

# **WEINGARTEN REALTY**

## **Supplemental Financial Information**

**June 30, 2009**

**(Unaudited)**

<b>Table of Contents</b>	<b>Page No.</b>
<b>Corporate Profile</b>	<b>1</b>
<b>Condensed Consolidated Statements of Income</b>	<b>2</b>
<b>Condensed Consolidated Balance Sheets</b>	<b>3</b>
<b>Summary Operating Data</b>	<b>4 - 5</b>
Funds from Operations	
Dividends	
General and Administrative Expenses	
Net Operating Income	
Rentals	
Interest Expense	
Fee Income From Real Estate Joint Ventures and Partnerships	
Property	
Net Operating Income including Joint Ventures	
<b>Joint Venture Reporting</b>	<b>6 - 9</b>
Financial Statements of Unconsolidated Real Estate Joint Ventures and Partnerships at 100%	
Financial Statements of Unconsolidated Real Estate Joint Ventures and Partnerships at Pro rata Share	
Investments in Unconsolidated Real Estate Joint Ventures & Partnerships	
Mortgage Debt Information for Unconsolidated Real Estate Joint Ventures & Partnerships	
<b>Supplemental Analyst Information</b>	<b>10</b>
<b>Summary Balance Sheet Information</b>	<b>11</b>
Common Share Data	
Capitalization	
Capital Availability	
Credit Ratings	
<b>Debt Information</b>	<b>12 - 13</b>
Outstanding Balance Summary	
Fixed vs Variable Rate Debt	
Secured vs Unsecured Debt	
Coverage Ratios	
Weighted Average Interest Rates	
Schedule of Maturities	
<b>Other Information</b>	<b>14 - 15</b>
Tenant Diversification	
Lease Expirations	
Leasing Production	
Average Minimum Rent per Square Foot	
Occupancy	
<b>Property Information</b>	<b>16 - 37</b>
Property Investment Summary	
New Development Properties (by Stabilization)	
Land Held for Development	
Disposition Summary	
Total Net Operating Income at Pro rata Share by Geographic Region	
Average Base Rents by CBSA	
Property Listing	

This supplemental financial information package contains historical information of the Company.

Certain information contained in this Supplemental Financial Information package includes certain forward-looking statements reflecting Weingarten Realty Investors' expectations in the near term that involve a number of risks and uncertainties; however, many factors may materially affect the actual results, including demand for our properties, changes in rental and occupancy rates, changes in property operating costs, interest rate fluctuations, and changes in local and general economic conditions. Accordingly, there is no assurance that WRI's expectations will be realized.

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, 2009, we owned or operated under long-term leases, interests in 378 developed income-producing properties and 24 new development properties (including 16 which are income-producing), which are located in 23 states that span the United States from coast to coast. Included in the portfolio are 318 shopping centers, 81 industrial projects, and 3 other operating properties. Our interests in these properties aggregated approximately 46.2 million square feet of leasable area. Our properties were 90.9% leased as of June 30, 2009, 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](http://www.weingarten.com)

## **Regional Offices**

Atlanta, GA  
Dallas, TX  
Ft. Lauderdale, FL  
Las Vegas, NV  
Los Angeles, CA  
Orlando, FL  
Phoenix, AZ  
Raleigh, NC  
Sacramento, CA

## **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

**Weingarten Realty Investors**  
**Condensed Consolidated Statements of Income and Comprehensive Income**  
(in thousands, except per share amounts)  
(as reported)

