,738)	(35,476)	(35,476)	(34,711)	(25,375)
Redemption Costs of Preferred Shares							(1,850)	
Net (Loss) Income Attributable to Common Shareholders	<u>\$ (7,166)</u>	<u>\$ (5,566)</u>	<u>\$ 61</u>	<u>\$ 4,673</u>	<u>\$ 10,730</u>	<u>\$ 135,626</u>	<u>\$ 109,091</u>	<u>\$ 204,726</u>
Earnings Per Common Share - Basic	<u>\$ (0.06)</u>	<u>\$ (0.05)</u>	<u>\$ -</u>	<u>\$ 0.04</u>	<u>\$ 0.09</u>	<u>\$ 1.24</u>	<u>\$ 1.29</u>	<u>\$ 2.39</u>
Earnings Per Common Share - Diluted	<u>\$ (0.06)</u>	<u>\$ (0.05)</u>	<u>\$ -</u>	<u>\$ 0.04</u>	<u>\$ 0.09</u>	<u>\$ 1.23</u>	<u>\$ 1.28</u>	<u>\$ 2.35</u>

(a) See Page 19 for the Company's pro rata share of the operating results of its unconsolidated real estate joint ventures and partnerships.

Weingarten Realty Investors
Condensed Consolidated Balance Sheets
(in thousands, except per share amounts)

	<u>June 30, 2011</u>	<u>December 31, 2010</u>
ASSETS		
Property	\$ 4,827,374	\$ 4,777,794
Accumulated Depreciation	(1,025,170)	(971,249)
Property, net	<u>3,802,204</u>	<u>3,806,545</u>
Investment in Real Estate Joint Ventures and Partnerships, net (a)	<u>345,404</u>	<u>347,526</u>
Total	4,147,608	4,154,071
Notes Receivable from Real Estate Joint Ventures and Partnerships	159,760	184,788
Unamortized Debt and Lease Costs, net	120,625	116,437
Accrued Rent and Accounts Receivable (net of allowance for doubtful accounts of \$10,332 in 2011 and \$10,137 in 2010)	78,145	95,859
Cash and Cash Equivalents	24,374	23,859
Restricted Deposits and Mortgage Escrows	32,003	10,208
Other, net	193,263	222,633
Total	<u>\$ 4,755,778</u>	<u>\$ 4,807,855</u>
LIABILITIES AND EQUITY		
Debt, net	\$ 2,615,976	\$ 2,589,448
Accounts Payable and Accrued Expenses	108,929	126,767
Other, net	109,287	111,383
Total	<u>2,834,192</u>	<u>2,827,598</u>
Commitments and Contingencies		
Equity:		
Shareholders' Equity:		
Preferred Shares of Beneficial Interest - par value, \$.03 per share;		
shares authorized: 10,000		
6.75% Series D cumulative redeemable preferred shares of beneficial interest; 100 shares issued and outstanding in 2011 and 2010; liquidation preference \$75,000	3	3
6.95% Series E cumulative redeemable preferred shares of beneficial interest; 29 shares issued and outstanding in 2011 and 2010; liquidation preference \$72,500	1	1
6.5% Series F cumulative redeemable preferred shares of beneficial interest; 140 shares issued and outstanding in 2011 and 2010; liquidation preference \$350,000	4	4
Common Shares of Beneficial Interest - par value, \$.03 per share; shares authorized: 275,000; shares issued and outstanding: 120,822 in 2011 and 120,492 in 2010	3,640	3,630
Accumulated Additional Paid-In Capital	1,980,285	1,969,905
Net Income Less Than Accumulated Dividends	(218,126)	(151,780)
Accumulated Other Comprehensive Loss	(20,826)	(21,774)
Shareholders' Equity	<u>1,744,981</u>	<u>1,799,989</u>
Noncontrolling Interests	<u>176,605</u>	<u>180,268</u>
Total Equity	<u>1,921,586</u>	<u>1,980,257</u>
Total	<u>\$ 4,755,778</u>	<u>\$ 4,807,855</u>

(a) This represents the Company's investment of its unconsolidated real estate joint ventures and partnerships. See page 19 for additional information.

Weingarten Realty Investors

Supplemental Financial Data

(in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Funds from Operations				
Numerator:				
Net (loss) income attributable to common shareholders	\$ (7,166)	\$ (5,566)	\$ 61	\$ 4,673
Depreciation and amortization	37,999	35,734	74,927	70,188
Depreciation and amortization of unconsolidated real estate joint ventures and partnerships	5,629	4,922	11,593	9,945
(Gain) on sale of property	(89)	(618)	(187)	(1,461)
(Gain) loss on sale of property of unconsolidated real estate joint ventures and partnerships		(1)	10	1
Funds from Operations - Basic	<u>36,373</u>	<u>34,471</u>	<u>86,404</u>	<u>83,346</u>
Funds from operations attributable to operating partnership units				
Funds from Operations - Diluted	<u>36,373</u>	<u>34,471</u>	<u>86,404</u>	<u>83,346</u>
Adjustments for Recurring FFO:				
Impairment loss, net of tax	21,325	15,940	22,660	16,176
Gain on acquisition	(4,559)		(4,559)	
Loss on redemption of convertible senior unsecured notes		135		135
Extinguishment of debt cost, net	250		250	
Acquisitions costs	163	66	264	66
Litigation settlement, net of tax	(1,040)		(1,040)	
(Gain) on land and merchant development sales, net of tax	(1)		(1,064)	
Recurring Funds from Operations - Diluted	<u>\$ 52,511</u>	<u>\$ 50,612</u>	<u>\$ 102,915</u>	<u>\$ 99,723</u>
Denominator:				
Weighted average shares outstanding - Basic	120,345	119,936	120,244	119,858
Effect of dilutive securities:				
Share options and awards			967	797
Operating partnership units				
Weighted average shares outstanding - Diluted	<u>120,345</u>	<u>119,936</u>	<u>121,211</u>	<u>120,655</u>
Funds from Operations per Share - Basic	\$ 0.30	\$ 0.29	\$ 0.72	\$ 0.70
Funds from Operations Per Share - Diluted	\$ 0.30	\$ 0.29	\$ 0.71	\$ 0.69
Adjustments for Recurring FFO per share:				
Impairment loss, net of tax	0.18	0.13	0.19	0.14
Gain on acquisition	(0.03)		(0.03)	
Loss on redemption of convertible senior unsecured notes				
Extinguishment of debt cost, net				
Acquisitions costs				
Litigation settlement, net of tax	(0.01)		(0.01)	
(Gain) on land and merchant development sales, net of tax			(0.01)	
Recurring Funds from Operations Per Share - Diluted	<u>\$ 0.44</u>	<u>\$ 0.42</u>	<u>\$ 0.85</u>	<u>\$ 0.83</u>
Dividends				
Common Dividends per Share	\$ 0.275	\$ 0.260	\$ 0.550	\$ 0.520
Common Dividends Paid as a % of Funds from Operations	91.4%	90.8%	76.9%	75.0%
General and Administrative Expenses				
General and Administrative Expenses/Total Revenue	4.7%	4.4%	4.8%	4.6%
General and Administrative Expenses/Total Assets before Depreciation	0.11%	0.11%	0.23%	0.22%

Weingarten Realty Investors
Supplemental Income Statement Detail
(in thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Rentals, net				
Base minimum rent, net	\$ 106,752	\$ 103,346	\$ 209,596	\$ 205,141
Straight line rent	651	1,750	2,587	4,549
Over/Under-market rentals, net	331	485	898	730
Percentage rent	770	1,049	1,939	1,990
Tenant reimbursements	27,017	27,690	51,874	54,989
Total	<u>\$ 135,521</u>	<u>\$ 134,320</u>	<u>\$ 266,894</u>	<u>\$ 267,399</u>
Fee Income from Real Estate Joint Ventures and Partnerships				
Recurring	\$ 1,486	\$ 1,649	\$ 3,163	\$ 3,416
Non-Recurring	32	86	86	3,416
Total	<u>\$ 1,518</u>	<u>\$ 1,649</u>	<u>\$ 3,249</u>	<u>\$ 3,416</u>
Interest Expense, net				
Interest paid or accrued	\$ 37,648	\$ 38,424	\$ 75,074	\$ 77,262
Over-market mortgage adjustment of acquired properties, net	(579)	(830)	(1,394)	(1,670)
Amortization of convertible bond discount	572	555	1,144	1,119
Gross interest expense	<u>37,641</u>	<u>38,149</u>	<u>74,824</u>	<u>76,711</u>
Capitalized interest	(317)	(869)	(654)	(1,992)
Total	<u>\$ 37,324</u>	<u>\$ 37,280</u>	<u>\$ 74,170</u>	<u>\$ 74,719</u>
Interest and Other Income, net				
Interest income from joint ventures (primarily construction loans)	\$ 855	\$ 916	\$ 1,749	\$ 2,353
Deferred compensation interest income (loss)	157	(853)	768	(371)
Other	411	909	961	1,853
Total	<u>\$ 1,423</u>	<u>\$ 972</u>	<u>\$ 3,478</u>	<u>\$ 3,835</u>
Supplemental Analyst Information				
Net Operating Income including Joint Ventures				
Revenues	\$ 141,225	\$ 137,791	\$ 275,320	\$ 273,883
Operating expense	(26,839)	(25,581)	(51,122)	(51,373)
Real estate taxes	(16,327)	(16,218)	(33,072)	(32,973)
Total	<u>98,059</u>	<u>95,992</u>	<u>191,126</u>	<u>189,537</u>
Net Operating Income from Discontinued Operations	397	655	1,066	1,358
Minority Interests Share of Net Operating Income and Other Adjustments	(6,038)	(6,176)	(11,910)	(12,051)
Pro rata Income From Consolidated Ventures	<u>92,418</u>	<u>90,471</u>	<u>180,282</u>	<u>178,844</u>
Pro rata share of Unconsolidated Joint Ventures				
Revenues	16,917	14,485	34,105	29,254
Operating expense	(2,852)	(2,416)	(5,735)	(5,005)
Real estate taxes	(2,030)	(1,994)	(4,142)	(3,813)
Total	<u>12,035</u>	<u>10,075</u>	<u>24,228</u>	<u>20,436</u>
Net Operating Income including Joint Ventures	<u>\$ 104,453</u>	<u>\$ 100,546</u>	<u>\$ 204,510</u>	<u>\$ 199,280</u>
Equity in Earnings of Real Estate Joint Ventures and Partnerships, net				
Net income from unconsolidated real estate joint ventures and partnerships	\$ 2,462	\$ 1,735	\$ 4,435	\$ 3,376
Intercompany fee income reclass	1,246	1,253	2,579	3,058
Other adjustments	(129)	(358)	(38)	(568)
Equity in earnings of real estate joint ventures and partnerships, net	<u>\$ 3,579</u>	<u>\$ 2,630</u>	<u>\$ 6,976</u>	<u>\$ 5,866</u>

Weingarten Realty Investors
Supplemental Balance Sheet Detail
(in thousands)

	June 30, 2011	December 31, 2010
Property		
Land	\$ 956,449	\$ 925,497
Land held for development	157,179	170,213
Land under development	15,418	22,967
Buildings and improvements	3,658,921	3,610,889
Construction in-progress	39,407	48,228
Total	<u>\$ 4,827,374</u>	<u>\$ 4,777,794</u>

Straight Line Rent Receivable	<u>\$ 59,829</u>	<u>\$ 57,941</u>
--------------------------------------	------------------	------------------

Other Assets, net		
Notes receivable and mortgage bonds, net	\$ 64,813	\$ 76,716
Debt service guaranty asset	74,075	97,000
Non-qualified benefit plan assets	15,273	15,059
Out-of-market rentals, net	6,818	6,318
Deferred income tax asset	12,172	11,869
Interest rate derivative	7,703	7,192
Other	12,409	8,479
Total	<u>\$ 193,263</u>	<u>\$ 222,633</u>

Other Liabilities, net		
Deferred revenue	\$ 19,388	\$ 21,136
Non-qualified benefit plan liabilities	43,084	41,388
Deferred income tax payable	5,579	6,149
Out-of-market rentals, net	14,783	14,083
Interest rate derivative	177	108
Other	26,276	28,519
Total	<u>\$ 109,287</u>	<u>\$ 111,383</u>

Identified Intangible Assets and Liabilities

Identified Intangible Assets:

Above-market leases (included in Other Assets, net)	\$ 17,780	\$ 16,825
Above-market leases - Accumulated Amortization	(10,962)	(10,507)
Below-market assumed Mortgages (included in Debt, net)	5,722	5,722
Below-market assumed Mortgages - Accumulated Amortization	(1,460)	(1,157)
Valuation of in place leases (included in Unamortized Debt and Lease Costs, net)	77,895	71,272
Valuation of in place leases - Accumulated Amortization	(36,989)	(35,984)
Total	<u>\$ 51,986</u>	<u>\$ 46,171</u>

Identified Intangible Liabilities:

Below-market leases (included in Other Liabilities, net)	\$ 39,468	\$ 37,668
Below-market leases - Accumulated Amortization	(24,685)	(23,585)
Above-market assumed mortgages (included in Debt, net)	45,670	48,149
Above-market assumed mortgages - Accumulated Amortization	(30,505)	(31,288)
Total	<u>\$ 29,948</u>	<u>\$ 30,944</u>

Weingarten Realty Investors

Capitalization and Coverage Ratios

(in thousands, except common share data and percentages)

	June 30, 2011	December 31, 2010
Common Share Data		
Closing Market Price	\$ 25.16	\$ 23.76
Dividend Yield	4.37%	4.38%
90-Day, Average Daily Trading Volume	849,002	1,109,792
Capitalization (As reported)		
Debt	\$ 2,615,976	\$ 2,589,448
Preferred Shares	497,500	497,500
Common Shares at Market	3,039,882	2,862,890
Operating Partnership Units at Market	40,709	39,085
Total Market Capitalization	<u>\$ 6,194,066</u>	<u>\$ 5,988,923</u>
Debt to Total Market Capitalization	42.2%	43.2%
Capitalization (Pro rata)		
Debt	\$ 2,554,881	\$ 2,521,278
Preferred Shares	497,500	497,500
Common Shares at Market	3,039,882	2,862,890
Operating Partnership Units at Market	40,709	39,085
Total Market Capitalization	<u>\$ 6,132,971</u>	<u>\$ 5,920,753</u>
Debt to Total Market Capitalization	41.7%	42.6%
Capital Availability		
Revolving Credit Facility	\$ 500,000	\$ 500,000
Less:		
Balance Outstanding Under Revolving Credit Facility	165,000	
Outstanding Letters of Credit Under Revolving Facility	2,250	52,401
Unused Portion of Credit Facility	<u>\$ 332,750</u>	<u>\$ 447,599</u>
Public Debt Covenant Ratios		
	Restrictions	
Debt to Asset Ratio	Less than 60.0%	45.4% 45.9%
Secured Debt to Asset Ratio	Less than 40.0%	18.9% 19.8%
Fixed Charge Ratio	Greater than 1.5x	2.4x 2.4x
Unencumbered Asset Test	Greater than 100%	253.6% 249.7%
Net Debt to Adjusted EBITDA	6.68x	6.67x
Debt, net of cash and cash equivalents. EBITDA adjusted for gain/loss on sale of real estate and other non-cash items, primarily impairments.		
Credit Ratings		
	S&P	Moody's
Senior Debt	BBB	Baa2
Preferred Shares	BB+	Baa3
Outlook	Stable	Stable

Investment Activity

Weingarten Realty Investors

New Development Properties

As of June 30, 2011

(in thousands at pro rata share, except percentages)

Center Name	Location	Anchors	WRI Own %	Total Square Feet of Building Area (1)		Percent Leased Net @		Pro Rata Spent Year-To- Date	Pro Rata Spent Inception to Date (2)	Total Estimated Investment (3)		Est. Final ROI %	Completions (\$) Year To Date		
				Gross	Net	100%	Gross			WRI Costs	Gross Costs				
UNDER DEVELOPMENT															
1 Dacula Market	Dacula, Georgia	Kroger#	100.0%	117	24	10.8%	81.6%	1,480	1,480	4,235	4,235				
2 Waterford (4)	Leland (Wilmington), North Carolina	Harris Teeter	100.0%	95	90	93.0%	93.4%	82	13,575	14,311	14,311				
3 Surf City Crossing	Surf City (Wilmington), North Carolina	Harris Teeter	100.0%	75	63	85.2%	77.4%	1,357	7,879	7,723	7,723				
4 Ridgeway Trace Center Phase 2	Memphis, Tennessee	Target #, Sports Authority, Best Buy	100.0%	80	80	62.7%	62.7%	2,040	17,502	23,982	23,982				
5 North Towne Plaza	Brownsville, Texas	Lowe's#	100.0%	153	36	32.2%	84.1%	2	4,631	6,321	6,321				
6 Westwood Center	San Antonio, Texas	Wal-Mart #	100.0%	305	70	47.0%	83.1%	510	16,794	15,936	15,936				
7 Tomball Marketplace	Tomball, Texas	Academy#	100.0%	147	62	32.1%	71.5%	6	13,503	15,159	15,159				
8 Tomball Marketplace Phase 2	Tomball, Texas	Academy#, Ross	100.0%	168	100	49.9%	70.1%	1,415	8,101	16,475	16,475				
Total Wholly Owned				1,139	525	58.0%	78.7%	\$ 6,891	\$ 83,464	\$ 104,141	\$ 104,141	7.0%	\$ 14,317		
1 300 West*	Salt Lake City, Utah	Target #	31.8%	210	23	56.9%	85.1%	321	4,377	5,753	18,090				
2 Gardens on Havana* (4)	Aurora (Denver), Colorado	Kohl's, Target, Dick's Sporting Goods, Sprouts	39.8%	427	170	89.9%	89.9%	52	23,044	16,243	40,812				
3 Riverpoint at Sheridan	Sheridan (Denver), Colorado	Costco #, Target #, Regal	50.0%	502	86	59.9%	86.3%	50	37,711	22,030	44,059				
4 Clermont Landing Phase 2*	Clermont, Florida	JC Penney #, Epic Theater #, TJ Maxx, Ross	55.0%	63	19	33.2%	62.6%	-	3,249	3,299	5,998				
Total Joint Venture				1,203	299	76.4%	86.1%	\$ 423	\$ 68,382	\$ 47,325	\$ 108,960	6.8%	\$ 953		
Total 11 Properties Under Development (exclusive of phasing)				2,342	824	68.5%	82.5%	\$ 7,314	\$ 151,846	\$ 151,466	\$ 213,101	7.0%	\$ 15,271		
										Spent Inception to Date (from above)		\$ 151,846		\$ 201,463	
										Additional Capital Needed to Complete		31,387		71,518	
										Reimbursement of Future Property Sales & Bond Proceeds		(31,767)		(59,879)	
										Total Estimated Investment		\$ 151,466		\$ 213,101	
		YTD Completed	3Q '11E	4Q '11E	1Q '12E	2Q '12E	3Q '12E	4Q '12E	Remaining Balance						
Completion (\$)		\$15,271	\$800 - \$2,800	\$9,400 - \$12,400	\$3,600 - \$8,600	\$400 - \$5,400	\$4,300 - \$9,300	\$6,800 - \$11,800	\$31,800 - \$41,800						
Weighted Return (%)		7.3%	6.6% - 7.1%	6.4% - 6.9%	6.7% - 7.2%	6.9% - 7.4%	7.0% - 7.5%	6.7% - 7.2%	6.9% - 7.4%						
Net Operating Income		\$1,115	\$53 - \$199	\$602 - \$856	\$241 - \$619	\$28 - \$400	\$301 - \$698	\$456 - \$850	\$2,194 - \$3,093						

* Unconsolidated Joint Venture

Denotes anchors that are not owned by Weingarten.

(1) Total Building Area (Gross) square footage reflects 100% ownership including square feet owned by other. WRI's share of building area (Net) square footage reflects WRI's ownership percentage excluding square feet owned by other and excluding other possible future building area.

(2) Net of non-cash impairment charges.

(3) Net of anticipated proceeds from land sales and tax incentive financing.

(4) Subsequent to quarter close, these projects were stabilized and moved into existing operations. They will be removed from the new development population in future disclosures.

Note: Phased properties are counted as one property.

Weingarten Realty Investors
Land Held for Development

As of June 30, 2011

(in thousands, except acres and percentages)

<u>Location</u>	<u>Ownership Interest</u>	<u>Gross Acres</u>	<u>Investment (1)</u>	
			<u>100%</u>	<u>Pro Rata</u>
<u>New Development Phased Projects</u>				
US Hwy 1 and Caveness Farms Road, Wake Forest - Raleigh	100.0%	70.6		
Highway 17 and Highway 210, Surf City	100.0%	46.5		
FM 2920 and Future 249, Tomball - Houston	100.0%	10.6		
Decatur at 215 - Las Vegas	100.0%	16.2		
Hwy 85 & Hwy 285, Sheridan, CO	50.0%	23.0		
US 77 & FM 802, Brownsville, TX	100.0%	21.9		
Mississippi at Havana, Aurora - Denver	39.8%	15.4		
US Hwy 17 & US Hwy 74/76, Leland	100.0%	12.6		
Bear Valley Road at Jess Ranch Parkway, Apple Valley III	50.0%	10.9		
Culebra Road and Westwood Loop, San Antonio	100.0%	9.3		
South 300 West & West Paxton Avenue, Salt Lake City, UT	31.8%	5.4		
State Hwy 95 & Bullhead Pkwy, Bullhead City, AZ	100.0%	7.2		
Belle Terre Pkwy & State Rd 100, Palm Coast, FL	100.0%	6.7		
SR 207 & Rolling Hills Drive, St. Augustine, FL	70.0%	5.2		
29th St at Nolana Loop, McAllen, TX	50.0%	3.8		
Bear Valley Road at Jess Ranch Parkway, Apple Valley II	50.0%	3.2		
Southern Ave & Signal Butte Rd, Mesa, AZ	100.0%	2.1		
SEC Poplar Ave at I-240, Memphis, TN	100.0%	1.2		
Total New Development Phased Projects		271.7	\$ 75,320	\$ 60,859
<u>Other Raw Land</u>				
FM 1957 (Potranco Rd) and FM 211, San Antonio	50.0%	198.7		
South Fulton Parkway and SH 92, Union City - Atlanta	100.0%	81.6		
Shary Road and US Hwy 83, Mission	50.0%	36.9		
SH 281 & Wilderness Oaks, San Antonio, TX	100.0%	29.2		
US Hwy 15-501 & Bruce Wood Rd., Southern Pines, NC	100.0%	24.0		
Creedmoor (Highway 50) and Crabtree Valley Avenue, Raleigh	100.0%	11.7		
Lon Adams Rd at Tangerine Farms Rd - Tuscan	50.0%	9.7		
Rock Prairie Rd. at Hwy. 6, College Station	100.0%	9.0		
SH 151 & Ingram Rd, San Antonio, TX	66.7%	8.5		
Young Pines and Curry Ford Rd, Orange County, Florida - Orlando	100.0%	3.0		
Leslie Rd. at Bandera Rd., Helotes	100.0%	1.7		
Other (2)	100.0%	39.5		
Total Raw Land		453.6	\$ 101,928	\$ 76,638
Total Land Held For Development Properties		725.3	\$ 177,248	\$ 137,497

(1) Net of impairment adjustments and valuation adjustments due to consolidation of joint ventures.

(2) Primarily represents land parcels held by WRI for many years that have never been reported as new development assets.

Note: Land costs account for \$142.6 million of total investment at 100%, \$109.9 million at pro rata share.

Weingarten Realty Investors
Disposition and Acquisition Summary
For the Period Ended June 30, 2011
(in thousands at pro rata share)

<u>Center</u>	<u>City/State</u>	<u>Sq. Ft. of Area at 100%</u>	<u>Date Sold</u>	<u>Sales Proceeds</u>	<u>Weighted Sales Cap</u>
<u>Dispositions</u>					
1st Quarter					
Paradise Market Place - Pad	Las Vegas, NV	-	1/25/11		
3500 Atlanta Industrial Parkway (vacant)	Atlanta GA	50	3/31/11		
Siempre Viva Building 2 * (vacant)	San Diego, CA	66	3/31/11		
Harrison Pointe Shopping Center - Pad	Cary, NC	-	3/31/11		
2nd Quarter					
Tomball Marketplace - Kohl's Pad	Tomball, TX	-	4/06/11		
Decatur 215 - Winco Pad	Las Vegas, NV	-	4/13/11		
Pavilions at San Mateo	Albuquerque, NM	45	4/20/11		
Tomball Marketplace - Community Bank Pad	Tomball, TX	-	4/20/11		
Shawnee Village	Shawnee, KS	132	6/14/11		
Rockwall Market Center	Rockwall, TX	209	6/30/11		
Total Dispositions				\$ 45,567	8.40%

<u>Center</u>	<u>City/State</u>	<u>Sq. Ft. of Area at 100%</u>	<u>Date Acquired</u>	<u>Purchase Price</u>	<u>Yield</u>
<u>Acquisitions</u>					
1st Quarter					
Promenade 23 (Redevelopment)	Seattle, WA	97	3/25/11		
2nd Quarter					
Atlantic West *	Jacksonville, FL	67	4/01/11		
Atlantic North *	Jacksonville, FL	68	4/01/11		
Kernan Village *	Jacksonville, FL	85	4/01/11		
Palm Coast Landing Partnership Interest	Palm Coast, FL	167	4/13/11		
Cherry Creek Retail Center	Glendale, CO	79	6/16/11		
Total Acquisitions				\$ 68,482	6.90%

* Unconsolidated real estate joint venture activity

Weingarten Realty Investors
Property Investment Summary
(in thousands at pro rata share)

	<u>Acquisitions</u>	<u>New Development</u>	<u>Major Repairs</u>	<u>Tenant Finish</u>	<u>Remodels/ Existing Development</u> ⁽¹⁾	<u>Outside Broker Fees</u>	<u>All Other</u>	<u>Total</u>
Quarter Ended 3/31/2011	\$ 18,520	\$ 1,688	\$ 1,383	\$ 9,263	\$ 2,401	\$ 1,486	\$ 106	\$ 34,847
Quarter Ended 6/30/2011	50,380	5,626	2,266	10,825	4,395	1,678	142	75,312
Six Months Ended 6/30/2011 ⁽³⁾	\$ 68,900	\$ 7,314	\$ 3,649	\$ 20,088	\$ 6,796	\$ 3,164	\$ 248	\$ 110,159
Year Ended 12/31/2010	193,131	16,710	13,786	29,556	14,608	6,851	1,337	275,979
Year Ended 12/31/2009	-	71,167	10,469	21,672	23,455	3,878	10,507	141,148
Year Ended 12/31/2008	2,685	193,235	20,570	35,290	37,781 ⁽²⁾	5,343	8,231	303,135

(1) Primarily incremental investment on properties formerly classified as new development.

(2) Includes approximately \$12 million for costs incurred in 2008 for new development properties moved to land held for development.

(3) Internal Leasing Fees are approximately \$8.1 million for the six months ended June 30, 2011.

Summary of Debt

Weingarten Realty Investors

Debt Information

(in thousands, except percentages)

	June 30, 2011	2nd Quarter Weighted Average Rate (1)	December 31, 2010	4th Quarter Weighted Average Rate (1)
Outstanding Balance Summary				
Mortgage Debt	\$ 1,051,201	6.28%	\$ 1,123,490	6.36%
7% 2011 Bonds	117,670	7.00%	117,670	7.00%
3.95% Convertible Bonds (2)	131,076	3.95%	129,933	3.95%
8.1% 2019 Notes	100,000	8.10%	100,000	8.10%
Unsecured Notes Payable	916,967	5.51%	918,439	5.51%
Revolving Credit Agreements (3)	177,850	1.65%	80,000	1.75%
Industrial Revenue Bonds	1,754	2.40%	1,916	1.38%
Obligations under Capital Leases	45,383	7.54%	21,000	7.44%
Subtotal Consolidated Debt	2,541,901	5.61%	2,492,448	5.72%
Debt Service Guarantee Liability (4)	74,075		97,000	
Total Consolidated Debt - As Reported	2,615,976	5.61%	2,589,448	5.72%
Less: Noncontrolling Interest	(258,412)		(260,971)	
Plus: WRI Share of Unconsolidated Joint Ventures	197,317		192,801	
Total Debt - Pro rata Share	\$ 2,554,881	5.60%	\$ 2,521,278	5.75%

	Debt Balance	2nd Quarter Weighted Average Rate (1)	% of Total	Weighted Average Remaining Life (yrs)
Fixed vs. Variable Rate Debt (at Pro rata Share) (includes the effect of interest rate swaps)				
As of June 30, 2011				
Fixed-rate debt	\$ 2,232,948	5.97%	87.4%	4.99
Variable-rate debt	321,933	2.56%	12.6%	2.83
Total	<u>\$ 2,554,881</u>	5.60%	<u>100.0%</u>	4.72
As of December 31, 2010				
Fixed-rate debt	\$ 2,267,614	6.05%	89.9%	
Variable-rate debt	253,664	3.64%	10.1%	
Total	<u>\$ 2,521,278</u>	5.75%	<u>100.0%</u>	

Secured vs. Unsecured Debt (at Pro rata Share)

As of June 30, 2011				
Secured Debt	\$ 1,066,680	6.30%	41.8%	5.12
Unsecured Debt	1,488,201	5.06%	58.2%	4.43
Total	<u>\$ 2,554,881</u>	5.60%	<u>100.0%</u>	4.72
As of December 31, 2010				
Secured Debt	\$ 1,119,630	6.43%	44.4%	
Unsecured Debt	1,401,648	5.19%	55.6%	
Total	<u>\$ 2,521,278</u>	5.75%	<u>100.0%</u>	

	As Reported	Pro rata Share
Weighted Average Interest Rates (1)		
Three months ended 06/30/11	5.61%	5.60%
Three months ended 12/31/10	5.72%	5.75%
Twelve months ended 12/31/10	5.73%	5.75%

- (1) Weighted average interest rates exclude the effects of ASC 805 "Business Combinations", discounts on convertible bond repurchases, revolver facility fee, and other loan costs related to financing.
- (2) The convertible bonds, with a face value of \$131.3 million, mature August 1, 2026 with a five year option to redeem anytime after August 2011 and an initial conversion price of \$49.075 per share.
- (3) Weighted average revolving interest rate excludes the effect of the facility fee of 50 basis points on the total commitment paid quarterly in arrears. The weighted average revolving interest rate with the facility fee is 3.85% and 8.49% for the second quarter 2011 and the fourth quarter 2010, respectively.
- (4) Debt service guarantee liability represents bonds issued in association with a guarantee in connection with a project in Denver, Colorado.

Weingarten Realty Investors
Schedule of Maturities
As of June 30, 2011
(in thousands, except percentages)

	<u>As Reported</u>		<u>Pro rata Share</u>					
	<u>Maturities</u>	<u>Weighted Average Rate (4)</u>	<u>Maturities</u>	<u>Weighted Average Rate (4)</u>	<u>Floating Rate</u>	<u>Fixed Rate</u>	<u>Secured</u>	<u>Unsecured</u>
2011 (1) (2)	\$ 161,171	6.89%	\$ 168,357	6.86%	\$ 1,916	\$ 166,441	\$ 40,722	\$ 127,635
2012	307,228	5.73%	316,049	5.73%	4,486	311,563	132,789	183,260
2013	315,094	5.83%	279,608	5.73%	237	279,371	106,017	173,591
2014	473,863	5.65%	428,760	5.53%	237	428,523	113,760	315,000
2015	245,603	6.28%	209,446	6.05%	237	209,209	119,446	90,000
2016	231,311	6.47%	245,405	6.25%	6,749	238,656	170,405	75,000
2017	142,119	6.85%	164,112	6.44%		164,112	139,112	25,000
2018	64,411	7.18%	25,244	6.40%		25,244	15,674	9,570
2019	153,747	7.94%	157,102	7.35%		157,102	57,102	100,000
2020	3,658	7.60%	63,923	7.70%		63,923	63,923	0
Thereafter (2)	198,291	4.86%	200,910	4.94%		200,910	37,923	162,987
Subtotal	2,296,496		2,258,916		13,862	2,245,054	996,873	1,262,043
Revolving Credit Agreements	177,850	1.75% (5)	177,850	1.75% (5)	177,850			177,850
Other (3)	141,630		118,115		10,340	107,775	69,807	48,308
Swap Maturities:								
2014					50,000	(50,000)		
2017					69,881	(69,881)		
Total	\$ 2,615,976	5.64%	\$ 2,554,881	5.63%	\$ 321,933	\$ 2,232,948	\$ 1,066,680	\$ 1,488,201

(1) Includes \$1.8 million of amortizing industrial revenue bonds with a final maturity date of 2015 that are currently callable by the lender.

(2) Thereafter includes \$131.3 million of convertible bonds maturing in 2026 which has a 5 year call and put option in 2011.

(3) Other includes capital leases, ASC 805 "Business Combinations" adjustment, debt service guarantee liability, market value of swaps and discounts on notes.

The debt service guarantee liability represents bonds issued in association with a guarantee in connection with a project in Denver, Colorado.

(4) Weighted average interest rates exclude the effects of ASC 805 "Business Combinations", discounts on convertible bond repurchases, revolver facility fee, and other loan costs related to financing.

(5) Weighted average revolving interest rate excludes the effect of the facility fee of 50 basis points on the total commitment paid quarterly in arrears.

Joint Ventures

Weingarten Realty Investors
Financial Statements of Unconsolidated Real Estate Joint Ventures and Partnerships at 100%
(in thousands)

Condensed Statements of Income	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Revenues:				
Base minimum rent, net	\$ 38,540	\$ 35,194	\$ 76,850	\$ 69,949
Straight line rent	1,053	748	1,796	1,411
Over/Under-market rentals, net	809	729	1,244	1,614
Percentage rent	205	46	333	403
Tenant reimbursements	9,655	9,209	19,099	18,878
Other income	604	1,154	2,870	2,352
Total	50,866	47,080	102,192	94,607
Expenses:				
Depreciation and amortization	16,913	15,298	34,544	30,643
Interest, net	9,573	8,742	18,837	18,141
Operating	8,936	7,915	17,830	16,145
Real estate taxes, net	6,128	6,450	12,606	12,479
General and administrative	877	1,001	1,969	1,897
Provision for income taxes	116	85	201	145
Impairment loss		231	2,058	231
Total	42,543	39,722	88,045	79,681
Loss on sale of property			(21)	(3)
Net income	\$ 8,323	\$ 7,358	\$ 14,126	\$ 14,923

Condensed Balance Sheets

	June 30, 2011	December 31, 2010
ASSETS		
Property	\$ 2,129,542	\$ 2,142,524
Accumulated depreciation	(271,200)	(247,996)
Property, net	1,858,342	1,894,528
Other assets, net	172,392	168,091
Total	\$ 2,030,734	\$ 2,062,619
LIABILITIES AND SHAREHOLDERS' EQUITY		
Debt, net	\$ 559,892	\$ 552,552
Amounts payable to Weingarten Realty Investors	178,875	202,092
Other liabilities, net	48,431	45,331
Total	787,198	799,975
Accumulated equity	1,243,536	1,262,644
Total	\$ 2,030,734	\$ 2,062,619

Weingarten Realty Investors
Financial Statements of Unconsolidated Real Estate Joint Ventures and Partnerships at Pro rata Share
(in thousands)

Condensed Statements of Income	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2011	2010	2011	2010
Revenues:				
Base minimum rent, net	\$ 12,794	\$ 10,643	\$ 25,436	\$ 21,220
Straight line rent	536	334	796	690
Over/Under-market rentals, net	90	148	135	330
Percentage rent	49		78	140
Tenant reimbursements	3,229	2,878	6,333	5,845
Other income	219	482	1,327	1,029
Total	<u>16,917</u>	<u>14,485</u>	<u>34,105</u>	<u>29,254</u>
Expenses:				
Depreciation and amortization	5,629	4,922	11,593	9,945
Interest, net	3,527	2,825	6,833	6,093
Operating	2,852	2,416	5,735	5,005
Real estate taxes, net	2,030	1,994	4,142	3,813
General and administrative	357	439	853	844
Provision for income taxes	60	39	93	61
Impairment loss		116	411	116
Total	<u>14,455</u>	<u>12,751</u>	<u>29,660</u>	<u>25,877</u>
Gain (loss) on sale of property		1	(10)	(1)
Net income	<u>\$ 2,462</u>	<u>\$ 1,735</u>	<u>\$ 4,435</u>	<u>\$ 3,376</u>

Condensed Balance Sheets

	June 30, 2011	December 31, 2010
ASSETS		
Property	\$ 644,297	\$ 649,890
Accumulated depreciation	<u>(91,672)</u>	<u>(84,609)</u>
Property, net	552,625	565,281
Notes receivable from real estate joint ventures and partnerships	5,481	5,561
Unamortized debt and lease costs, net	26,248	24,179
Accrued rent and accounts receivable (net of allowance for doubtful accounts of \$737 in 2011 and \$566 in 2010)	15,633	17,145
Cash and cash equivalents	11,785	9,314
Restricted deposits and mortgage escrows	2,585	3,861
Notes receivable and mortgage bonds, net	426	400
Out-of-market rentals, net	3,030	2,827
Other assets, net	<u>2,394</u>	<u>2,277</u>
Total	<u>\$ 620,207</u>	<u>\$ 630,845</u>
LIABILITIES AND SHAREHOLDERS' EQUITY		
Debt, net	\$ 198,613	\$ 193,989
Amounts payable to Weingarten Realty Investors	80,018	91,581
Accounts payable and accrued expenses	6,482	5,720
Deferred revenue	1,524	1,457
Out-of-market rentals, net	4,305	4,750
Interest rate derivative	580	502
Other liabilities, net	<u>1,588</u>	<u>1,374</u>
Total	<u>293,110</u>	<u>299,373</u>
Accumulated equity	<u>327,097</u>	<u>331,472</u>
Total	<u>\$ 620,207</u>	<u>\$ 630,845</u>

Notes:

The Consolidated Financial Statements at pro rata share include only the real estate operations of joint ventures and partnerships at WRT's ownership percentages. Pro rata financial information is not, and is not intended to be, a presentation in accordance with generally accepted accounting principles.