	Three Months Ended		Six Months Ended		Twelve Months Ended December 31,			
	June 30,		June 30,					
	2009	2008	2009	2008	2008	2007	2006	2005
Revenues:								
Rentals, net	\$ 143,569	\$ 148,891	\$ 287,987	\$ 296,865	\$ 595,487	\$ 564,651	\$ 510,672	\$ 461,871
Other	3,371	3,393	7,434	6,103	13,910	13,236	6,720	6,118
Total	<u>146,940</u>	<u>152,284</u>	<u>295,421</u>	<u>302,968</u>	<u>609,397</u>	<u>577,887</u>	<u>517,392</u>	<u>467,989</u>
Expenses:								
Depreciation and amortization	38,408	38,971	77,045	81,269	154,621	126,740	116,033	105,552
Operating	27,569	26,209	51,458	52,247	117,270	102,692	84,748	70,189
Ad valorem taxes, net	18,808	17,372	37,158	35,044	72,150	65,800	59,749	53,785
General and administrative	7,020	7,104	13,020	13,958	25,761	26,979	23,801	17,379
Impairment loss					52,539			
Total	<u>91,805</u>	<u>89,656</u>	<u>178,681</u>	<u>182,518</u>	<u>422,341</u>	<u>322,211</u>	<u>284,331</u>	<u>246,905</u>
Operating Income	55,135	62,628	116,740	120,450	187,056	255,676	233,061	221,084
Interest Expense, net	(39,496)	(40,552)	(79,053)	(78,090)	(156,807)	(156,745)	(148,558)	(129,082)
Interest and Other Income, net	3,645	1,699	4,909	2,748	4,334	8,486	9,044	2,850
Equity in Earnings of Real Estate Joint Ventures and Partnerships, net (a)	3,884	5,139	7,546	10,386	12,196	19,853	14,655	6,610
Gain on Redemption of Convertible Senior Unsecured Notes	8,858		8,858		12,961			
Gain on Merchant Development Sales	4,006	6,303	18,128	6,822	8,342	16,385	7,166	804
Benefit (Provision) for Income Taxes	2,257	(1,543)	(2,707)	(2,290)	10,178	(4,073)	(1,366)	
Income from Continuing Operations	<u>38,289</u>	<u>33,674</u>	<u>74,421</u>	<u>60,026</u>	<u>78,260</u>	<u>139,582</u>	<u>114,002</u>	<u>102,266</u>
Operating (Loss) Income from Discontinued Operations	(237)	1,749	208	4,177	5,615	13,011	26,251	35,682
Gain on Sale of Property from Discontinued Operations	6,248	41,093	6,987	49,463	68,722	83,659	145,494	65,459
Income from Discontinued Operations	<u>6,011</u>	<u>42,842</u>	<u>7,195</u>	<u>53,640</u>	<u>74,337</u>	<u>96,670</u>	<u>171,745</u>	<u>101,141</u>
Gain on Sale of Property	4,886	132	11,380	144	1,998	4,086	22,493	22,306
Net Income	49,186	76,648	92,996	113,810	154,595	240,338	308,240	225,713
Less: Net Income Attributable to Noncontrolling Interests	(1,079)	(2,627)	(2,874)	(4,453)	(8,943)	(10,237)	(6,414)	(6,060)
Net Income Adjusted for Noncontrolling Interests	48,107	74,021	90,122	109,357	145,652	230,101	301,826	219,653
Preferred Share Dividends	(8,869)	(8,110)	(17,738)	(16,728)	(34,711)	(25,375)	(10,101)	(10,101)
Redemption Costs of Preferred Shares		(990)		(990)	(1,850)			
Net Income Available to Common Shareholders	<u>\$ 39,238</u>	<u>\$ 64,921</u>	<u>\$ 72,384</u>	<u>\$ 91,639</u>	<u>\$ 109,091</u>	<u>\$ 204,726</u>	<u>\$ 291,725</u>	<u>\$ 209,552</u>
Earnings Per Common Share - Basic	<u>\$ 0.35</u>	<u>\$ 0.78</u>	<u>\$ 0.73</u>	<u>\$ 1.09</u>	<u>\$ 1.29</u>	<u>\$ 2.39</u>	<u>\$ 3.33</u>	<u>\$ 2.35</u>
Earnings Per Common Share - Diluted	<u>\$ 0.35</u>	<u>\$ 0.76</u>	<u>\$ 0.72</u>	<u>\$ 1.08</u>	<u>\$ 1.28</u>	<u>\$ 2.35</u>	<u>\$ 3.24</u>	<u>\$ 2.31</u>

(a) See Page 7 for the Company's pro rata share of the operating results of its unconsolidated real estate joint ventures and partnerships.

Note: Prior periods have been restated to conform to the current year presentation for the adoption of FSP APB 14-1, "Accounting for Convertible Debt Instruments That May be Settled in Cash upon Conversion (Including Partial Cash Settlement)" and SFAS 160, "Noncontrolling Interests in Consolidated Financial Statements--an amendment of ARB No. 51."

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

	June 30, 2009	December 31, 2008
<b>ASSETS</b>		
Property	\$ 4,906,527	\$ 4,915,472
Accumulated Depreciation	(853,023)	(812,323)
Property Held for Sale, net	3,469	
Property, net	4,056,973	4,103,149
Investment in Real Estate Joint Ventures and Partnerships, net (a)	383,467	357,634
Total	4,440,440	4,460,783
Notes Receivable from Real Estate Joint Ventures and Partnerships	262,896	232,544
Unamortized Debt and Lease Costs, net	113,697	119,464
Accrued Rent and Accounts Receivable (net of allowance for doubtful accounts of \$10,063 in 2009 and \$12,412 in 2008)	80,636	103,873
Cash and Cash Equivalents	94,370	58,946
Restricted Deposits and Mortgage Escrows	14,899	33,252
Other, net	92,475	105,350
Total	\$ 5,099,413	\$ 5,114,212
<b>LIABILITIES AND EQUITY</b>		
Debt, net	\$ 2,659,147	\$ 3,148,636
Accounts Payable and Accrued Expenses	213,915	179,432
Other, net	92,340	90,461
Total	2,965,402	3,418,529
Commitments and Contingencies	15,750	41,000
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 2009 and 2008; liquidation preference \$75,000	3	3
6.95% Series E cumulative redeemable preferred shares of beneficial interest; 29 shares issued and outstanding in 2009 and 2008; liquidation preference \$72,500	1	1
6.5% Series F cumulative redeemable preferred shares of beneficial interest; 140 shares issued and outstanding in 2009 and 2008; liquidation preference \$350,000	4	4
Common Shares of Beneficial Interest - par value, \$.03 per share; shares authorized: 150,000; shares issued and outstanding: 119,740 in 2009 and 87,102 in 2008	3,604	2,625
Accumulated Additional Paid-In Capital	1,962,133	1,514,940
Net Income Less Than Accumulated Dividends	(40,684)	(37,245)
Accumulated Other Comprehensive Loss	(28,434)	(29,676)
Shareholders' Equity	1,896,627	1,450,652
Noncontrolling Interest	221,634	204,031
Total Equity	2,118,261	1,654,683
Total	\$ 5,099,413	\$ 5,114,212

(a) This represents the Company's investment of its unconsolidated real estate joint ventures and partnerships. See page 7 for additional information.

Note: The prior period has been restated to conform to the current year presentation for the adoption of FSP APB 14-1, "Accounting for Convertible Debt Instruments That May Be Settled in Cash upon Conversion (Including Partial Cash Settlement)" and SFAS 160, "Noncontrolling Interests in Consolidated Financial Statements--an amendment of ARB No. 51."

**Weingarten Realty Investors**  
**Summary Operating Data**  
(in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Funds from Operations</b>				
Numerator:				
Net income available to common shareholders	\$ 39,238	\$ 64,921	\$ 72,384	\$ 91,639
Depreciation and amortization	36,637	37,951	73,800	80,253
Depreciation and amortization of unconsolidated real estate joint ventures and partnerships	4,425	3,021	8,565	5,561
Gain on sale of properties	(11,124)	(41,231)	(18,353)	(48,967)
Gain on sale of properties of unconsolidated real estate joint ventures and partnerships			(4)	(14)
Funds from Operations - Basic	<u>69,176</u>	<u>64,662</u>	<u>136,392</u>	<u>128,472</u>
Funds from operations attributable to operating partnership units	489	1,147		2,299
Funds from Operations - Diluted	<u>\$ 69,665</u>	<u>\$ 65,809</u>	<u>\$ 136,392</u>	<u>\$ 130,771</u>
Denominator:				
Weighted average shares outstanding - Basic	111,840	83,742	99,478	83,710
Effect of dilutive securities:				
Share options and awards	486	663	455	577
Operating partnership units	2,102	2,361		2,381
Weighted average shares outstanding - Diluted	<u>114,428</u>	<u>86,766</u>	<u>99,933</u>	<u>86,668</u>
Funds from Operations per Share - Basic	\$ 0.62	\$ 0.77	\$ 1.37	\$ 1.53
Funds from Operations Per Share - Diluted	\$ 0.61	\$ 0.76	\$ 1.36	\$ 1.51
Growth in Funds from Operations per Share - Diluted		-19.7%		-9.9%
<b>Dividends</b>				
Common Dividends per Share	\$ 0.250	\$ 0.525	\$ 0.775	\$ 1.050
Common Dividends Paid as a % of Funds from Operations	43.3%	68.2%	55.6%	68.6%
<b>General and Administrative Expenses</b>				
General and Administrative Expenses/Total Revenue	4.8%	4.7%	4.4%	4.6%
General and Administrative Expenses/Total Assets before Depreciation	0.12%	0.12%	0.22%	0.24%
<b>Net Operating Income *</b>				
Same Property NOI Growth: **				
Cash Basis				
Retail	-6.0%	2.0%	-4.2%	1.3%
Industrial	-2.2%	2.3%	-2.5%	2.2%
Total	-5.6%	2.0%	-4.1%	1.4%