Weingarten Realty Investors
Investments in Unconsolidated Real Estate Joint Ventures & Partnerships

June 30, 2011

(in thousands, except number of properties and percentages)

<u>Joint Venture Partner</u>	<u>Number of Operating Properties (1)</u>	<u>Total GLA</u>	<u>Total Assets</u>	<u>Total Debt</u>	<u>Weingarten Realty</u>		<u>Investment Balance</u>	<u>Equity in Earnings of Unconsolidated JVs</u>
					<u>Ownership Interest</u>	<u>Share of Debt</u>		
TIAA Florida Retail LLC	7	1,259	\$ 319,793		20.0%		\$ 62,652	\$ 793
AEW SRP, LLC	9	899	161,496	\$ 104,038	25.0%	\$ 26,010	11,806	(7)
Collins	8	1,165	153,587	28,266	50.0%	14,133	55,481	1,214
AEW - Institutional Client	6	523	132,209	66,574	20.0%	13,315	12,598	211
BIT Retail	3	715	152,515		20.0%		29,915	523
BIT Investment Thirty-Six, LP	12	3,995	210,602	17,954	20.0%	3,591	32,568	100
Eagle AN, LP	9	2,560	70,735	40,363	22.5%	9,070	4,808	331
Jamestown	6	1,347	149,105	92,007	20.0%	18,401	11,166	368
Fidelis Realty Partners	1	491	144,471	88,984	57.8%	51,388	30,827	936
Sleiman Enterprises	3	220	30,098	12,567	50.0%	6,283	11,898	58
Other	23	3,785	506,122	109,139	51.7%	56,422	81,686	2,448
Total	87	16,959	\$ 2,030,734	\$ 559,892	29.3%	\$ 198,613	\$ 345,404	\$ 6,976

Joint Venture Description

RETAIL

TIAA Florida Retail LLC	Joint venture with an institutional partner, TIAA-CREF Global Real Estate
AEW SPR, LLC	Retail joint venture with an institutional partner through AEW Capital Management
Collins	Primarily a development joint venture in the Texas Rio Grande valley
AEW - Institutional Client	Joint venture with an institutional partner through AEW Capital Management
BIT Retail	Retail joint venture with Mercantile Real Estate Advisors and its client, the AFL-CIO Building Investment Trust
Jamestown	Retail joint venture in Florida
Fidelis Partners Realty	Retail joint venture in Texas
Sleiman Enterprises	Retail joint venture in Florida

INDUSTRIAL

BIT Investment Thirty-Six, LP	Industrial joint venture with Mercantile Real Estate Advisors and its client, the AFL-CIO Building Investment Trust
Eagle AN, LP	Industrial joint venture with American National Insurance Company

(1) Excludes land held for development.

Weingarten Realty Investors
Mortgage Debt Information for Unconsolidated Joint Ventures & Partnerships
As of June 30, 2011

Balance Summary

<u>Joint Venture Partner</u>	<u># of Mortgaged Properties</u>	<u>Balance (in thousands) (1)</u>	<u>Average Interest Rate (2)</u>	<u>Average Remaining Term (yrs)</u>
AEW SRP, LLC	7	\$ 104,038	5.7%	4.6
Collins	2	28,266	6.2%	10.2
AEW - Institutional Client	6	66,574	5.7%	2.7
BIT Investment Thirty-Six, LP	2	17,954	6.6%	1.5
Eagle AN, LP	2	40,363	5.5%	5.8
Jamestown	6	92,007	5.7%	4.2
Fidelis Realty Partners	1	88,984	4.3%	9.3
Sleiman Enterprises	2	12,567	5.5%	4.1
Other	6	107,019	5.8%	3.9
Total	34	\$ 557,772	5.5%	4.4

Schedule of Maturities

	<u>At 100%</u>		<u>At WRI Share</u>	
	<u>Maturities (in thousands) (1)</u>	<u>Weighted Average Rate (2)</u>	<u>Maturities (in thousands) (1)</u>	<u>Weighted Average Rate (2)</u>
2011	\$ 18,742	5.5%	\$ 8,528	5.4%
2012	48,693	5.4%	12,360	5.3%
2013	54,548	5.4%	19,110	5.3%
2014	115,509	5.3%	26,828	5.3%
2015	40,606	5.3%	10,043	5.3%
2016	79,878	5.2%	21,844	5.2%
2017	56,850	5.1%	25,820	5.0%
2018	6,308	5.1%	3,185	5.0%
2019	6,646	5.1%	3,355	5.0%
2020	118,033	6.3%	60,265	6.3%
Thereafter	11,959	6.4%	5,979	6.4%
Total	\$ 557,772		\$ 197,317	

(1) Excludes non-cash debt related items.

(2) Average and weighted average interest rates exclude the effects of ASC 805 "Business Combinations" and loan costs related to financing.

Note: All mortgages are fixed rate except for one included in "other", which has a variable rate mortgage (\$3.3 million at 100%) and matures in 2012.

Portfolio Summary

Weingarten Realty Investors
Tenant Diversification by Percent of Rental Revenues
(in thousands at pro rata share, except percentages and # of units)
As of 6/30/2011

Rank	Tenant Name	DBAs	# of Units	Rental Revenue	Square Feet
1	The Kroger Co.	Kroger, Smith Food, Ralphs, Fry's Food, King Soopers	27	2.33%	1,306
2	T.J.X. Companies, Inc.	T.J. Maxx, Marshalls, Home Goods	38	2.03%	873
3	Ross Stores, Inc.	Ross Dress for Less	37	1.83%	775
4	Safeway, Inc.	Safeway, Randalls, Von's	18	1.32%	754
5	Petsmart, Inc.		21	1.28%	400
6	Office Depot, Inc.		24	0.97%	435
7	H E Butt Grocery		7	0.96%	367
8	Home Depot, Inc.		5	0.92%	535
9	Harris Teeter		9	0.90%	403
10	Gap, Inc.	Gap, Old Navy, Banana Republic	18	0.89%	263
11	Best Buy, Inc.		12	0.88%	285
12	The Sports Authority		9	0.88%	326
13	Dollar Tree Stores, Inc.	Dollar Tree, Greenbacks	43	0.86%	375
14	24 Hour Fitness Inc.		7	0.78%	179
15	Publix Super Markets, Inc.		22	0.78%	486
16	Petco Animal Supplies, Inc.		22	0.76%	238
17	Bed Bath & Beyond, Inc.		18	0.73%	362
18	Whole Foods		6	0.70%	224
19	Toys 'R' Us	Toys R Us, Babies R Us	9	0.68%	321
20	Raley's	Raley's Bel Air Markets	6	0.63%	331
21	Thrifty Payless, Inc.	Rite Aid	17	0.62%	244
22	Barnes & Noble Inc.	Barnes & Noble, Bookstop Booksellers	9	0.62%	204
23	Office Max Inc.		11	0.62%	238
24	Staples		12	0.61%	241
25	Delhaize Group	Food Lion, Sweet Bay	9	0.56%	355
	Total		416	24.14%	10,521

Weingarten Realty Investors

Portfolio Operating Information

(in thousands at pro rata share, except percentages and # of units and leases)

Lease Expirations

As of June 30, 2011

Year Expiring	Shopping Center		Industrial		Total	
	Percentage of		Percentage of		Percentage of	
	Sq. Ft.	Revenue	Sq. Ft.	Revenue	Sq. Ft.	Revenue
2011	3.22%	3.88%	6.48%	7.50%	4.04%	4.27%
2012	12.16%	13.52%	16.97%	18.29%	13.38%	14.04%
2013	14.35%	15.03%	22.65%	22.78%	16.45%	15.88%
2014	13.68%	13.24%	16.37%	15.08%	14.37%	13.45%
2015	13.23%	12.74%	13.85%	12.44%	13.40%	12.72%
2016-2020	30.30%	30.10%	22.70%	23.01%	28.44%	29.37%
2021-2030	12.11%	10.45%	0.98%	0.90%	9.33%	9.42%

Leasing Activity

Signed Leases

	Number of Leases	Square Feet	New Rent \$PSF	Prior Rent \$PSF	TI's \$PSF	Cash Decrease in Base Rent
Three Months Ended June 30, 2011						
Retail New Leases	110	252	\$16.33	\$17.84	\$9.75	-8.4%
Retail Renewals	250	664	14.85	14.46	0.96	2.7%
Industrial	40	348	4.67	4.63	0.68	0.7%
Not Comparable Spaces	81	363				
Total	481	1,627	\$12.34	\$12.43	\$2.63	-0.7%
Six Months Ended June 30, 2011						
Retail New Leases	202	468	\$16.23	\$17.89	\$12.03	-9.3%
Retail Renewals	480	1,833	13.79	13.50	0.39	2.1%
Industrial	86	838	5.45	5.41	1.32	0.4%
Not Comparable Spaces	150	662				
Total	918	3,801	\$11.93	\$12.00	\$2.38	-0.6%

Occupancy

	Quarter Ended				
	June 30, 2011	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010
Signed Basis					
Retail					
Mid-Atlantic Region	89.9%	89.7%	93.9%	94.4%	94.9%
Southeastern Region	92.0%	92.1%	92.2%	91.8%	91.9%
Western Region	94.5%	94.5%	94.5%	92.1%	91.3%
Mountain Region	93.0%	94.1%	94.3%	94.2%	93.9%
Central Region	92.6%	91.7%	91.8%	91.5%	91.4%
Total Retail	92.4%	92.3%	93.0%	92.6%	92.6%
Industrial	88.0%	87.0%	88.8%	86.9%	86.0%
Total	91.2%	90.9%	91.9%	91.1%	90.8%
Commenced Basis					
Retail					
Mid-Atlantic Region	88.1%	87.1%	90.4%	90.0%	90.0%
Southeastern Region	89.6%	88.5%	89.2%	89.3%	88.5%
Western Region	90.6%	90.5%	88.9%	89.9%	88.4%
Mountain Region	91.1%	92.6%	92.7%	92.5%	91.9%
Central Region	89.0%	88.8%	88.4%	88.3%	89.0%
Total Retail	89.6%	89.5%	89.8%	89.8%	89.6%
Industrial	86.1%	85.8%	87.4%	85.4%	85.6%
Total	88.7%	88.5%	89.2%	88.6%	88.5%

Same Property Net Operating Income Growth (1)

Cash Basis

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2011	2010	2011	2010
Retail				
Central Region	0.4%	0.0%	-0.4%	-1.1%
Mountain Region	0.3%	1.0%	2.0%	-1.8%
Western Region	4.0%	0.4%	1.9%	-1.6%
Mid-Atlantic Region	-1.8%	4.7%	-1.4%	2.7%
Southeast Region	-2.2%	0.5%	-1.1%	-0.9%
Total Retail	0.2%	1.1%	0.2%	-0.7%
Industrial	-5.0%	2.1%	-2.5%	-1.0%
Total	-0.4%	1.2%	-0.1%	-0.7%

(1) Same Property NOI Growth includes the company's share of unconsolidated real estate joint ventures and partnerships and provisions for uncollectible amounts and related recoveries. It excludes the effect of lease cancellation income and straight-line rent adjustments.

Weingarten Realty Investors
Total Net Operating Income by Geographic Region (1)
(in thousands at pro rata share, except percentages)

	<u>Six Months Ended June 30,</u>				<u>Twelve Months Ended December 31,</u>							
	<u>2011</u>	<u>%</u>	<u>2010</u>	<u>%</u>	<u>2010</u>	<u>%</u>	<u>2009</u>	<u>%</u>	<u>2008</u>	<u>%</u>	<u>2007</u>	<u>%</u>
<u>Western Region</u>												
California	\$ 26,466	13.2%	\$ 25,070	13.0%	\$ 50,943	13.1%	\$ 50,136	12.7%	\$ 51,176	12.1%	\$ 50,503	11.3%
Washington	862	0.4%	582	0.3%	1,171	0.3%	1,124	0.3%	1,193	0.3%	1,295	0.3%
Oregon	685	0.3%	673	0.3%	1,345	0.3%	1,342	0.3%	1,385	0.3%	929	0.2%
Total Western Region	28,013	13.9%	26,325	13.6%	53,459	13.7%	52,602	13.3%	53,754	12.7%	52,727	11.8%
<u>Mountain Region</u>												
Nevada	\$ 15,488	7.7%	\$ 15,400	8.0%	\$ 30,906	8.0%	\$ 31,505	8.0%	\$ 34,360	8.1%	\$ 31,338	7.0%
Arizona	12,963	6.5%	11,863	6.2%	24,287	6.2%	26,845	6.8%	26,181	6.2%	23,192	5.2%
Colorado	5,662	2.8%	4,936	2.6%	10,099	2.6%	9,136	2.3%	10,779	2.5%	12,162	2.7%
New Mexico	2,732	1.4%	2,437	1.3%	5,250	1.4%	8,714	2.2%	11,355	2.7%	10,472	2.3%
Utah	1,752	0.9%	1,766	0.9%	3,548	0.9%	3,557	0.9%	3,614	0.9%	3,545	0.8%
Total Mountain Region	38,597	19.3%	36,402	19.0%	74,090	19.1%	79,757	20.2%	86,289	20.4%	80,709	18.0%
<u>Central Region</u>												
Texas	\$ 62,954	31.4%	\$ 59,895	31.3%	\$ 121,035	31.1%	\$ 113,454	28.7%	\$ 124,407	29.2%	\$ 154,800	34.7%
Louisiana	3,916	2.0%	3,819	2.0%	7,715	2.0%	8,363	2.1%	10,907	2.6%	12,831	2.9%
Arkansas	1,538	0.8%	1,460	0.8%	2,065	0.5%	2,960	0.7%	3,129	0.7%	2,378	0.5%
Illinois	1,175	0.6%	1,266	0.7%	3,019	0.8%	1,875	0.5%	1,949	0.5%	1,980	0.4%
Kansas	629	0.3%	1,012	0.5%	2,732	0.7%	3,048	0.8%	3,006	0.7%	3,028	0.7%
Missouri	581	0.3%	595	0.3%	1,214	0.3%	1,405	0.4%	1,182	0.3%	1,440	0.3%
Oklahoma	536	0.3%	468	0.2%	1,034	0.3%	975	0.2%	955	0.2%	1,009	0.2%
Total Central Region	71,330	35.7%	68,516	35.8%	138,814	35.7%	132,080	33.4%	145,535	34.2%	177,466	39.7%
<u>Eastern Region</u>												
North Carolina	\$ 12,947	6.5%	\$ 12,290	6.4%	24,869	6.4%	25,476	6.5%	26,978	6.3%	27,027	6.1%
Georgia	10,189	5.1%	10,829	5.6%	21,798	5.6%	22,643	5.7%	25,039	5.9%	23,929	5.4%
Tennessee	3,686	1.8%	2,632	1.4%	6,261	1.6%	5,009	1.3%	7,015	1.6%	6,964	1.6%
Kentucky	3,387	1.7%	3,458	1.8%	7,019	1.8%	6,766	1.7%	6,629	1.6%	6,787	1.5%
Virginia	1,763	0.9%	1,803	0.9%	3,634	0.9%	3,626	0.9%	2,551	0.6%	2,036	0.5%
South Carolina	129	0.1%	150	0.1%	285	0.1%	306	0.1%	277	0.1%	287	0.1%
Maine	80	0.0%	200	0.1%	321	0.1%	355	0.1%	278	0.1%	381	0.1%
Total Eastern Region	32,180	16.1%	31,362	16.3%	64,186	16.5%	64,181	16.3%	68,767	16.2%	67,411	15.3%
<u>Southeast Region</u>												
Florida	\$ 30,010	15.0%	\$ 29,423	15.3%	\$ 58,135	15.0%	\$ 66,170	16.8%	\$ 70,335	16.4%	\$ 67,400	15.2%
Total Southeast Region	30,010	15.0%	29,423	15.3%	58,135	15.0%	66,170	16.8%	70,335	16.5%	67,400	15.2%
Total Net Operating Income	\$ 200,130	100.0%	\$ 192,029	100.0%	\$ 388,684	100.0%	\$ 394,790	100.0%	\$ 424,681	100.0%	\$ 445,713	100.0%

(1) The Net Operating Income at pro rata share includes the real estate operations of joint ventures at WRI's ownership percentages ranging from 7.8% to 75% except for the operations of downreit partnerships, which are included at 100%. Net Operating Income excludes the effect of lease cancellation income, straight-line rent adjustments and impairment charges. Pro rata financial information is not, and is not intended to be, a presentation in accordance with generally accepted accounting principles.