\* Includes the Company's share of unconsolidated real estate joint ventures and partnerships and excludes its partners' share of consolidated real estate joint ventures and partnerships ("Pro rata Share").

\*\* Same Property NOI Growth excludes the effect of lease cancellation income and straight-line rent adjustments, but does include provisions for uncollectible amounts and related recoveries.

The National Association of Real Estate Investment Trusts defines funds from operations as net income (loss) available 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.

**Weingarten Realty Investors**  
**Summary Operating Data (continued)**  
(in thousands)

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2009	2008	2009	2008
<b>Rentals, net</b>				
Base minimum rent, net	\$ 109,772	\$ 114,202	\$ 221,100	\$ 226,677
Straight line rent	2,711	2,638	4,665	5,296
Over/Under-market rentals, net	566	762	1,403	1,653
Percentage rent	947	1,012	1,931	2,458
Tenant reimbursements	29,573	30,277	58,888	60,781
Total	<u>\$ 143,569</u>	<u>\$ 148,891</u>	<u>\$ 287,987</u>	<u>\$ 296,865</u>

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2009	2008	2009	2008
<b>Interest Expense, net</b>				
Interest paid or accrued	\$ 43,458	\$ 47,189	\$ 87,329	\$ 91,506
Over-market mortgage adjustment	(1,140)	(1,675)	(2,257)	(3,276)
Gross interest expense	42,318	45,514	85,072	88,230
Less:				
Capitalized interest	(2,822)	(4,962)	(6,019)	(10,140)
Interest expense, net	<u>\$ 39,496</u>	<u>\$ 40,552</u>	<u>\$ 79,053</u>	<u>\$ 78,090</u>

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2009	2008	2009	2008
<b>Fee Income from Real Estate Joint Ventures and Partnerships</b>				
Recurring	\$ 1,437	\$ 1,808	\$ 3,154	\$ 3,440
Non-Recurring		95	63	95
Total	<u>\$ 1,437</u>	<u>\$ 1,903</u>	<u>\$ 3,217</u>	<u>\$ 3,535</u>

	June 30,	December 31,
	2009	2008
<b>Property</b>		
Land	\$ 947,894	\$ 964,982
Land held for development	119,167	118,078
Land under development	93,798	101,587
Buildings and improvements	3,537,068	3,488,385
Construction in-progress	208,600	242,440
Total	<u>\$ 4,906,527</u>	<u>\$ 4,915,472</u>

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>
<b>Revenues:</b>				
Base minimum rent, net	\$ 30,769	\$ 27,954	\$ 61,216	\$ 55,867
Straight line rent	994	1,108	1,774	1,852
Over/Under-market rentals, net	1,136	1,199	3,107	2,605
Percentage rent	197	162	369	366
Tenant reimbursements	8,713	7,592	16,620	15,436
Other income	1,313	1,635	2,938	2,197
Total	<u>43,122</u>	<u>39,650</u>	<u>86,024</u>	<u>78,323</u>
<b>Expenses:</b>				
Depreciation and amortization	13,422	10,613	26,498	19,231
Interest, net	7,580	5,396	14,599	9,317
Operating	8,006	6,665	15,105	12,928
Ad valorem taxes, net	5,268	4,566	10,831	9,354
General and administrative	1,269	712	2,563	977
Total	<u>35,545</u>	<u>27,952</u>	<u>69,596</u>	<u>51,807</u>
Gain (loss) on merchant development sales		(5)		490
Gain on sale of property			11	38
Net income	<u>\$ 7,577</u>	<u>\$ 11,693</u>	<u>\$ 16,439</u>	<u>\$ 27,044</u>