Weingarten Realty Investors

Average Base Rents by CBSA

As of 6/30/2011

(in thousands at pro rata share, except per square foot amounts)

	# of Properties	GLA	Total ABR	Occupied SF	Annualized Rents	Avg. Base Rents	Occupied SF	Annualized Rents	Avg. Base Rents
				Greater than 10K SF			Less than 10K SF		
Retail									
West Region									
Los Angeles-Long Beach et al, CA	3	584	\$16.98	395	\$5,610	\$14.19	160	\$3,830	\$23.86
Madera, CA	1	85	\$12.92	52	\$522	\$10.02	28	\$511	\$18.35
Modesto, CA	1	79	\$14.89	47	\$476	\$10.01	31	\$697	\$22.28
Redding, CA	1	121	\$16.70	65	\$564	\$8.73	47	\$1,294	\$27.73
Riverside et al, CA	5	734	\$19.11	389	\$5,253	\$13.50	287	\$7,671	\$26.71
Sacramento--Arden et al, CA	5	625	\$11.38	342	\$1,870	\$5.47	227	\$4,606	\$20.29
San Diego-Carlsbad et al, CA	3	286	\$22.25	162	\$2,336	\$14.41	112	\$3,763	\$33.58
San Francisco-Oakland et al, CA	3	442	\$21.58	241	\$3,733	\$15.51	187	\$5,484	\$29.40
San Jose-Sunnyvale et al, CA	2	145	\$20.33	66	\$423	\$6.43	75	\$2,447	\$32.46
Santa Cruz-Watsonville, CA	1	150	\$10.70	93	\$565	\$6.06	45	\$916	\$20.28
Santa Rosa-Petaluma, CA	1	195	\$11.36	55	\$393	\$7.20	24	\$501	\$20.79
Vallejo-Fairfield, CA	3	364	\$16.82	151	\$1,086	\$7.21	161	\$4,155	\$25.81
California	29	3,811	\$17.05	2,058	\$22,830	\$11.09	1,385	\$35,873	\$25.91
Portland-Vancouver et al, OR-WA	3	120	\$13.60	66	\$575	\$8.75	39	\$850	\$21.76
Oregon	3	120	\$13.60	66	\$575	\$8.75	39	\$850	\$21.76
Seattle-Tacoma-Bellevue, WA	5	179	\$15.75	99	\$1,321	\$13.34	60	\$1,179	\$19.73
Washington	5	179	\$15.75	99	\$1,321	\$13.34	60	\$1,179	\$19.73
Total West Region	37	4,110	\$16.90	2,223	\$24,726	\$11.13	1,483	\$37,902	\$25.55
Mountain Region									
Lake Havasu City-Kingman, AZ	1	182	\$14.51	112	\$1,425	\$12.67	24	\$549	\$23.28
Phoenix-Mesa-Scottsdale, AZ	17	1,389	\$13.99	757	\$6,311	\$8.34	545	\$11,892	\$21.84
Tucson, AZ	5	630	\$14.79	293	\$2,478	\$8.47	208	\$4,934	\$23.68
Arizona	23	2,202	\$14.23	1,162	\$10,214	\$8.79	776	\$17,376	\$22.38
Colorado Springs, CO	2	299	\$8.50	243	\$1,804	\$7.42	39	\$591	\$15.28
Denver-Aurora, CO	11	1,195	\$15.02	560	\$6,319	\$11.28	305	\$6,683	\$21.89
Colorado	13	1,494	\$13.42	803	\$8,123	\$10.11	344	\$7,275	\$21.14
Las Vegas-Paradise, NV	13	2,366	\$14.92	1,504	\$15,878	\$10.56	683	\$16,750	\$24.52
Nevada	13	2,366	\$14.92	1,504	\$15,878	\$10.56	683	\$16,750	\$24.52
Albuquerque, NM	4	430	\$14.98	199	\$1,993	\$10.04	156	\$3,324	\$21.25
New Mexico	4	430	\$14.98	199	\$1,993	\$10.04	156	\$3,324	\$21.25
Provo-Orem, UT	1	30	\$16.07	12	\$165	\$13.96	18	\$316	\$17.44
Salt Lake City, UT	3	288	\$12.33	188	\$1,913	\$10.19	76	\$1,334	\$17.62
Utah	4	319	\$12.71	200	\$2,078	\$10.42	94	\$1,650	\$17.58
Total Mountain Region	57	6,810	\$14.30	3,867	\$38,287	\$9.90	2,054	\$46,374	\$22.58
Central Region									
Little Rock-N. Little Rock, AR	3	358	\$9.12	298	\$2,314	\$7.76	56	\$919	\$16.36
Arkansas	3	358	\$9.12	298	\$2,314	\$7.76	56	\$919	\$16.36
Chicago et al, IL-IN-WI	1	304	\$10.76	268	\$2,554	\$9.52	21	\$558	\$26.90
Illinois	1	304	\$10.76	268	\$2,554	\$9.52	21	\$558	\$26.90
Topeka, KS	1	116	\$8.57	116	\$991	\$8.57	0	\$0	\$0.00
Kansas	1	116	\$8.57	116	\$991	\$8.57	0	\$0	\$0.00
Hammond, LA	1	225	\$6.68	96	\$287	\$2.99	89	\$946	\$10.68
Lafayette, LA	1	138	\$9.63	75	\$530	\$7.08	62	\$789	\$12.71
Lake Charles, LA	4	447	\$7.33	309	\$1,746	\$5.66	89	\$1,171	\$13.08
Monroe, LA	1	141	\$5.61	89	\$341	\$3.82	44	\$407	\$9.23
New Orleans-Metairie-Kenner, LA	2	140	\$14.59	78	\$772	\$9.87	62	\$1,276	\$20.53

	# of Properties	GLA	Total ABR	Occupied SF	Annualized Rents	Avg. Base Rents	Occupied SF	Annualized Rents	Avg. Base Rents
				Greater than 10K SF			Less than 10K SF		
Shreveport-Bossier City, LA	1	5	\$23.57	0	\$0	\$0.00	5	\$120	\$23.57
Louisiana	10	1,097	\$8.40	647	\$3,676	\$5.68	351	\$4,708	\$13.40
St. Louis, MO-IL	2	229	\$8.95	130	\$1,068	\$8.21	46	\$505	\$11.04
Missouri	2	229	\$8.95	130	\$1,068	\$8.21	46	\$505	\$11.04
Oklahoma City, OK	2	164	\$7.66	104	\$570	\$5.51	50	\$603	\$12.17
Oklahoma	2	164	\$7.66	104	\$570	\$5.51	50	\$603	\$12.17
Amarillo, TX	2	68	\$9.23	11	\$48	\$4.22	29	\$324	\$11.19
Beaumont-Port Arthur, TX	6	281	\$8.35	158	\$799	\$5.06	91	\$1,282	\$14.02
Brownsville-Harlingen, TX	1	12	\$12.38	0	\$0	\$0.00	8	\$99	\$12.38
College Station-Bryan, TX	1	107	\$10.86	86	\$923	\$10.74	21	\$239	\$11.39
Corpus Christi, TX	1	372	\$13.49	245	\$2,312	\$9.43	115	\$2,556	\$22.13
Dallas-Fort Worth-Arlington, TX	9	1,062	\$13.60	457	\$5,114	\$11.20	375	\$6,186	\$16.51
Houston-Baytown-Sugar Land, TX	63	5,053	\$14.48	2,923	\$29,215	\$10.00	1,777	\$38,828	\$21.85
Killeen-Temple-Fort Hood, TX	1	115	\$12.54	98	\$1,084	\$11.04	17	\$360	\$21.17
Laredo, TX	2	374	\$13.89	219	\$2,408	\$10.98	98	\$1,997	\$20.44
Lubbock, TX	1	152	\$9.38	112	\$740	\$6.58	38	\$675	\$17.64
Lufkin, TX	1	248	\$6.40	205	\$1,080	\$5.27	18	\$346	\$19.32
McAllen-Edinburg-Pharr, TX	7	494	\$12.28	360	\$3,600	\$10.01	98	\$2,026	\$20.63
Rio Grande City, TX	1	88	\$11.28	76	\$804	\$10.63	10	\$158	\$16.34
San Antonio, TX	7	600	\$12.25	345	\$2,990	\$8.67	188	\$3,536	\$18.85
Tyler, TX	1	60	\$6.94	33	\$212	\$6.35	4	\$46	\$12.06
Texas	104	9,087	\$13.39	5,328	\$51,330	\$9.63	2,886	\$58,657	\$20.32
Total Central Region	123	11,354	\$12.47	6,891	\$62,503	\$9.07	3,410	\$65,950	\$19.34
Mid-Atlantic Region									
Atlanta-Sandy Springs et al, GA	14	1,561	\$13.72	824	\$7,785	\$9.44	460	\$9,841	\$21.38
Gainesville, GA	1	28	\$13.36	21	\$239	\$11.31	5	\$107	\$22.41
Georgia	15	1,589	\$13.71	845	\$8,024	\$9.49	465	\$9,948	\$21.39
Lexington-Fayette, KY	2	299	\$13.69	218	\$2,023	\$9.27	177	\$3,394	\$19.14
Louisville, KY-IN	1	169	\$11.90	93	\$848	\$9.17	69	\$1,077	\$15.55
Kentucky	3	468	\$13.17	311	\$2,872	\$9.24	247	\$4,471	\$18.13
Lewiston-Auburn, ME	1	128	\$5.99	61	\$313	\$5.18	21	\$172	\$8.37
Maine	1	128	\$5.99	61	\$313	\$5.18	21	\$172	\$8.37
Charlotte-Gastonia et al, NC-SC	4	319	\$16.91	154	\$2,136	\$13.91	130	\$2,658	\$20.46
Durham, NC	6	287	\$11.59	157	\$1,390	\$8.86	84	\$1,408	\$16.67
Raleigh-Cary, NC	12	1,548	\$11.56	953	\$7,409	\$7.78	488	\$9,238	\$18.94
Southern Pines-Pinehurst, NC	1	252	\$8.97	131	\$683	\$5.20	74	\$1,156	\$15.69
Wilmington, NC	2	133	\$11.68	98	\$883	\$9.05	32	\$626	\$19.79
North Carolina	25	2,539	\$12.00	1,492	\$12,501	\$8.38	807	\$15,086	\$18.69
Hilton Head Island-Beaufort, SC	1	22	\$14.86	5	\$47	\$9.00	13	\$230	\$17.16
South Carolina	1	22	\$14.86	5	\$47	\$9.00	13	\$230	\$17.16
Memphis, TN-MS-AR	7	582	\$12.91	371	\$4,134	\$11.15	152	\$2,621	\$17.20
Tennessee	7	582	\$12.91	371	\$4,134	\$11.15	152	\$2,621	\$17.20
Total Mid-Atlantic Region	52	5,328	\$12.61	3,085	\$27,891	\$9.04	1,705	\$32,528	\$19.08
Southeast Region									
Fort Walton Beach et al, FL	2	70	\$15.00	50	\$676	\$13.45	15	\$310	\$20.06
Jacksonville, FL	5	429	\$10.54	335	\$2,806	\$8.36	82	\$1,593	\$19.41
Miami-Fort Lauderdale et al, FL	17	1,107	\$15.87	576	\$6,082	\$10.56	405	\$9,485	\$23.45
Orlando, FL	14	1,782	\$15.23	1,083	\$13,265	\$12.25	456	\$10,177	\$22.33
Palm Bay-Melbourne et al, FL	3	182	\$8.73	102	\$590	\$5.79	54	\$768	\$14.32
Palm Coast, FL	1	167	\$18.09	106	\$1,477	\$13.90	61	\$1,541	\$25.47
Port St. Lucie-Fort Pierce, FL	1	50	\$10.60	43	\$384	\$8.99	6	\$132	\$22.21
Punta Gorda, FL	2	25	\$16.75	15	\$215	\$14.34	6	\$132	\$23.06
Sarasota-Bradenton-Venice, FL	1	97	\$10.68	46	\$324	\$7.13	28	\$463	\$16.41

	# of Properties	GLA	Total ABR	Occupied	Annualized	Avg. Base	Occupied	Annualized	Avg. Base
				SF	Rents	Rents	SF	Rents	Rents
				Greater than 10K SF			Less than 10K SF		
Tampa-St. Petersburg et al, FL	5	1,095	\$13.10	635	\$6,444	\$10.15	303	\$5,836	\$19.29
Florida	51	5,004	\$14.23	2,992	\$32,264	\$10.79	1,414	\$30,438	\$21.52
Total Southeast Region	51	5,004	\$14.23	2,992	\$32,264	\$10.79	1,414	\$30,438	\$21.52
Total Retail	320	32,606	\$13.70	19,057	\$185,672	\$9.74	10,067	\$213,191	\$21.18
<u>Industrial</u>									
<u>West Region</u>									
San Diego-Carlsbad et al, CA	1	132	\$6.01	41	\$241	\$5.92	1	\$9	\$10.18
California	1	132	\$6.01	41	\$241	\$5.92	1	\$9	\$10.18
Total West Region	1	132	\$6.01	41	\$241	\$5.92	1	\$9	\$10.18
<u>Central Region</u>									
Austin-Round Rock, TX	6	428	\$9.67	83	\$854	\$10.26	266	\$2,524	\$9.48
Dallas-Fort Worth-Arlington, TX	16	2,516	\$4.62	1,590	\$6,708	\$4.22	429	\$2,621	\$6.11
Houston-Baytown-Sugar Land, TX	27	2,930	\$5.62	2,346	\$12,291	\$5.24	373	\$2,974	\$7.98
San Antonio, TX	4	687	\$5.34	361	\$1,975	\$5.47	179	\$910	\$5.09
Texas	53	6,561	\$5.48	4,380	\$21,827	\$4.98	1,247	\$9,030	\$7.24
Total Central Region	53	6,561	\$5.48	4,380	\$21,827	\$4.98	1,247	\$9,030	\$7.24
<u>Mid-Atlantic Region</u>									
Atlanta-Sandy Springs et al, GA	7	1,367	\$3.79	1,022	\$3,822	\$3.74	21	\$134	\$6.42
Georgia	7	1,367	\$3.79	1,022	\$3,822	\$3.74	21	\$134	\$6.42
Memphis, TN-MS-AR	3	685	\$2.54	576	\$1,463	\$2.54	2	\$8	\$4.21
Tennessee	3	685	\$2.54	576	\$1,463	\$2.54	2	\$8	\$4.21
Richmond, VA	9	903	\$5.01	704	\$3,498	\$4.97	4	\$52	\$13.92
Virginia	9	903	\$5.01	704	\$3,498	\$4.97	4	\$52	\$13.92
Total Mid-Atlantic Region	19	2,955	\$3.85	2,303	\$8,782	\$3.81	26	\$193	\$7.32
<u>Southeast Region</u>									
Lakeland, FL	2	768	\$4.75	545	\$2,586	\$4.75	0	\$0	\$0.00
Tampa-St. Petersburg et al, FL	3	896	\$3.77	727	\$2,714	\$3.73	17	\$91	\$5.32
Florida	5	1,665	\$4.18	1,272	\$5,300	\$4.17	17	\$91	\$5.32
Total Southeast Region	5	1,665	\$4.18	1,272	\$5,300	\$4.17	17	\$91	\$5.32
Total Industrial	78	11,313	\$4.90	7,995	\$36,151	\$4.52	1,291	\$9,324	\$7.22

Joint venture properties are reflected at WRI's pro rata share.

Occupied SF based on commenced leases.

of properties and GLA differ from property list due to new development properties with no commenced leases and the combining of certain properties on the property list.

Property Listing

Weingarten Realty Investors

Summary Property Listing

As of June 30, 2011

<u>ALL PROPERTIES BY STATE</u>	<u># of Properties</u>	<u>Gross Leasable Area</u>			
		<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Arizona	24	2,222,831	-	1,462,718	3,685,549
Arkansas	3	358,030	-	-	358,030
California	30	3,943,198	878,518	835,463	5,657,177
Colorado	13	1,493,516	1,123,079	1,572,780	4,189,373
Florida	55	6,669,036	3,320,694	1,798,819	11,788,547
Georgia	24	3,151,071	933,066	808,806	4,892,943
Illinois	1	303,566	-	-	303,566
Kansas	1	115,716	-	-	115,716
Kentucky	4	610,815	-	127,614	738,429
Louisiana	11	1,150,995	423,587	693,875	2,268,457
Maine	1	128,348	42,783	-	171,131
Missouri	2	229,232	28,317	-	257,549
Nevada	12	2,365,942	-	1,329,371	3,695,313
New Mexico	4	429,730	-	260,608	690,338
North Carolina	25	2,539,182	181,859	742,374	3,463,415
Oklahoma	2	163,996	-	-	163,996
Oregon	3	119,909	90,927	62,600	273,436
South Carolina	1	21,530	64,590	-	86,120
Tennessee	9	1,266,681	677,263	137,740	2,081,684
Texas	154	15,935,822	5,530,013	3,102,963	24,568,798
Utah	4	318,875	86,981	435,160	841,016
Virginia	9	902,995	1,601,942	-	2,504,937
Washington	5	178,535	327,497	65,346	571,378
Grand Total	397	44,619,551	15,311,116	13,436,237	73,366,898
Total Retail	317	32,833,550	10,129,836	13,235,387	56,198,767
Total Industrial	77	11,505,698	5,181,280	200,850	16,887,828
Total Other	3	280,303	-	-	280,303

Footnotes for detail property listing

(1) Denotes partial ownership. The square feet figures represent WRI's proportionate ownership of the property held by the joint venture or partnership.

(2) Denotes property currently under development.

(3) Denotes properties that are not consolidated for SEC reporting purposes.

(+) Denotes supermarket or discount store offering full service grocery along with general merchandise.

NOTE: Square feet is reflective of area available to be leased. Certain listed properties may have additional square feet under WRI ownership.

Weingarten Realty Investors
Property Listing
As of June 30, 2011

Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
Retail								
Operating Properties								
Arizona								
Mohave Crossroads	Lake Havasu City-Kingman, AZ	Target (O.B.O.), Kohls (O.B.O.), PetSmart, Staples, Bed Bath & Beyond, Ross Dress for Less	100.0%		182,168	0	197,360	379,528
Palmilla Center	Phoenix-Mesa-Scottsdale, AZ	Office Max, PetSmart, Dollar Tree, Fry's Supermarket + (O.B.O.)	100.0%		103,568	0	70,255	173,823
Raintree Ranch	Phoenix-Mesa-Scottsdale, AZ	Whole Foods +	100.0%		135,750	0	3,198	138,948
Arrowhead Festival S.C.	Phoenix-Mesa-Scottsdale, AZ	Borders (O.B.O.), Sports Authority (O.B.O.), Toys "R" Us (O.B.O.), Bed Bath & Beyond (O.B.O.)	100.0%		29,834	0	168,624	198,458
Fry's Ellsworth Plaza	Phoenix-Mesa-Scottsdale, AZ	Fry's Supermarket + (O.B.O.)	100.0%		9,034	0	64,574	73,608
Monte Vista Village Center	Phoenix-Mesa-Scottsdale, AZ	Safeway + (O.B.O.)	100.0%		45,751	0	62,800	108,551
Red Mountain Gateway	Phoenix-Mesa-Scottsdale, AZ	Target (O.B.O.), Bed Bath & Beyond, Famous Footwear	100.0%		69,212	0	129,800	199,012
The Shoppes at Parkwood Ranch	Phoenix-Mesa-Scottsdale, AZ	Hobby Lobby, Dollar Tree	100.0%		92,626	0	14,112	106,738
Camelback Village Square	Phoenix-Mesa-Scottsdale, AZ	Fry's Supermarket +, Office Max	100.0%		134,494	0	108,220	242,714
Laveen Village Market	Phoenix-Mesa-Scottsdale, AZ	Fry's Supermarket + (O.B.O.), Home Depot (O.B.O.)	100.0%		40,025	0	279,042	319,067
Rancho Encanto	Phoenix-Mesa-Scottsdale, AZ	Fresh N Easy +, Family Dollar, Leon Furniture	100.0%		66,787	0	0	66,787
Squaw Peak Plaza	Phoenix-Mesa-Scottsdale, AZ	Basha's +	100.0%		60,728	0	0	60,728
Desert Village	Phoenix-Mesa-Scottsdale, AZ	CVS Pharmacy, AJ Fine Foods +	100.0%		101,828	0	0	101,828
Fountain Plaza	Phoenix-Mesa-Scottsdale, AZ	Fry's Supermarket +, Dollar Tree, Lowes (O.B.O.)	100.0%		102,761	0	165,000	267,761
Scottsdale Horizon	Phoenix-Mesa-Scottsdale, AZ	Safeway + (O.B.O.)	100.0%		10,237	0	0	10,237
Basha's Valley Plaza	Phoenix-Mesa-Scottsdale, AZ	Basha's +, Ross Dress for Less	100.0%		145,518	0	0	145,518
Broadway Marketplace	Phoenix-Mesa-Scottsdale, AZ	Office Max, Ace Hardware	100.0%		82,757	0	0	82,757
Pueblo Anozira	Phoenix-Mesa-Scottsdale, AZ	Fry's Food & Drug +, Petco, Dollar Tree	100.0%		158,269	0	0	158,269
Entrada de Oro	Tucson, AZ	Wal-Mart Neighborhood Market +	100.0%		88,665	0	20,406	109,071
Madera Village	Tucson, AZ	Safeway +, Walgreens, Dollar Tree	100.0%		96,732	0	10,594	107,326
Oracle Crossings	Tucson, AZ	Kohl's, Sprouts Farmers Market +, Home Goods	100.0%		250,541	0	10,000	260,541
Oracle Wetmore	Tucson, AZ	Home Depot (O.B.O.), PetSmart, Walgreens, Ulta	100.0%		150,496	0	136,882	287,378
Shoppes at Bears Path	Tucson, AZ	Oscor Drug (O.B.O.), Carondelet Health Care Corp., Leslie Pools	100.0%		43,928	0	21,851	65,779
Arizona Total:	# of Properties: 23				2,201,709	0	1,462,718	3,664,427
Arkansas								
Markham Square	Little Rock-N. Little Rock, AR	Burlington Coat Factory, Ross Dress for Less	100.0%		126,904	0	0	126,904
Markham West	Little Rock-N. Little Rock, AR	Office Depot, Michaels, Academy, Bassett Furniture, Dollar Tree	100.0%		178,500	0	0	178,500
Westgate	Little Rock-N. Little Rock, AR	SteinMart	100.0%		52,626	0	0	52,626
Arkansas Total:	# of Properties: 3				358,030	0	0	358,030
California								
Centerwood Plaza	Los Angeles-Long Beach et al, CA	Bestway Supermarket +, Buck-A-Roos	100.0%		75,486	0	0	75,486
Buena Vista Marketplace	Los Angeles-Long Beach et al, CA	Ralph's +, Dollar Tree	100.0%		90,805	0	0	90,805
Westminster Center	Los Angeles-Long Beach et al, CA	Albertsons +, Home Depot, Edward's Cinema, Rite Aid, Petco, Ross Dress for Less	100.0%		417,820	0	0	417,820
Hallmark Town Center	Madera, CA	Food 4 Less +, Bally Total Fitness	100.0%		85,066	0	0	85,066
Marshalls Plaza	Modesto, CA	Marshalls, Dress Barn, Guitar Center	100.0%		78,752	0	0	78,752
Shasta Crossroads	Redding, CA	Food Maxx +, Target (O.B.O.), Sports Authority (O.B.O.), Ashley Furniture (O.B.O.)	100.0%		121,183	0	131,468	252,651
Jess Ranch Marketplace	Riverside et al, CA	Winco Foods + (O.B.O.), Burlington Coat Factory, PetSmart, Rite Aid, Big 5	50.0%	(1)(3)	104,384	104,384	99,170	307,937
Jess Ranch Phase III	Riverside et al, CA	Best Buy, Cinemark Theatres, Bed Bath & Beyond, 24 Hour Fitness	50.0%	(1)(3)	89,758	89,758	5,532	185,047
Chino Hills Marketplace	Riverside et al, CA	Rite Aid, Von's +, 24 Hour Fitness, Dollar Tree	100.0%		311,124	0	0	311,124
Menifee Town Center	Riverside et al, CA	Ralph's +, Ross Dress for Less, Dollar Tree	100.0%		124,431	0	124,303	248,734

Weingarten Realty Investors
Property Listing
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Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
Stoneridge Town Centre	Riverside et al, CA	Super Target + (O.B.O.), Best Buy, Office Max, Kohl's	67.0%	(1)(3)	104,692	51,565	275,015	431,272
Prospectors Plaza	Sacramento--Arden et al, CA	SaveMart +, Kmart, Long's Drug Store	100.0%		228,345	0	0	228,345
Arcade Square	Sacramento--Arden et al, CA	Grocery Outlet +, Lifestyle Furniture	100.0%		76,497	0	0	76,497
Discovery Plaza	Sacramento--Arden et al, CA	Bel Air Market +	100.0%		93,491	0	0	93,491
Summerhill Plaza	Sacramento--Arden et al, CA	Raley's +, Dollar Tree	100.0%		128,880	0	0	128,880
Valley	Sacramento--Arden et al, CA	Raley's +	100.0%		98,240	0	0	98,240
El Camino Promenade	San Diego-Carlsbad et al, CA	T.J. Maxx, Beverages & More, Staples, Dollar Tree	100.0%		129,651	0	0	129,651
Rancho San Marcos Village	San Diego-Carlsbad et al, CA	Von's +, 24 Hour Fitness	100.0%		120,829	0	0	120,829
San Marcos Plaza	San Diego-Carlsbad et al, CA	Albertsons + (O.B.O.)	100.0%		35,880	0	45,206	81,086
580 Market Place	San Francisco-Oakland et al, CA	Petco, 24 Hour Fitness, Safeway +	100.0%		100,165	0	0	100,165
Fremont Gateway Plaza	San Francisco-Oakland et al, CA	Raley's +, 24 Hour Fitness, Big Cinemas	100.0%		194,601	0	0	194,601
Greenhouse Marketplace	San Francisco-Oakland et al, CA	Safeway + (O.B.O.), Longs Drug Stores (O.B.O.), Big Lots, 99 Cents Only, Factory 2 U	100.0%		147,063	0	89,769	236,832
Silver Creek Plaza	San Jose-Sunnyvale et al, CA	Safeway +, Walgreens, Orchard Supply (O.B.O.)	100.0%		132,925	0	65,000	197,925
Tully Corners Shopping Center	San Jose-Sunnyvale et al, CA	Food Maxx +, Petco	10.0%	(1)(3)	11,599	104,393	0	115,992
Freedom Centre	Santa Cruz-Watsonville, CA	Rite Aid, Big Lots, Safeway +, Ace Hardware	100.0%		150,241	0	0	150,241
Stony Point Plaza	Santa Rosa-Petaluma, CA	Food Maxx +	100.0%		195,192	0	0	195,192
Southampton Center	Vallejo-Fairfield, CA	Raley's +, Ace Hardware	100.0%		162,764	0	0	162,764
Sunset Center	Vallejo-Fairfield, CA	Rite Aid, In-Shape City	100.0%		85,238	0	0	85,238
Creekside Center	Vallejo-Fairfield, CA	Raley's +, Blockbuster	100.0%		115,991	0	0	115,991
California Total:	# of Properties: 29				3,811,093	350,100	835,463	4,996,654
Colorado								
Academy Place	Colorado Springs, CO	Safeway + (O.B.O.), Ross Dress For Less, Target (O.B.O.)	100.0%		83,878	0	206,586	290,464
Uintah Gardens	Colorado Springs, CO	King Sooper's +, Walgreens, Petco, Big 5 Sporting Goods, ARC Thrift	100.0%		214,774	0	0	214,774
Aurora City Place	Denver-Aurora, CO	PetSmart, Barnes & Noble, Ross Dress For Less, Sports Authority, Super Target + (O.B.O.)	50.0%	(1)(3)	182,642	182,642	182,000	547,283
Green Valley Ranch Towne Center	Denver-Aurora, CO	King Sooper's + (O.B.O.)	50.0%	(1)(3)	28,474	28,474	58,000	114,947
Lowry Town Center	Denver-Aurora, CO	Albertsons + (O.B.O.)	50.0%	(1)(3)	38,349	38,349	52,700	129,398
Edgewater Marketplace	Denver-Aurora, CO	King Sooper's +, Ace Hardware, Target (O.B.O.)	100.0%		145,780	0	126,000	271,780
CityCenter Englewood	Denver-Aurora, CO	Wal-Mart (O.B.O.), Ross Dress for Less, Sports Authority, Office Depot, Bally Total Fitness, Petco	51.0%	(1)(3)	137,346	131,960	90,000	359,305
Cherry Creek	Denver-Aurora, CO	Sports Authority, PetsMart, Target (O.B.O.)	100.0%		78,148	0	194,523	272,671
Crossing at Stonegate	Denver-Aurora, CO	King Sooper's +	51.0%	(1)(3)	55,620	53,438	0	109,058
Thorncreek Crossing	Denver-Aurora, CO	Super Target + (O.B.O.), Sunflower Farmers Market +, Barnes & Noble, Office Max, Michaels, Dollar Tree, Cost Plus	51.0%	(1)(3)	108,190	103,947	174,000	386,137
Westminster Plaza	Denver-Aurora, CO	Safeway +, Walgreens (O.B.O.)	50.0%	(1)	48,506	48,506	14,100	111,113
Colorado Total:	# of Properties: 11				1,121,707	587,316	1,097,909	2,806,930
Florida								
Paradise Key at Kelly Plantation	Fort Walton Beach et al, FL	Publix +, Bed Bath & Beyond, Ross, Old Navy, SteinMart	10.0%	(1)(3)	27,178	244,599	0	271,777
Shoppes at Paradise Isle	Fort Walton Beach et al, FL	Best Buy, Michaels, Office Depot, PetSmart, Big Lots	25.0%	(1)(3)	42,917	128,752	0	171,669
Argyle Village	Jacksonville, FL	Bed Bath & Beyond, Publix +, T.J. Maxx, Babies "R" Us, Jo-Ann's Fabrics, Michaels	100.0%		312,447	0	0	312,447
Atlantic North	Jacksonville, FL	Academy	50.0%	(1)(3)	33,842	33,842	0	67,685
Atlantic West	Jacksonville, FL	Dollar Tree, Office Depot, Shoe Carnival, TJ Maxx, Kohl's (O.B.O.)	50.0%	(1)(3)	33,736	33,736	96,010	163,481
Kernan Village	Jacksonville, FL	Ross, Petco, Walmart (O.B.O.)	50.0%	(1)(3)	42,652	42,652	203,622	288,925
Epic Village - St. Augustine	Jacksonville, FL	Epic Theaters (O.B.O.)	70.0%	(1)	6,103	2,615	51,977	60,695
Boca Lyons	Miami-Fort Lauderdale et al, FL	Ross Dress for Less, Ethan Allen, Dollar Tree	100.0%		117,515	0	0	117,515
Embassy Lakes	Miami-Fort Lauderdale et al, FL	Winn Dixie +, Tuesday Morning	100.0%		131,723	0	48,214	179,937
Hollywood Hills Plaza	Miami-Fort Lauderdale et al, FL	Publix +, Target, CVS/pharmacy	20.0%	(1)(3)	72,957	291,828	0	364,785

Weingarten Realty Investors
Property Listing
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Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
TJ Maxx Plaza	Miami-Fort Lauderdale et al, FL	T.J. Maxx, Winn Dixie +, Dollar Tree	100.0%		161,429	0	0	161,429
Palm Lakes Plaza	Miami-Fort Lauderdale et al, FL	Publix +, CVS/pharmacy	20.0%	(1)(3)	22,750	91,002	0	113,752
Kendall Corners	Miami-Fort Lauderdale et al, FL	Ashley Furniture	20.0%	(1)(3)	19,294	77,178	0	96,472
South Dade	Miami-Fort Lauderdale et al, FL	Publix +, Petco, Chuck E. Cheese, Bed Bath & Beyond	20.0%	(1)(3)	43,895	175,578	0	219,473
Tamiami Trail Shops	Miami-Fort Lauderdale et al, FL	Publix +, CVS/pharmacy	20.0%	(1)(3)	22,173	88,694	0	110,867
Northridge	Miami-Fort Lauderdale et al, FL	Publix +, Petco, Ross Dress for Less, Anna's Linens, Bally Total Fitness	20.0%	(1)(3)	47,214	188,855	0	236,069
Shoppes at Parkland	Miami-Fort Lauderdale et al, FL	BJ's Wholesale Club +	30.0%	(1)	43,696	101,956	0	145,652
Flamingo Pines	Miami-Fort Lauderdale et al, FL	Publix +	20.0%	(1)(3)	25,292	101,167	0	126,459
Flamingo Pines	Miami-Fort Lauderdale et al, FL	Wal-Mart Supercenter + (O.B.O.), U.S. Post Office, Keiser College	100.0%		135,852	0	255,350	391,202
Pembroke Commons	Miami-Fort Lauderdale et al, FL	Publix +, Marshalls, Office Depot, LA Fitness, Dollar Tree	20.0%	(1)(3)	60,914	243,658	0	304,572
Publix at Laguna Isles	Miami-Fort Lauderdale et al, FL	Publix +	100.0%		69,475	0	0	69,475
Vizcaya Square	Miami-Fort Lauderdale et al, FL	Bio Medical	100.0%		112,410	0	0	112,410
Sunrise West Shopping Center	Miami-Fort Lauderdale et al, FL	Publix +	25.0%	(1)(3)	19,080	57,241	0	76,321
Colonial Landing	Orlando, FL	Bed Bath & Beyond, PetSmart, Sports Authority	50.0%	(1)	131,504	131,504	0	263,007
Colonial Plaza	Orlando, FL	Staples, Ross Dress for Less, Babies "R" Us, Marshalls, Old Navy, SteinMart, Barnes & Noble, Petco, Big Lots, Hobby Lobby	100.0%		502,182	0	0	502,182
International Drive Value Center	Orlando, FL	Sweetbay +, Bed Bath & Beyond, Ross Dress for Less, T.J. Maxx	20.0%	(1)(3)	37,133	148,531	0	185,664
Market at Southside	Orlando, FL	Ross Dress for Less, Beall's, Dollar Tree	100.0%		95,128	0	64,627	159,755
Phillips Crossing	Orlando, FL	Whole Foods +, Golf Galaxy, Michaels	100.0%		145,704	0	0	145,704
Phillips Landing	Orlando, FL	Wal-Mart (O.B.O.), Planet Fitness	100.0%		66,223	0	219,815	286,038
The Marketplace at Dr. Phillips	Orlando, FL	Stein Mart, Office Depot, Home Goods, Morton's of Chicago	20.0%	(1)(3)	65,222	260,886	0	326,108
The Shoppes at South Semoran	Orlando, FL	Dollar Tree	100.0%		101,486	0	0	101,486
Westland Terrace Plaza	Orlando, FL	T.J. Maxx, Petco, Shoe Carnival, Super Target + (O.B.O.)	100.0%		77,521	0	183,000	260,521
Alafaya Square	Orlando, FL	Publix +	20.0%	(1)(3)	35,297	141,189	0	176,486
University Palms	Orlando, FL	Publix +	30.0%	(1)	29,752	69,420	0	99,172
Marketplace at Seminole Towne Center	Orlando, FL	Sports Authority, Ross Dress for Less, Old Navy, Petco, Marshall's, Super Target + (O.B.O.)	100.0%		313,612	0	185,000	498,612
Winter Park Corners	Orlando, FL	Whole Foods Market +	100.0%		102,382	0	0	102,382
Indian Harbour Place	Palm Bay-Melbourne et al, FL	Beall's, Publix +	25.0%	(1)(3)	40,880	122,641	0	163,521
Lake Washington Crossing	Palm Bay-Melbourne et al, FL	Publix +, Famous Labels	25.0%	(1)(3)	29,707	89,121	0	118,828
Lake Washington Square	Palm Bay-Melbourne et al, FL	Tuesday Morning	100.0%		111,811	0	0	111,811
Palm Coast Center	Palm Coast, FL	Super Target (O.B.O.) +, PetSmart, T.J. Maxx, Ross Dress for Less, Michaels	100.0%		166,797	0	189,398	356,195
Pineapple Commons	Port St. Lucie-Fort Pierce, FL	City Furniture, Best Buy, Ross Dress for Less, PetSmart, Marshalls	20.0%	(1)(3)	49,803	199,211	0	249,014
Quesada Commons	Punta Gorda, FL	Publix +	25.0%	(1)(3)	14,722	44,168	0	58,890
Shoppes of Port Charlotte	Punta Gorda, FL	Chick-Fil-A	25.0%	(1)(3)(4)	980	2,941	0	3,921
Shoppes of Port Charlotte	Punta Gorda, FL	Petco	25.0%	(1)(3)	10,253	30,758	0	41,011
Venice Pines	Sarasota-Bradenton-Venice, FL	Sweet Bay +	100.0%		97,303	0	0	97,303
Countryside Centre	Tampa-St. Petersburg et al, FL	T.J. Maxx, Home Goods, Dick's Sporting Goods	100.0%		242,567	0	0	242,567
Sunset 19	Tampa-St. Petersburg et al, FL	Publix +, Bed Bath & Beyond, Staples, Comp USA, Barnes & Noble, Sports Authority, Old Navy	100.0%		275,910	0	0	275,910
Largo Mall	Tampa-St. Petersburg et al, FL	Beall's, Marshalls, PetSmart, Bed Bath & Beyond, Staples, Michaels, Target (O.B.O.), Albertsons + (O.B.O.)	100.0%		380,991	0	197,631	578,622
East Lake Woodlands	Tampa-St. Petersburg et al, FL	Walgreens	20.0%	(1)(3)	28,123	112,494	0	140,617
Palms of Carrollwood	Tampa-St. Petersburg et al, FL	Bed Bath & Beyond, The Fresh Market +	100.0%		167,887	0	0	167,887
Florida Total:	# of Properties: 49				4,925,424	3,256,217	1,694,644	9,876,283
Georgia								
Lakeside Marketplace	Atlanta-Sandy Springs et al, GA	Ross Dress for Less, Petco, Office Max, Super Target + (O.B.O.)	100.0%		136,848	0	174,000	310,848
Mansell Crossing	Atlanta-Sandy Springs et al, GA	buybuy BABY, Ross Dress for Less, Rooms to Go	20.0%	(1)(3)	20,586	82,345	0	102,931
Camp Creek Marketplace II	Atlanta-Sandy Springs et al, GA	Shopper's World, DSW, American Signature, LA Fitness	100.0%		196,283	0	0	196,283