	<u>June 30, 2009</u>	<u>December 31, 2008</u>
<b>ASSETS</b>		
Property	\$ 1,964,852	\$ 1,951,771
Accumulated depreciation	(148,278)	(129,227)
Property, net	<u>1,816,574</u>	<u>1,822,544</u>
Other assets, net	<u>238,216</u>	<u>256,688</u>
Total	<u>\$ 2,054,790</u>	<u>\$ 2,079,232</u>

**LIABILITIES AND SHAREHOLDERS' EQUITY**

Debt, net	\$ 439,462	\$ 472,486
Amounts payable to Weingarten Realty Investors	278,189	248,969
Other liabilities, net	146,955	149,265
Total	<u>864,606</u>	<u>870,720</u>
Accumulated equity	<u>1,190,184</u>	<u>1,208,512</u>
Total	<u>\$ 2,054,790</u>	<u>\$ 2,079,232</u>



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

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2009	2008	2009	2008
<b>Revenues:</b>				
Base minimum rent, net	\$ 9,792	\$ 8,076	\$ 19,191	\$ 15,986
Straight line rent	394	411	672	645
Over/Under-market rentals, net	225	253	634	515
Percentage rent	87	43	148	106
Tenant reimbursements	2,909	2,152	5,425	4,385
Other income (loss)	617	554	1,377	532
Total	<u>14,024</u>	<u>11,489</u>	<u>27,447</u>	<u>22,169</u>
<b>Expenses:</b>				
Depreciation and amortization	4,425	3,021	8,565	5,561
Interest, net	2,658	1,542	5,016	2,355
Operating	2,570	1,815	4,740	3,571
Ad valorem taxes, net	1,621	1,260	3,418	2,570
General and administrative	576	248	1,155	331
Total	<u>11,850</u>	<u>7,886</u>	<u>22,894</u>	<u>14,388</u>
Gain (loss) on merchant development sales		(2)		180
Gain on sale of property			4	14
Net income **	<u>\$ 2,174</u>	<u>\$ 3,601</u>	<u>\$ 4,557</u>	<u>\$ 7,975</u>

	June 30, 2009	December 31, 2008
<b>ASSETS</b>		
Property	\$ 601,518	\$ 593,923
Accumulated depreciation	(54,707)	(48,476)
Property, net	<u>546,811</u>	<u>545,447</u>
Other assets, net	98,681	104,439
Total	<u>\$ 645,492</u>	<u>\$ 649,886</u>

**LIABILITIES AND SHAREHOLDERS' EQUITY**

Debt, net	\$ 151,235	\$ 164,699
Amounts payable to Weingarten Realty Investors	131,010	117,150
Other liabilities, net	62,731	63,320
Total	<u>344,976</u>	<u>345,169</u>
Accumulated equity	<u>300,516</u>	<u>304,717</u>
Total	<u>\$ 645,492</u>	<u>\$ 649,886</u>

**Notes:**

The Consolidated Financial Statements at pro rata share include only the real estate operations of joint ventures and partnerships at WRI'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, 2009

(In Thousands)

<i>Joint Venture Partner</i>	<i>Number of Properties</i>	<i>Total GLA</i>	<i>Total Assets</i>	<i>Total Debt</i>	<b>Weingarten Realty</b>			
					<i>Ownership Interest</i>	<i>Share of Debt</i>	<i>Investment Balance</i>	<i>Equity in Earnings of Unconsolidated JVs</i>
TIAA Florida Retail LLC	7	1,258	\$ 333,818	\$ -	20.0%	\$ -	\$ 64,293	\$ 1,107
AEW SRP, LLC	10	895	168,306	104,882	25.0%	26,220	13,275	59
Collins	8	1,100	157,256	30,669	50.0%	15,334	56,361	1,152
AEW - Institutional Client	6	523	134,626	69,187	20.0%	13,837	12,387	430
BIT Retail	3	715	157,458	-	20.0%	-	30,750	594
BIT Investment Thirty-Six, LP	12	4,068	226,162	24,449	20.0%	4,890	33,820	325
Eagle AN, LP	7	2,050	51,478	34,737	20.0%	6,947	(0)	(64)
Other	28	3,822	825,685	175,538	47.9%	84,005	172,580	3,943
<b>Total</b>	<b>81</b>	<b>14,431</b>	<b>\$ 2,054,790</b>	<b>\$ 439,462</b>	<b>28.3%</b>	<b>\$ 151,235</b>	<b>\$ 383,467</b>	<b>\$ 7,546</b>