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Cherokee Plaza	Atlanta-Sandy Springs et al, GA	Kroger +	30.0%	(1)	29,925	69,824	0	99,749
Perimeter Village	Atlanta-Sandy Springs et al, GA	Wal-Mart Supercenter +, Cost Plus World Market, DSW, Hobby Lobby	100.0%		387,755	0	0	387,755
Publix at Princeton Lakes	Atlanta-Sandy Springs et al, GA	Publix +	20.0%	(1)(3)	13,681	54,726	0	68,407
Brookwood Square	Atlanta-Sandy Springs et al, GA	Marshalls	100.0%		234,501	0	0	234,501
Dallas Commons	Atlanta-Sandy Springs et al, GA	Kroger + (O.B.O.)	100.0%		25,158	0	70,104	95,262
Reynolds Crossing	Atlanta-Sandy Springs et al, GA	Kroger + (O.B.O.)	100.0%		45,758	0	70,225	115,983
Grayson Commons	Atlanta-Sandy Springs et al, GA	Kroger +	100.0%		76,611	0	0	76,611
Sandy Plains Exchange	Atlanta-Sandy Springs et al, GA	Publix +	30.0%	(1)	21,835	50,949	0	72,784
Brownsville Commons	Atlanta-Sandy Springs et al, GA	Kroger + (O.B.O.)	100.0%		27,747	0	54,139	81,886
Roswell Corners	Atlanta-Sandy Springs et al, GA	Staples, T.J. Maxx, Super Target + (O.B.O.)	100.0%		144,834	0	173,535	318,369
Brookwood Marketplace	Atlanta-Sandy Springs et al, GA	Office Max, Home Depot, Bed Bath & Beyond, Super Target + (O.B.O.)	100.0%		199,594	0	174,000	373,594
Thompson Bridge Commons	Gainesville, GA	Kroger +	30.0%	(1)	27,776	64,811	0	92,587
Georgia Total:	# of Properties: 15				1,588,892	322,655	716,003	2,627,550
Illinois								
Burbank Station	Chicago et al, IL-IN-WI	Babies "R" Us, Food For Less +, AJ Wright, Office Max, The Sports Authority, PetSmart	100.0%		303,566	0	0	303,566
Illinois Total:	# of Properties: 1				303,566	0	0	303,566
Kansas								
Kohl's	Topeka, KS	Barnes & Noble, Kohl's	100.0%		115,716	0	0	115,716
Kansas Total:	# of Properties: 1				115,716	0	0	115,716
Kentucky								
Millpond Center	Lexington-Fayette, KY	Kroger +	100.0%		124,567	0	27,000	151,567
Regency Shopping Centre	Lexington-Fayette, KY	T.J. Maxx, Michaels, Kroger + (O.B.O.)	100.0%		142,972	0	46,044	189,016
Tates Creek	Lexington-Fayette, KY	Kroger +, Rite Aid	100.0%		174,290	0	5,160	179,450
Festival at Jefferson Court	Louisville, KY-IN	Kroger +, PetSmart (O.B.O.), Factory Card Outlet, Staples	100.0%		168,986	0	49,410	218,396
Kentucky Total:	# of Properties: 4				610,815	0	127,614	738,429
Louisiana								
Town & Country Plaza	Hammond, LA	Winn Dixie +, Office Depot, CVS/pharmacy, Ross Dress for Less	100.0%		224,827	0	0	224,827
River Marketplace	Lafayette, LA	Ross Dress for Less, Stage, Cost Plus, Super Target + (O.B.O.), Books-A-Million	7.8%	(1)(3)	13,139	155,096	174,700	342,935
Westwood Village	Lafayette, LA	Rouses Supermarket +, Stage	100.0%		138,225	0	0	138,225
14/Park Plaza	Lake Charles, LA	Kroger +, Conn's, Anna's Linens, Family Dollar, Citi Trends	100.0%		172,068	0	0	172,068
K-Mart Plaza	Lake Charles, LA	Albertsons +, Kmart, Dollar Tree	50.0%	(1)(3)	107,974	107,974	0	215,948
Prien Lake Plaza	Lake Charles, LA	Target (O.B.O.), Marshalls (O.B.O.), Ross Dress for Less (O.B.O.), Bed Bath & Beyond (O.B.O.)	100.0%		8,243	0	205,375	213,618
Southgate	Lake Charles, LA	Market Basket +, Office Depot, Books-A-Million	100.0%		158,587	0	0	158,587
Danville Plaza	Monroe, LA	County Market +, Citi Trends, Surplus Warehouse	100.0%		141,380	0	0	141,380
Manhattan Place	New Orleans-Metairie-Kenner, LA	Target (O.B.O.), Ross Dress for Less, Stage, K&G Fashion	100.0%		137,315	0	139,300	276,615
Orleans Station	New Orleans-Metairie-Kenner, LA	Car Care Center	100.0%	(4)	3,000	0	0	3,000
University Place	Shreveport-Bossier City, LA	Super Target + (O.B.O.), Best Buy, T.J. Maxx, CVS/pharmacy, Bed Bath & Beyond	100.0%		5,100	0	0	5,100
University Place	Shreveport-Bossier City, LA	Super Target + (O.B.O.), Best Buy, T.J. Maxx, CVS/pharmacy, Bed Bath & Beyond	20.4%	(1)(3)	41,137	160,517	174,500	376,154
Louisiana Total:	# of Properties: 11				1,150,995	423,587	693,875	2,268,457
Maine								
The Promenade	Lewiston-Auburn, ME	Staples	75.0%	(1)	128,348	42,783	0	171,131

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Maine Total:	# of Properties:	1			128,348	42,783	0	171,131
Missouri								
Ballwin Plaza	St. Louis, MO-IL	Schnucks +, Michaels, Sears Hardware	100.0%		200,915	0	0	200,915
Western Plaza	St. Louis, MO-IL	Value Village	50.0%	(1)(3)	28,317	28,317	0	56,634
Missouri Total:	# of Properties:	2			229,232	28,317	0	257,549
Nevada								
Eastern Horizon	Las Vegas-Paradise, NV	Kmart + (O.B.O.), Trader Joe's +	100.0%		65,848	0	143,879	209,727
Best in the West	Las Vegas-Paradise, NV	Best Buy, Borders, Bed Bath & Beyond, Babies "R" Us, DSW Shoes, Office Depot, Old Navy, PetSmart, Jo-Ann Stores, Sports Authority, Ulta	100.0%		428,067	0	0	428,067
Charleston Commons	Las Vegas-Paradise, NV	Wal-Mart +, Ross, Office Max, 99 Cents Only, PetSmart	100.0%		332,539	0	141,527	474,066
College Park S.C.	Las Vegas-Paradise, NV	El Super +, Sav-On Drugs, Anna's Linens, Factory 2 U	100.0%		167,654	0	27,713	195,367
Francisco Centre	Las Vegas-Paradise, NV	Ross Dress for Less (O.B.O.), Fallas Paredes, La Bonita Grocery +	100.0%		116,973	0	31,842	148,815
Mission Center	Las Vegas-Paradise, NV	Sav-On Drug-CVS (O.B.O.), Albertsons + (O.B.O.), Toys "R" Us, T.J. Maxx	100.0%		152,151	0	60,018	212,169
Paradise Marketplace	Las Vegas-Paradise, NV	Smith's Food + (O.B.O.), Dollar Tree	100.0%		77,597	0	70,495	148,092
Rainbow Plaza	Las Vegas-Paradise, NV	Albertsons +, JC Penney, Home Depot, 24 Hour Fitness	100.0%		273,916	0	0	273,916
Rainbow Plaza, Phase I	Las Vegas-Paradise, NV	Albertsons +, JC Penney, Home Depot, 24 Hour Fitness	100.0%		136,369	0	0	136,369
Rancho Towne & Country	Las Vegas-Paradise, NV	Smith's Food +	100.0%		84,743	0	0	84,743
Tropicana Beltway	Las Vegas-Paradise, NV	Lowe's (O.B.O.), Wal-Mart Supercenter + (O.B.O.), PetSmart, Office Depot, Ross Dress for Less, Sports Authority	100.0%		246,483	0	394,271	640,754
Tropicana Marketplace	Las Vegas-Paradise, NV	Smith's Food + (O.B.O.), Family Dollar	100.0%		69,475	0	73,168	142,643
Westland Fair North	Las Vegas-Paradise, NV	Wal-Mart Supercenter + (O.B.O.), Lowe's (O.B.O.), PetSmart, Office Depot, Michaels, Anna's Linens	100.0%		214,127	0	386,458	600,585
Nevada Total:	# of Properties:	12			2,365,942	0	1,329,371	3,695,313
New Mexico								
Eastdale	Albuquerque, NM	Albertsons +, Family Dollar	100.0%		119,091	0	0	119,091
North Towne Plaza	Albuquerque, NM	Whole Foods Market +, Borders	100.0%		107,666	0	0	107,666
Pavillions at San Mateo	Albuquerque, NM	Old Navy, Shoe Department, Skechers, Dollar Tree	100.0%		151,260	0	44,474	195,734
Wyoming Mall	Albuquerque, NM	Wal-Mart Supercenter + (O.B.O.), Dollar Tree	100.0%		51,713	0	216,134	267,847
New Mexico Total:	# of Properties:	4			429,730	0	260,608	690,338
North Carolina								
Galleria	Charlotte-Gastonia et al, NC-SC	Off Broadway Shoes, Wal-Mart (O.B.O.)	100.0%		120,674	0	207,602	328,276
Johnston Road Plaza	Charlotte-Gastonia et al, NC-SC	Food Lion +	100.0%		79,508	0	0	79,508
Steele Creek Crossing	Charlotte-Gastonia et al, NC-SC	BI-LO +, Rite Aid	100.0%		77,301	0	0	77,301
Whitehall Commons	Charlotte-Gastonia et al, NC-SC	Wal-Mart Supercenter + (O.B.O.), Lowes (O.B.O.), BI-LO + (O.B.O.)	100.0%		41,941	0	402,620	444,561
Chatham Crossing	Durham, NC	Lowes Food +, CVS/pharmacy	25.0%	(1)(3)	24,039	72,116	0	96,155
Cole Park Plaza	Durham, NC	Dollar General	25.0%	(1)(3)	20,564	61,694	0	82,258
Bull City Market	Durham, NC	Whole Foods Market +	100.0%		40,875	0	0	40,875
Hope Valley Commons	Durham, NC	Harris Teeter +	100.0%		81,371	0	0	81,371
Mineral Springs Village	Durham, NC	Rite Aid, Carlie C's IGA +	100.0%		59,859	0	0	59,859
Ravenstone Commons	Durham, NC	Food Lion +	100.0%		60,424	0	0	60,424
Capital Square	Raleigh-Cary, NC	Food Lion +	100.0%		143,063	0	0	143,063
Harrison Pointe	Raleigh-Cary, NC	Harris Teeter +, Staples	100.0%		130,934	0	0	130,934
High House Crossing	Raleigh-Cary, NC	Harris Teeter +	100.0%		89,997	0	0	89,997
Northwoods Market	Raleigh-Cary, NC	Food Lion +	100.0%		77,802	0	0	77,802
Parkway Pointe	Raleigh-Cary, NC	Food Lion +, Rite Aid	100.0%		80,061	0	0	80,061
Avent Ferry	Raleigh-Cary, NC	Food Lion +, Family Dollar	100.0%		111,622	0	0	111,622
Falls Pointe	Raleigh-Cary, NC	Harris Teeter +, Kohl's (O.B.O.)	100.0%		106,981	0	86,350	193,331

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Leesville Town Centre	Raleigh-Cary, NC	Harris Teeter +, Rite Aid	100.0%		114,396	0	0	114,396
Little Brier Creek	Raleigh-Cary, NC	Lowe's Food + (O.B.O.)	100.0%		17,119	0	45,802	62,921
Six Forks Station	Raleigh-Cary, NC	Kmart, Home Depot, Food Lion +, Bed Bath & Beyond, Borders	100.0%		466,585	0	0	466,585
Stonehenge Market	Raleigh-Cary, NC	Harris Teeter +, SteinMart, Rite Aid	100.0%		188,521	0	0	188,521
Heritage Station	Raleigh-Cary, NC	Harris Teeter +	30.0%	(1)	20,592	48,049	0	68,641
Pinecrest Plaza	Southern Pines-Pinehurst, NC	Food Lion +, Michaels, Belk's, Burke's Outlet Stores Inc.	100.0%		252,038	0	0	252,038
North Carolina Total:	# of Properties: 23				2,406,267	181,859	742,374	3,330,500
Oklahoma								
Market Boulevard	Oklahoma City, OK	Rent 1st	100.0%		35,765	0	0	35,765
Town and Country	Oklahoma City, OK	Office Depot, Big Lots, Westlake Hardware, Aaron Rents	100.0%		128,231	0	0	128,231
Oklahoma Total:	# of Properties: 2				163,996	0	0	163,996
Oregon								
Clackamas Square	Portland-Vancouver et al, OR-WA	T.J. Maxx, Winco Foods + (O.B.O.)	20.0%	(1)(3)	14,828	59,311	62,600	136,739
Oak Grove Market Center	Portland-Vancouver et al, OR-WA	Safeway +	100.0%		97,177	0	0	97,177
Raleigh Hills Plaza	Portland-Vancouver et al, OR-WA	Walgreens, New Seasons Market +	20.0%	(1)(3)	7,904	31,616	0	39,520
Oregon Total:	# of Properties: 3				119,909	90,927	62,600	273,436
South Carolina								
Fresh Market Shoppes	Hilton Head Island-Beaufort, SC	The Fresh Market +	25.0%	(1)(3)	21,530	64,590	0	86,120
South Carolina Total:	# of Properties: 1				21,530	64,590	0	86,120
Tennessee								
Bartlett Towne Center	Memphis, TN-MS-AR	Kroger +, Petco, Dollar Tree, Shoe Carnival	100.0%		192,624	0	0	192,624
Commons at Dexter Lake	Memphis, TN-MS-AR	Kroger +, SteinMart, Marshalls	30.0%	(1)	50,087	116,871	0	166,958
Commons at Dexter Lake Phase II	Memphis, TN-MS-AR	Kroger +, SteinMart, Marshalls	30.0%	(1)(4)	18,551	43,287	0	61,838
Highland Square	Memphis, TN-MS-AR	Walgreens	100.0%	(4)	14,490	0	0	14,490
Mendenhall Commons	Memphis, TN-MS-AR	Kroger +	30.0%	(1)	26,432	61,676	0	88,108
Summer Center	Memphis, TN-MS-AR	Kroger +, Ross Dress for Less	100.0%		139,428	0	0	139,428
Tennessee Total:	# of Properties: 5				441,612	221,834	0	663,446
Texas								
Bell Plaza	Amarillo, TX	United Supermarket +, Dollar Tree	15.0%	(1)	19,595	111,036	0	130,631
Coronado	Amarillo, TX	Subway	100.0%		48,165	0	0	48,165
Calder	Beaumont-Port Arthur, TX	Harmony Science Academy	100.0%	(4)	34,641	0	0	34,641
North Park Plaza	Beaumont-Port Arthur, TX	Target (O.B.O.), Toys "R" Us (O.B.O.)	50.0%	(1)(3)	70,036	70,036	141,329	281,401
Phelan	Beaumont-Port Arthur, TX	Kroger + (O.B.O.)	100.0%		12,000	0	0	12,000
Phelan West	Beaumont-Port Arthur, TX	Kroger + (O.B.O.)	66.7%	(1)(3)	15,552	7,779	58,890	82,221
Gillham Circle	Beaumont-Port Arthur, TX	Family Dollar	100.0%		33,134	0	0	33,134
Crossroads	Beaumont-Port Arthur, TX	Market Basket +, Beall's, Baskin's, Burke's Outlet	100.0%		115,692	0	0	115,692
Lone Star Pavilions	College Station-Bryan, TX	Best Buy, Office Depot, Barnes & Noble	100.0%		106,907	0	0	106,907
Moore Plaza	Corpus Christi, TX	Office Depot, Marshalls, H. E. B. + (O.B.O.), Target (O.B.O.), Old Navy, Hobby Lobby, Steinmart	100.0%		371,907	0	227,972	599,879
Gateway Station	Dallas-Fort Worth-Arlington, TX	Conn's	70.0%	(1)	47,950	20,550	0	68,500
Horne Street Market	Dallas-Fort Worth-Arlington, TX	24 Hour Fitness	100.0%	(4)	42,267	0	0	42,267
Overton Park Plaza	Dallas-Fort Worth-Arlington, TX	Sports Authority, PetsMart, T.J. Maxx, Home Depot (O.B.O.), Goody Goody Wines, Anna's Linens, Sprouts Farmers Market +, buybuy BABY	100.0%		355,259	0	110,000	465,259
Independence Plaza	Dallas-Fort Worth-Arlington, TX	Babies "R" Us, Family Dollar, Harbor Freight	100.0%		170,363	0	0	170,363
Custer Park	Dallas-Fort Worth-Arlington, TX	Kroger + (O.B.O.)	100.0%		114,489	0	65,084	179,573
Pitman Corners	Dallas-Fort Worth-Arlington, TX	Albertsons +, Tuesday Morning	100.0%		192,283	0	0	192,283

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Preston Shepard Place	Dallas-Fort Worth-Arlington, TX	SteinMart, Old Navy, Office Depot, Marshalls, Babies "R" Us, PETCO, Nordstrom	20.0%	(1)(3)	72,667	290,670	0	363,337
Lake Pointe Market Center	Dallas-Fort Worth-Arlington, TX	Tom Thumb + (O.B.O.), Walgreens (O.B.O.)	100.0%		40,513	0	81,176	121,689
Boswell Towne Center	Dallas-Fort Worth-Arlington, TX	Albertsons + (O.B.O)	100.0%		26,088	0	61,920	88,008
Montgomery Plaza	Houston-Baytown-Sugar Land, TX	Academy, Conn's, 99 Cents Only, Petco, Anna's Linens, Spec's	100.0%		300,772	0	0	300,772
Broadway	Houston-Baytown-Sugar Land, TX	Big Lots, Family Dollar	15.0%	(1)	11,191	63,413	0	74,604
Food King Place	Houston-Baytown-Sugar Land, TX	Vacant	100.0%	(4)	28,062	0	0	28,062
Galveston Place	Houston-Baytown-Sugar Land, TX	Randall's +, Office Depot, Spec's Liquor, Palais Royal	100.0%		210,187	0	0	210,187
10/Federal	Houston-Baytown-Sugar Land, TX	Citi Trends, Palais Royal, Sellers Bros. +	15.0%	(1)	19,871	112,601	0	132,472
Alabama-Shepherd	Houston-Baytown-Sugar Land, TX	PetSmart	100.0%		56,110	0	0	56,110
Bayshore Plaza	Houston-Baytown-Sugar Land, TX	Fitness Connections (O.B.O.)	100.0%		36,039	0	86,000	122,039
Bellaire Boulevard	Houston-Baytown-Sugar Land, TX	Randall's +	30.0%	(1)	10,524	24,557	0	35,081
Braeswood Square	Houston-Baytown-Sugar Land, TX	Belden's +, Walgreens	100.0%		103,336	0	0	103,336
Centre at Post Oak	Houston-Baytown-Sugar Land, TX	Marshalls, Old Navy, Grand Lux Café, Nordstrom Rack	100.0%		186,201	0	0	186,201
Champions Village	Houston-Baytown-Sugar Land, TX	Randall's +, SteinMart, Palais Royal, Cost Plus, Barnes & Noble	30.0%	(1)	115,374	269,207	0	384,581
Cullen Center	Houston-Baytown-Sugar Land, TX	Beauty Supply	100.0%		7,316	0	0	7,316
Cullen Plaza	Houston-Baytown-Sugar Land, TX	Fiesta +, JPMorgan Chase Bank, Family Dollar	15.0%	(1)	12,678	71,839	0	84,517
Cypress Pointe	Houston-Baytown-Sugar Land, TX	Kroger +, Office Depot, Babies "R" Us	100.0%		186,399	0	96,660	283,059
Eastpark	Houston-Baytown-Sugar Land, TX	Jack in the Box, CVS/pharmacy (O.B.O.), US Postal Service (O.B.O.)	100.0%	(4)	1,576	0	0	1,576
Edgebrook	Houston-Baytown-Sugar Land, TX	Fiesta +, JPMorgan Chase Bank, Family Dollar	15.0%	(1)	11,769	66,691	0	78,460
Fiesta Village	Houston-Baytown-Sugar Land, TX	Fiesta +	15.0%	(1)	4,537	25,712	0	30,249
Fondren/West Airport	Houston-Baytown-Sugar Land, TX	El Ahorro +	100.0%		37,717	0	0	37,717
Glenbrook Square	Houston-Baytown-Sugar Land, TX	Kroger +	15.0%	(1)	11,684	66,206	0	77,890
Griggs Road	Houston-Baytown-Sugar Land, TX	Family Dollar, Citi Trends	15.0%	(1)	12,017	68,099	0	80,116
Harrisburg Plaza	Houston-Baytown-Sugar Land, TX	Fallas Paredes	15.0%	(1)	14,016	79,422	0	93,438
Heights Plaza	Houston-Baytown-Sugar Land, TX	Kroger +	100.0%		71,777	0	0	71,777
Humblewood Shopping Plaza	Houston-Baytown-Sugar Land, TX	Kroger +, Conn's, Walgreens, Michaels (O.B.O.), DSW (O.B.O.)	100.0%		176,673	0	99,000	275,673
I-45/Telephone Rd. Center	Houston-Baytown-Sugar Land, TX	Sellers Bros. +, Dollar Tree, FAMS, Fallas Paredes	15.0%	(1)	25,768	146,021	0	171,789
Jacinto City	Houston-Baytown-Sugar Land, TX	Sellers Bros. +	50.0%	(1)	24,569	24,569	0	49,138
Kirby Strip Center	Houston-Baytown-Sugar Land, TX	Freebirds Burrito	100.0%		10,000	0	0	10,000
Lawndale	Houston-Baytown-Sugar Land, TX	Family Dollar, 99 Cents Only, LaMichoacana Meat Market +	15.0%	(1)	7,819	44,308	0	52,127
Little York Plaza	Houston-Baytown-Sugar Land, TX	Sellers Bros. +, Fallas Paredes	15.0%	(1)	17,082	96,796	0	113,878
Lyons Avenue	Houston-Baytown-Sugar Land, TX	Fiesta +, Fallas Paredes	15.0%	(1)	10,144	57,485	0	67,629
Market at Westchase	Houston-Baytown-Sugar Land, TX	Whole Foods Market +	100.0%		84,081	0	0	84,081
North Main Square	Houston-Baytown-Sugar Land, TX	O'Reilly Auto Parts	100.0%		18,515	0	0	18,515
North Oaks	Houston-Baytown-Sugar Land, TX	T.J. Maxx, Ross Dress for Less, Staples, Big Lots, DSW, Half Price Books, Anna's Linens, Hobby Lobby	15.0%	(1)	60,778	344,408	0	405,186
North Triangle	Houston-Baytown-Sugar Land, TX	CiCi's Pizza	100.0%		16,060	0	0	16,060
Northbrook Center	Houston-Baytown-Sugar Land, TX	Randall's +, Office Depot, Citi Trends, Anna's Linens, Dollar Tree	100.0%		173,288	0	0	173,288
Northwest Crossing	Houston-Baytown-Sugar Land, TX	Target (O.B.O.), Marshalls, Big Lots, Dollar Tree, Best Buy	75.0%	(1)(3)	134,939	44,980	120,721	300,640
Oak Forest	Houston-Baytown-Sugar Land, TX	Kroger +, Ross Dress for Less, Dollar Tree	100.0%		151,324	0	0	151,324
Orchard Green	Houston-Baytown-Sugar Land, TX	Sellers Bros. +, Family Dollar	100.0%		74,983	0	0	74,983
Randall's /Cypress Station	Houston-Baytown-Sugar Land, TX	ATI Career Training Center	100.0%		136,891	0	0	136,891
Randall's /Kings Crossing	Houston-Baytown-Sugar Land, TX	Randall's +, CVS/pharmacy	30.0%	(1)	37,919	88,478	0	126,397
Randall's /Norchester	Houston-Baytown-Sugar Land, TX	Playa Azul Seafood & Oyster Bar	100.0%		107,200	0	0	107,200
Richmond Square	Houston-Baytown-Sugar Land, TX	Best Buy (O.B.O.), Cost Plus	100.0%		35,623	0	58,247	93,870
River Oaks East	Houston-Baytown-Sugar Land, TX	Kroger +	100.0%		71,265	0	0	71,265
River Oaks West	Houston-Baytown-Sugar Land, TX	Barnes & Noble, Talbots, JoS. A. Bank, Ann Taylor, Gap	100.0%		248,861	0	0	248,861
Sheldon Forest North	Houston-Baytown-Sugar Land, TX	Family Dollar	100.0%		22,040	0	0	22,040
Sheldon Forest South	Houston-Baytown-Sugar Land, TX	Gerland's +, Burke's Outlet	50.0%	(1)	37,670	37,670	0	75,340
Shops at Three Corners	Houston-Baytown-Sugar Land, TX	Fiesta +, Office Depot, PetSmart, Ross Dress for Less, Big Lots	70.0%	(1)	173,060	74,169	0	247,229

Weingarten Realty Investors
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Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
Southgate	Houston-Baytown-Sugar Land, TX	Food-A-Rama +, Palais Royal, CVS/pharmacy, Family Dollar	15.0%	(1)	18,789	106,471	0	125,260
Spring Plaza	Houston-Baytown-Sugar Land, TX	Sellers Bros. +, Family Dollar	15.0%	(1)	8,875	50,291	0	59,166
Stella Link	Houston-Baytown-Sugar Land, TX	Sellers Bros.+ , Spec's Liquor Warehouse, Burke's Outlet	100.0%		70,087	0	0	70,087
Studemont	Houston-Baytown-Sugar Land, TX	Fiesta +	100.0%	(4)	28,466	0	0	28,466
Ten Blalock Square	Houston-Baytown-Sugar Land, TX	99 Ranch Market +	100.0%		97,277	0	0	97,277
Village Arcade	Houston-Baytown-Sugar Land, TX	Gap, Baby Gap, Chicos	100.0%		57,203	0	0	57,203
Village Arcade-Phase II	Houston-Baytown-Sugar Land, TX	Talbots	100.0%		28,371	0	0	28,371
Village Arcade-Phase III	Houston-Baytown-Sugar Land, TX	Banana Republic, Express, Ann Taylor	100.0%		107,134	0	0	107,134
Village Plaza at Bunker Hill	Houston-Baytown-Sugar Land, TX	H. E. B. +, PetSmart, Babies "R" Us	57.8%	(1)(3)	283,399	207,335	0	490,734
Westchase Center	Houston-Baytown-Sugar Land, TX	Ross Dress for Less, Randall's +, Golfsmith, Palais Royal, Petco, Target (O.B.O.)	100.0%		231,477	0	99,550	331,027
Westhill Village	Houston-Baytown-Sugar Land, TX	Ross Dress for Less, Office Depot, 99 Cents Only, Anna's Linens	100.0%		130,041	0	0	130,041
Cedar Bayou	Houston-Baytown-Sugar Land, TX	La Marque Fire Dept. (O.B.O.)	100.0%		14,873	0	30,688	45,561
League City Plaza	Houston-Baytown-Sugar Land, TX	Kroger +	15.0%	(1)	19,048	107,942	0	126,990
Rose-Rich	Houston-Baytown-Sugar Land, TX	Family Dollar, Palais Royal	100.0%		100,096	0	0	100,096
Market at Town Center	Houston-Baytown-Sugar Land, TX	Old Navy, Home Goods, Marshalls, Ross Dress for Less, Nordstrom Rack	100.0%		386,971	0	0	386,971
Island Market Place	Houston-Baytown-Sugar Land, TX	Food King +	100.0%	(4)	27,277	0	0	27,277
Palmer Plaza	Houston-Baytown-Sugar Land, TX	Dollar Tree	100.0%		96,526	0	99,980	196,506
Killeen Marketplace	Killeen-Temple-Fort Hood, TX	Best Buy, Ross Dress for Less, Staples, Home Depot (O.B.O.)	100.0%		115,203	0	135,934	251,137
North Creek Plaza	Laredo, TX	Old Navy, Bed Bath & Beyond, Best Buy, Target (O.B.O.), H. E. B. + (O.B.O.), Marshalls	100.0%		239,477	0	206,463	445,940
Plantation Centre	Laredo, TX	H. E. B. +	100.0%		134,853	0	0	134,853
Central Plaza	Lubbock, TX	Bed Bath & Beyond, Old Navy, Staples	100.0%		151,677	0	0	151,677
Angelina Village	Lufkin, TX	Kmart, Conn's	100.0%		248,199	0	0	248,199
Las Tiendas Plaza	McAllen-Edinburg-Pharr, TX	Target (O.B.O.), Mervyn's (O.B.O.), Academy, Conn's, Ross Dress for Less, Marshalls, Office Depot	50.0%	(1)(3)	143,968	143,968	212,132	500,067
Market at Nolana	McAllen-Edinburg-Pharr, TX	Wal-Mart (O.B.O.)	50.0%	(1)(3)	20,342	20,342	203,191	243,874
Northcross	McAllen-Edinburg-Pharr, TX	Barnes & Noble	50.0%	(1)(3)	37,758	37,758	0	75,517
Old Navy Building	McAllen-Edinburg-Pharr, TX	Old Navy	50.0%	(1)(3)(4)	7,500	7,500	0	15,000
South 10th St. HEB	McAllen-Edinburg-Pharr, TX	H. E. B. +	50.0%	(1)(3)	51,851	51,851	0	103,702
Market at Sharyland Place	McAllen-Edinburg-Pharr, TX	Wal-Mart (O.B.O.), Kohl's, Dollar Tree	50.0%	(1)(3)	56,456	56,456	188,262	301,174
Sharyland Towne Crossing	McAllen-Edinburg-Pharr, TX	Target (O.B.O.), H. E. B. +, T.J. Maxx, Petco, Office Depot, Ross Dress for Less	50.0%	(1)(3)	176,520	176,520	131,909	484,949
Starr Plaza	Rio Grande City, TX	H. E. B. +, Beall's, Dollar General	50.0%	(1)(3)	88,346	88,346	0	176,693
Fiesta Trails	San Antonio, TX	H. E. B. + (O.B.O.), Target (O.B.O.), Act III Theatres, Marshalls, Office Max, SteinMart, Petco, Anna's Linens	100.0%		312,370	0	176,000	488,370
Oak Park Village	San Antonio, TX	H. E. B. +	30.0%	(1)	19,286	45,001	0	64,287
Parliament Square	San Antonio, TX	Bernina New Home Sewing Center, Anytime Fitness, Family Dollar	100.0%		64,950	0	0	64,950
Parliament Square II	San Antonio, TX	Incredible Pizza	100.0%		54,541	0	0	54,541
Thousand Oaks	San Antonio, TX	H. E. B. +, Beall's, Tuesday Morning	15.0%	(1)	24,432	138,450	0	162,882
Valley View	San Antonio, TX	Marshalls, Blockbuster, Dollar Tree	100.0%		91,544	0	0	91,544
Broadway	Tyler, TX	SteinMart	100.0%		60,400	0	0	60,400
Texas Total:	# of Properties: 98				9,000,796	3,544,933	2,691,108	15,236,837
Utah								
Alpine Valley Center	Provo-Orem, UT	Super Target + (O.B.O.), Old Navy, Justice, Dollar Tree, Office Depot	33.3%	(1)(3)	30,382	60,772	133,500	224,654
Taylorville Town Center	Salt Lake City, UT	The Fresh Market + (O.B.O.), Rite Aid	100.0%		94,157	0	40,057	134,214
West Jordan Town Center	Salt Lake City, UT	Office Depot, Target (O.B.O.), Petco	100.0%		182,099	0	122,800	304,899
Utah Total:	# of Properties: 3				306,638	60,772	296,357	663,767
Washington								

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Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
Mukilteo Speedway Center	Seattle-Tacoma-Bellevue, WA	Dollar Tree	20.0%	(1)(3)	18,055	72,218	0	90,273
Meridian Town Center	Seattle-Tacoma-Bellevue, WA	Jo-Ann Fabric & Craft Store, Safeway + (O.B.O.)	20.0%	(1)(3)	15,533	62,133	65,346	143,012
South Hill Center	Seattle-Tacoma-Bellevue, WA	Best Buy, Bed Bath & Beyond, Ross Dress for Less	20.0%	(1)(3)	26,802	107,208	0	134,010
Promenade 23	Seattle-Tacoma-Bellevue, WA	Red Apple Grocers +, Walgreens	100.0%		96,660	0	0	96,660
Rainer Square Plaza	Seattle-Tacoma-Bellevue, WA	Safeway +, Ross Dress for Less	20.0%	(1)(3)	21,485	85,938	0	107,423
Washington Total:	# of Properties: 5				178,535	327,497	65,346	571,378

**Industrial
Operating Properties**

California

Siempre Viva Business Park	San Diego-Carlsbad et al, CA	Eaton Electrical Inc., Reynolds Logistics Inc., Bose Corporation	20.0%	(1)(3)	132,105	528,418	0	660,523
California Total:	# of Properties: 1				132,105	528,418	0	660,523

Florida

Lakeland Industrial Center	Lakeland, FL	Rooms to Go, Publix, Star Distribution, Chep USA	100.0%		600,000	0	0	600,000
Lakeland Interstate Industrial Park I	Lakeland, FL	Acuity Specialty Products Group, Inc.,	100.0%		168,400	0	0	168,400
1801 Massaro	Tampa-St. Petersburg et al, FL	MiTek Industries, Inc.,	100.0%		159,000	0	0	159,000
Hopewell Industrial Center	Tampa-St. Petersburg et al, FL	Parts Depot, Inc., South Dade Automotive	100.0%		224,483	0	0	224,483
Tampa East Industrial Portfolio	Tampa-St. Petersburg et al, FL	General Electric, Florida Air Conditioning Distrib, HD Supply Plumbing, GE Polymershapes, Creative Recycling Systems	100.0%		512,923	0	0	512,923
Florida Total:	# of Properties: 5				1,664,806	0	0	1,664,806