### *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

#### **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

## Weingarten Realty Investors

### Mortgage Debt Information for Unconsolidated Joint Ventures & Partnerships

June 30, 2009

(In Thousands)

Joint Venture Partner	# of Mortgaged Properties	Mortgage Balance	Average Interest Rate (1)	Average Remaining Term (yrs)
TIAA Florida Retail LLC	-	\$ -	-	-
AEW SRP, LLC	7	104,882	5.7%	6.5
Collins	2	30,669	6.2%	12.1
AEW - Institutional Client	6	69,187	5.7%	4.7
BIT Retail	-	-	-	-
BIT Investment Thirty-Six, LP	4	24,449	6.4%	2.3
Eagle AN, LP	1	34,737	8.1%	1.2
Other	7	99,805	5.6%	7.9
<b>Total</b>	<b>27</b>	<b>\$ 363,728</b>	<b>6.0%</b>	<b>6.1</b>

### Schedule of Maturities

	At 100%		At WRI Share	
	Maturities	Average Interest Rate	Maturities	Average Interest Rate
2009	\$ -	-	\$ -	-
2010 (1)	43,860	7.4%	9,782	6.9%
2011	13,233	7.3%	6,749	7.3%
2012	15,303	6.1%	3,061	6.1%
2013	47,387	6.1%	16,627	5.9%
2014	53,649	5.9%	12,046	5.9%
2015	37,170	5.3%	7,854	5.3%
2016	71,199	5.8%	18,848	5.8%
2017	44,540	5.6%	19,715	5.6%
Thereafter	37,389	5.6%	18,694	5.6%
<b>Total</b>	<b>\$ 363,728</b>	<b>6.0%</b>	<b>\$ 113,377</b>	<b>5.9%</b>

(1) All mortgages are fixed rate except for one of the "other" which has a variable rate mortgage (\$3.4 million), maturing in 2010

**Weingarten Realty Investors**  
**Supplemental Analyst Information**  
(in thousands)

This information is provided to allow interested parties to reconcile pro rata and SEC financial information.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Net Operating Income including Joint Ventures</b>				
Revenues	\$ 146,940	\$ 152,284	\$ 295,421	\$ 302,968
Operating expense	(27,569)	(26,209)	(51,458)	(52,247)
Ad valorem taxes	(18,808)	(17,372)	(37,158)	(35,044)
Total	<u>100,563</u>	<u>108,703</u>	<u>206,805</u>	<u>215,677</u>
Net Operating Income from Discontinued Operations	686	2,793	1,406	6,428
Prorata Share of Unconsolidated Joint Ventures				
Revenues	14,024	11,489	27,447	22,169
Operating expense	(2,570)	(1,815)	(4,740)	(3,571)
Ad valorem taxes	(1,621)	(1,260)	(3,418)	(2,570)
Total	<u>9,833</u>	<u>8,414</u>	<u>19,289</u>	<u>16,028</u>
Minority Interests Share of Net Operating Income and Other Adjustments	(5,534)	(4,531)	(11,015)	(5,691)
Net Operating Income including Joint Ventures	<u>\$ 105,548</u>	<u>\$ 115,379</u>	<u>\$ 216,485</u>	<u>\$ 232,442</u>

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Equity in Earnings of Real Estate Joint Ventures and Partnerships, net</b>				
Net income from unconsolidated real estate joint ventures and partnerships	\$ 2,174	\$ 3,601	\$ 4,557	\$ 7,975
Intercompany fee income reclass	1,617	1,238	2,965	2,486
Other adjustments	93	300	24	(75)
Equity in earnings of real estate joint ventures and partnerships, net	<u>\$ 3,884</u>	<u>\$ 5,139</u>	<u>\$ 7,546</u>	<u>\$ 10,386</u>