Georgia

Atlanta Industrial Park	Atlanta-Sandy Springs et al, GA	Atlantic Chemical & Equip	100.0%		120,200	0	0	120,200
Atlanta Industrial Park II & VI	Atlanta-Sandy Springs et al, GA	Target Container Co., Sanderson Industries, Inc., GSC Packaging	100.0%		382,120	0	0	382,120
Riverview Distribution Center	Atlanta-Sandy Springs et al, GA	Chep USA	100.0%		265,200	0	0	265,200
Sears Logistics	Atlanta-Sandy Springs et al, GA	Sears Logistics Services	20.0%	(1)(3)	80,511	322,043	0	402,554
SouthPark 3075	Atlanta-Sandy Springs et al, GA	American Tire Distributors	100.0%		234,525	0	0	234,525
Southside Industrial Parkway	Atlanta-Sandy Springs et al, GA	Mission Produce	100.0%		72,000	0	0	72,000
Westlake 125	Atlanta-Sandy Springs et al, GA	Maxwell Chase Technologies, LLC, Nissei ASB Company, Berlin Packaging	100.0%		154,464	0	0	154,464
Kennesaw 75	Atlanta-Sandy Springs et al, GA	Trane, Clorox Services Company, Builders Specialties, LLC	100.0%		178,467	0	0	178,467
6485 Crescent Drive	Atlanta-Sandy Springs et al, GA	Zurn Industries LLC	20.0%	(1)(3)	72,092	288,368	0	360,460
Georgia Total:	# of Properties: 8				1,559,579	610,411	0	2,169,990

Tennessee

Crowfarm Drive Warehouse	Memphis, TN-MS-AR	CMI Freight Transportation, Sergeant's Pet Care Products	20.0%	(1)(3)	31,770	127,079	0	158,849
Outland Business Center	Memphis, TN-MS-AR	Vistar Corporation, Kuehne & Nagel, TricorBraun	20.0%	(1)(3)	82,088	328,350	0	410,438
Southpoint I & II	Memphis, TN-MS-AR	AF Services, Sunnywood Products, Inc., Wymit	100.0%		570,940	0	0	570,940
Tennessee Total:	# of Properties: 3				684,798	455,429	0	1,140,227

Texas

Braker 2 Business Center	Austin-Round Rock, TX	Home Team Pest Defense, MJC Electronics Corporation	100.0%		27,359	0	0	27,359
Corporate Center Park I and II	Austin-Round Rock, TX	Phoenix Lamar Corp, CenTex Independent Electrical, Schindler Elevator	100.0%		120,681	0	0	120,681
Oak Hills Industrial Park	Austin-Round Rock, TX	Terracon, Inc., Illumitex	100.0%		89,858	0	0	89,858
Rutland 10 Business Center	Austin-Round Rock, TX	Media Event Concepts, Inc., Stellar Micro Devices	100.0%		54,000	0	0	54,000
Southpark A,B,C	Austin-Round Rock, TX	Texas EZ Pawn	100.0%		78,276	0	0	78,276
Southpoint Service Center	Austin-Round Rock, TX	Green Building Energy Services	100.0%		58,297	0	0	58,297
Midpoint I-20 Distribution Center	Dallas-Fort Worth-Arlington, TX	Tred-It Tire & Wheel, Amercian Medical Response, Vic Thompson	100.0%		253,165	0	0	253,165
Randol Mill Place	Dallas-Fort Worth-Arlington, TX	Protech Electronics, Inc., Premier Products	100.0%		54,639	0	0	54,639

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Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
1625 Diplomat Drive	Dallas-Fort Worth-Arlington, TX	Rooftop Systems, Inc.	100.0%		106,140	0	0	106,140
Midway Business Center	Dallas-Fort Worth-Arlington, TX	Luxury of Leather, Jet Pay, LLC	100.0%		141,246	0	0	141,246
Manana Office Center	Dallas-Fort Worth-Arlington, TX	Dave & Busters, All-Tex Supply, Lewis-Goetz and Company	100.0%		223,128	0	0	223,128
Newkirk Service Center	Dallas-Fort Worth-Arlington, TX	Restaurant Technologies, Corporate Meeting Services	100.0%		105,892	0	0	105,892
Northeast Crossing Office/Service Center	Dallas-Fort Worth-Arlington, TX	ASCOA - Ambulatory Surgical Center, Capital Title of Texas	100.0%		78,700	0	0	78,700
Redbird Distribution Center	Dallas-Fort Worth-Arlington, TX	Maco Builders Cabinet Group	100.0%		110,839	0	0	110,839
Regal Distribution Center	Dallas-Fort Worth-Arlington, TX	General Insulation Company, Parkland Health & Hosp System, BKM Total Office of Texas, L.P., Aero-Med, Ltd.	100.0%		202,559	0	0	202,559
Space Center Industrial Park	Dallas-Fort Worth-Arlington, TX	Facility Interiors, Inc., Wilson Office Interiors	100.0%		264,582	0	0	264,582
McGraw Hill Distribution Center	Dallas-Fort Worth-Arlington, TX	McGraw Hill Companies, Inc.	100.0%		417,938	0	0	417,938
Freeport Commerce Center	Dallas-Fort Worth-Arlington, TX	McGraw Hill Companies, Inc., TKS (U.S.A.), Inc.	100.0%		50,590	0	0	50,590
Central Plano Business Park	Dallas-Fort Worth-Arlington, TX	Underwriters Laboratories, Motion Dynamics	100.0%		137,785	0	0	137,785
Jupiter Business Park	Dallas-Fort Worth-Arlington, TX	Ericsson Radio Systems	100.0%		189,532	0	0	189,532
Jupiter Service Center	Dallas-Fort Worth-Arlington, TX	Interceramic Tile, Gemaire Distributors	100.0%		78,480	0	0	78,480
Sherman Plaza Business Park	Dallas-Fort Worth-Arlington, TX	Weingarten Realty Regional Office, Quadravox, Inc.	100.0%		101,140	0	0	101,140
610 and 11th St. Warehouse	Houston-Baytown-Sugar Land, TX	Iron Mountain	20.0%	(1)(3)	48,728	194,914	0	243,642
610 and 11th St. Warehouse	Houston-Baytown-Sugar Land, TX	Prefco Corp.	100.0%		104,975	0	0	104,975
610/288 Business Park	Houston-Baytown-Sugar Land, TX	Palmer Logistics, Dupuy Storage	20.0%	(1)(3)	59,060	236,240	0	295,300
Beltway 8 Business Park	Houston-Baytown-Sugar Land, TX	Premier Home Technology	100.0%		157,498	0	0	157,498
Blankenship Building	Houston-Baytown-Sugar Land, TX	Star Displays	100.0%		59,718	0	0	59,718
Brookhollow Business Center	Houston-Baytown-Sugar Land, TX	YMCA of Greater Houston, Surgeon's Management, Houston Digital Instruments	100.0%		133,970	0	0	133,970
Claywood Industrial Park	Houston-Baytown-Sugar Land, TX	Pioneer Distribution Center, Packaging Corporation of America	100.0%		101,125	0	200,850	301,975
Crestview	Houston-Baytown-Sugar Land, TX	Creative Connection	100.0%		8,970	0	0	8,970
Crosspoint Warehouse	Houston-Baytown-Sugar Land, TX	Foam Enterprises, LLC	100.0%		72,505	0	0	72,505
Houston Cold Storage Warehouse	Houston-Baytown-Sugar Land, TX	Houston Central Industries, Inc.	100.0%		128,752	0	0	128,752
Kempwood Industrial	Houston-Baytown-Sugar Land, TX	Pioneer Contract Services	100.0%		113,218	0	0	113,218
Kempwood Industrial	Houston-Baytown-Sugar Land, TX	Pioneer Contract Services, Veritas Geophysical Corporation	20.0%	(1)(3)	43,898	175,591	0	219,489
Lathrop Warehouse	Houston-Baytown-Sugar Land, TX	United D.C., Inc.	20.0%	(1)(3)	50,378	201,512	0	251,890
Navigation Business Park	Houston-Baytown-Sugar Land, TX	Genesis Worldwide Logistics	20.0%	(1)(3)	47,603	190,411	0	238,014
Northway Park II	Houston-Baytown-Sugar Land, TX	Jet Lube, Inc., South Texas Bolt & Fitting, Custom Polymers	20.0%	(1)(3)	60,715	242,862	0	303,577
Railwood F	Houston-Baytown-Sugar Land, TX	Shell Oil Company	20.0%	(1)(3)	60,000	240,000	0	300,000
Railwood G	Houston-Baytown-Sugar Land, TX	Global Stainless Supply, Inc.	50.0%	(1)(3)	105,425	105,425	0	210,850
Railwood Industrial Park	Houston-Baytown-Sugar Land, TX	Distribution International SW, AJ Logistics, YRC Logistics Services	100.0%		402,680	0	0	402,680
Railwood Industrial Park	Houston-Baytown-Sugar Land, TX	Val-Fit Inc., Georgia Gulf Chemicals & Vinyl	20.0%	(1)(3)	99,531	398,125	0	497,656
Southport Business Park 5	Houston-Baytown-Sugar Land, TX	Surface Preparation - Texas, LLC, Birch Plastics, Soltex Inc.	100.0%		160,011	0	0	160,011
Stonecrest Business Center	Houston-Baytown-Sugar Land, TX	Alpha Omega Caseworks	100.0%		110,861	0	0	110,861
Town & Country Commerce Center	Houston-Baytown-Sugar Land, TX	Arizona Tile, Seitel	100.0%		206,056	0	0	206,056
West 10 Business Center II	Houston-Baytown-Sugar Land, TX	Summers Group, Inc.	100.0%		82,658	0	0	82,658
West Loop Commerce Center	Houston-Baytown-Sugar Land, TX	Inter-Tel Technologies	100.0%		35,886	0	0	35,886
West-10 Business Center	Houston-Baytown-Sugar Land, TX	Network-Interstate Co.	100.0%		99,883	0	0	99,883
Westgate Service Center	Houston-Baytown-Sugar Land, TX	Weltec, Inc., 3M Company, CAS Holdings, Inc.	100.0%		123,902	0	0	123,902
Freeport Business Center	Houston-Baytown-Sugar Land, TX	Yokagawa, Life-Tech, PSI Group	100.0%		251,645	0	0	251,645
Crosswinds Distribution Center	San Antonio, TX	American Tile Supply	100.0%		142,403	0	0	142,403
Interwest Business Park	San Antonio, TX	All-American Sports, Gell Service Company, Inc., Goodman Manufacturing Company, L.P.	100.0%		219,244	0	0	219,244
Isom Business Park	San Antonio, TX	Gate Gourmet, Wells Fargo Bank, Colour Solutions	100.0%		175,200	0	0	175,200
O'Connor Road Business Park	San Antonio, TX	Ingersoll Rand, TD Industries	100.0%		150,091	0	0	150,091
Texas Total:	# of Properties: 51				6,561,415	1,985,080	200,850	8,747,345

Virginia

Weingarten Realty Investors
Property Listing
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Center	CBSA	Anchors	WRI Owned %	Foot Notes	Gross Leasable Area			Total
					WRI Owned	Joint Venture Share	Owned by Other	
Enterchange at Northlake A	Richmond, VA	FedEx, Owens & Minor	100.0%		215,191	0	0	215,191
Enterchange at Northlake C	Richmond, VA	Techturn, International Paper Company, The Kane Company, Wholesale Millwork	20.0%	(1)(3)	58,623	234,492	0	293,115
Enterchange at Meadowville	Richmond, VA	United States Army	20.0%	(1)(3)	45,362	181,447	0	226,809
Enterchange at Walthall A & B	Richmond, VA	Mazda Motors of America, Inc., Xymid LLC, HCA Richmond Division Inc.	20.0%	(1)(3)	121,336	485,343	0	606,679
Enterchange at Walthall C	Richmond, VA	Hill Phoenix, PSS World Medical	20.0%	(1)(3)	52,384	209,538	0	261,922
Enterchange at Walthall D	Richmond, VA	Saddle Creek, Recall Total Info Manager, Jim's Formal Wear	100.0%		287,318	0	0	287,318
Interport Business Center A	Richmond, VA	Wyeth-Ayerst Pharmaceuticals, Triple Play Services Inc., Anderson News, LLC,	20.0%	(1)(3)	88,204	352,814	0	441,018
Interport Business Center B	Richmond, VA	Mid South Building Supply, Inc., CEVA Freight LLC, Commonwealth of Virginia Department of Taxation	20.0%	(1)(3)	23,600	94,400	0	118,000
Interport Business Center C	Richmond, VA	Sears Home Improvement Products, Inc., Ferguson Enterprise, Inc.	20.0%	(1)(3)	10,977	43,908	0	54,885
Virginia Total:	# of Properties: 9				902,995	1,601,942	0	2,504,937
Other Operating Properties								
Arizona								
Arcadia Biltmore Plaza	Phoenix-Mesa-Scottsdale, AZ	Endurance Rehab, Weingarten Realty Regional Office	100.0%		21,122	0	0	21,122
Arizona Total:	# of Properties: 1				21,122	0	0	21,122
Texas								
1919 North Loop West	Houston-Baytown-Sugar Land, TX	State of Texas, Weingarten Realty Regional Office	100.0%		138,181	0	0	138,181
Citadel Plaza	Houston-Baytown-Sugar Land, TX	Weingarten Realty Investors Corporate Office	100.0%		121,000	0	0	121,000
Texas Total:	# of Properties: 2				259,181	0	0	259,181
Total Operating Properties	# of Properties: 386				43,766,483	14,684,667	12,276,840	70,727,984
New Development								
Colorado								
River Point at Sheridan	Denver-Aurora, CO		50.0%	(1)(2)	52,331	52,331	331,174	435,836
The Gardens on Havana	Denver-Aurora, CO		39.8%	(1)(2)(3)	319,478	483,432	143,697	946,607
Colorado Total:	# of Properties: 2				371,809	535,763	474,871	1,382,443
Florida								
Clermont Landing	Orlando, FL		55.0%	(1)(2)(3)	78,806	64,477	104,175	247,458
Florida Total:	# of Properties: 1				78,806	64,477	104,175	247,458
Georgia								
Dacula Marketplace	Atlanta-Sandy Springs et al, GA		100.0%	(2)	2,600	0	92,803	95,403
Georgia Total:	# of Properties: 1				2,600	0	92,803	95,403
North Carolina								
Surf City Crossing	Wilmington, NC		100.0%	(2)	53,776	0	0	53,776
Waterford Village	Wilmington, NC		100.0%	(2)	79,139	0	0	79,139
North Carolina Total:	# of Properties: 2				132,915	0	0	132,915
Tennessee								
Ridgeway Trace	Memphis, TN-MS-AR		100.0%	(2)	140,271	0	137,740	278,011

Weingarten Realty Investors
Property Listing
As of June 30, 2011

Gross Leasable Area

Center	CBSA	Anchors	WRI Owned %	Foot Notes	WRI Owned	Joint Venture Share	Owned by Other	Total
Tennessee Total:	# of Properties: 1				140,271	0	137,740	278,011
Texas								
North Towne Plaza	Brownsville-Harlingen, TX		100.0%	(2)	11,600	0	117,000	128,600
Tomball Marketplace	Houston-Baytown-Sugar Land, TX		100.0%	(2)	69,750	0	85,000	154,750
Westwood Center	San Antonio, TX		100.0%	(2)	33,080	0	9,005	42,085
Texas Total:	# of Properties: 3				114,430	0	211,005	325,435
Utah								
300 West	Salt Lake City, UT		31.8%	(1)(2)(3)	12,237	26,209	138,803	177,249
Utah Total:	# of Properties: 1				12,237	26,209	138,803	177,249
Total New Developments	# of Properties: 11				853,068	626,449	1,159,397	2,638,914
Unimproved Land								
Arizona								
								312,761
								422,532
								90,605
Arizona Total:								825,898
California								
								138,956
								473,497
California Total:								612,453
Colorado								
								669,953
								1,003,187
Colorado Total:								1,673,140
Florida								
								132,422
								292,288
								228,254
Florida Total:								652,964
Georgia								
								3,554,496
Georgia Total:								3,554,496
Louisiana								
								34,848
								41,818
Louisiana Total:								76,666
Nevada								
								707,414
Nevada Total:								707,414
North Carolina								
								549,727
								510,959
								1,047,182
								2,024,233

Weingarten Realty Investors
Property Listing
As of June 30, 2011

Center	CBSA	Anchors	WRI Owned %	Foot Notes	Gross Leasable Area			Total
					WRI Owned	Joint Venture Share	Owned by Other	
U.S. Highway 1 at Caveness Farms Rd., Wake Forest								3,074,900
North Carolina Total:								7,207,001
Tennessee								
Poplar Avenue and Ridgeway Road, Memphis								53,579
Tennessee Total:								53,579
Texas								
U.S. 77 and 83 at SHFM 802, Brownsville								954,835
Rock Prairie Rd. at Hwy. 6, College Station								394,218
River Pointe Drive at Interstate 45, Conroe								118,483
Leslie Rd. at Bandera Rd., Helotes								74,052
Bissonnet at Wilcrest, Houston								40,946
Citadel Plaza at 610 North Loop, Houston								137,214
East Orem, Houston								121,968
Kirkwood at Dashwood Drive, Houston								321,908
Mesa Road at Tidwell, Houston								35,719
Northwest Freeway at Gessner, Houston								117,612
West Little York at Interstate 45, Houston								161,172
West Loop North at Interstate 10, Houston								145,055
Nolana Ave and 29th St., McAllen								163,350
Shary Rd. at North Hwy. 83, Mission								1,607,364
9th Ave. at 25th St., Port Arthur								243,065
Culebra Road and Westwood Loop, San Antonio								403,366
FM 1957 (Potranco Road) and FM 211, San Antonio								8,655,372
SH 151 and Ingram Rd, San Antonio								369,389
US Hwy 281 at Wilderness Oaks, San Antonio								1,269,774
Highway 3 at Highway 1765, Texas City								200,812
FM 2920 and Highway 249, Tomball								459,776
Texas Total:								15,995,450
Utah								
South 300 West & West Paxton Avenue, Salt Lake City								235,224
Utah Total:								235,224
Total Unimproved Land								31,594,285

Other Topics of Interest

Weingarten Realty Investors
Supplemental Leasing Information at Pro rata Share
(in thousands)

	<u># of Units</u>	<u>Rental Revenue</u>	<u>% of Rental Revenue</u>	<u>Square Feet</u>
Blockbuster Summary				
As of 3/31/11	25	2,586	0.43%	123
Terminated	-9	-797	-0.14%	-40
Assumed Units as of 6/30/11	<u>16</u>	<u>1,789</u>	<u>0.29%</u>	<u>83</u>
 Borders Summary (includes 1 Walden Books)				
As of 12/31/10	6	2,519	0.45%	125
Terminated	-2	-1076	-0.19%	-48
Remaining units 6/30/11	<u>4</u>	<u>1,443</u>	<u>0.26%</u>	<u>77</u>