**Weingarten Realty Investors**  
**Summary Balance Sheet Information**  
(in thousands, except common share data and percentages)

	<u>June 30,</u> <u>2009</u>	<u>December 31,</u> <u>2008</u>
<b>Common Share Data</b>		
Closing Market Price	\$ 14.51	\$ 20.69
Dividend Yield	8.79%	10.15%
90-Day, Average Daily Trading Volume	3,386,527	2,372,033
<b>Capitalization (As reported)</b>		
Debt	\$ 2,659,147	\$ 3,148,636
Preferred Shares	497,500	497,500
Common Shares at Market	1,737,427	1,802,140
Operating Partnership Units at Market	<u>29,760</u>	<u>45,559</u>
Total Market Capitalization	<u>\$ 4,923,834</u>	<u>\$ 5,493,835</u>
Debt to Total Market Capitalization	54.0%	57.3%
<b>Capitalization (Pro rata)</b>		
Debt	\$ 2,602,743	\$ 3,108,982
Preferred Shares	497,500	497,500
Common Shares at Market	1,737,427	1,802,140
Operating Partnership Units at Market	<u>29,760</u>	<u>45,559</u>
Total Market Capitalization	<u>\$ 4,867,430</u>	<u>\$ 5,454,181</u>
Debt to Total Market Capitalization	53.5%	57.0%
<b>Capital Availability</b>		
Total Revolver Capacity	\$ 575,000	\$ 575,000
Revolver Balance Outstanding	0	383,000
Outstanding Letters of Credit under Revolver	<u>10,007</u>	<u>10,057</u>
Unused Portion of \$575 MM Revolver	<u>\$ 564,993</u>	<u>\$ 181,943</u>
<b>Credit Ratings</b>		
	<u>S&amp;P</u>	<u>Moody's</u>
Senior Debt	BBB	Baa2
Preferred Shares	BB+	Baa3

**Weingarten Realty Investors**  
**Debt Information**  
(in thousands, except percentages)

	June 30, 2009	2nd Quarter Weighted Average Rate (1)	December 31, 2008	4th Quarter Weighted Average Rate (1)
<b>Outstanding Balance Summary</b>				
Mortgage Debt	\$ 1,087,526	6.57%	\$ 1,003,709	6.37%
7% 2011 Bonds	117,670	7.00%	200,000	7.00%
3.95% Convertible Bonds (2)	439,064	3.95%	514,298	3.95%
Unsecured Notes Payable	981,962	5.80%	1,014,567	5.77%
Revolving Credit Agreements (3)	0	2.13%	383,000	2.55%
Industrial Revenue Bonds	3,200	1.95%	3,337	3.44%
Obligations under Capital Leases	29,725	5.87%	29,725	5.98%
Total Debt - As Reported	2,659,147	5.68%	3,148,636	5.31%
Less: Noncontrolling Interest	(207,639)		(204,353)	
Plus: WRI Share of Unconsolidated Joint Ventures	151,235		164,699	
Total Debt - Pro rata Share	<u>\$ 2,602,743</u>	<u>5.69%</u>	<u>\$ 3,108,982</u>	<u>5.31%</u>

	June 30, 2009	% of Total	December 31, 2008	% of Total
<b>Fixed vs. Variable Rate Debt (at Pro rata Share)</b> (includes the effect of interest rate swaps)				
Fixed-rate debt	\$ 2,533,607	97.3%	\$ 2,659,268	85.5%
Variable-rate debt	69,136	2.7%	449,714	14.5%
Total	<u>\$ 2,602,743</u>	<u>100.0%</u>	<u>\$ 3,108,982</u>	<u>100.0%</u>

	June 30, 2009	% of Total	December 31, 2008	% of Total
<b>Secured vs. Unsecured Debt (at Pro rata Share)</b>				
Secured Debt	\$ 1,023,567	39.3%	\$ 992,491	31.9%
Unsecured Debt	1,579,176	60.7%	2,116,491	68.1%
Total	<u>\$ 2,602,743</u>	<u>100.0%</u>	<u>\$ 3,108,982</u>	<u>100.0%</u>

**Coverage Ratios (at Pro rata Share trailing 4 quarters)**

Fixed Charge Coverage	2.02x	1.99x
Interest Coverage	2.41x	2.37x
Debt Service Coverage	2.33x	2.31x

	As Reported	Pro rata Share
<b>Weighted Average Interest Rates (1)</b>		
Six months ended 06/30/09	5.33%	5.37%
Three months ended 06/30/09	5.68%	5.69%
Twelve months ended 12/31/08	5.54%	5.53%

- (1) Weighted average interest rates exclude the effects of FAS 141, discounts on convertible bonds, and loan costs related to financing.
- (2) The convertible bonds 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. On July 16, 2009 \$319.7 million face value will be purchased pursuant to the terms of our Tender Offer resulting in a remaining outstanding face value of \$135.2 million.
- (3) Weighted average revolving interest rate excluding the effect of the commitment fee was 1.00% in second quarter 2009 and 2.34% in fourth quarter 2008.

**Weingarten Realty Investors**  
**Debt Information**  
(in thousands, except percentages)

**Schedule of Maturities at June 30, 2009**

	As Reported		Pro rata Share			
	Maturities	Rate (6)	Maturities	Rate (6)	Floating Rate	Fixed Rate
2009 (1)	61,376	6.47%	61,014	6.54%	12,168	48,846
2010 (2)	114,119	6.36%	124,967	6.41%	2,429	122,538
2011 (3)	217,893	6.71%	224,616	6.73%	488	224,128
2012	336,686	5.60%	339,434	5.64%	679	338,755
2013	415,578	5.92%	308,800	5.79%	841	307,959
2014	385,337	5.43%	396,503	5.45%	3,102	393,401
2015	252,169	6.31%	215,686	5.87%	1,124	214,562
2016	149,338	6.39%	168,425	6.05%	1,296	167,129
2017	118,042	6.98%	139,061	6.39%	1,456	137,605
2018	54,007	8.28%	14,085	5.15%	1,553	12,532
Thereafter (3)	527,358	4.46%	565,586	4.12%	29,239	536,347
Subtotal	2,631,903		2,558,177		54,375	2,503,802
Revolvers (4)	0	1.42%	0	1.42%	0	
Other (5)	27,244		44,566		(35,239)	79,805
Swap Maturities:						
2014					50,000	(50,000)
Total	<u>\$ 2,659,147</u>	5.33%	<u>\$ 2,602,743</u>	5.37%	<u>\$ 69,136</u>	<u>\$ 2,533,607</u>

(1) Includes \$2.3 million of amortizing industrial revenue bonds with a final maturity date of 2015 that are currently callable by the lender.

(2) Includes \$9.7 million of MTN's maturing 2028 with 12 and 20 year put options.

(3) Thereafter includes \$454.9 million of Convertible debt, of which \$319.7 million face value will be purchased on July 16, 2009 pursuant to the terms of our Tender Offer with proceeds received from our April equity offering, resulting in a remaining outstanding face value of \$135.2 million maturing in 2026 which has a 5 year call and put option in 2011.

(4) Includes the effect of the commitment fee.

(5) Other includes capital leases, FAS 141 adjustment, market value of swaps and discounts on convertible bonds. Our pro rata share calculation also includes bonds issued in association with a guarantee in connection with a project in Denver, Colorado.

(6) Weighted average interest rates exclude the effects of FAS 141, discounts on convertible bonds, and loan costs related to financing.

**Proforma Schedule of Maturities**

The following proforma reflects the maturity of the 3.95% convertible bonds based upon the date the debt can be put back to the company (2011). It also reflects the redemption of \$319.7 million of the bonds pursuant to the company's tender offer which closed July 16, 2009

	6/30/2009 As Reported	Reclass of Bonds to Put Date	Convertible Debt	Proforma Maturities Restated for Convertible Debt
2009	\$ 61,376			\$ 61,376
2010	114,119			114,119
2011	217,893	454,921	(319,686)	353,128
2012	336,686			336,686
2013	415,578			415,578
2014	385,337			385,337
2015	252,169			252,169
2016	149,338			149,338
2017	118,042			118,042
2018	54,007			54,007
Thereafter	527,358	(454,921)		72,437
	<u>\$ 2,631,903</u>			<u>\$ 2,312,217</u>

**Weingarten Realty Investors**  
**Tenant Diversification by Percent of Rental Revenues at Pro rata Share**  
(in thousands, except percentages and # of units)

Rank	Tenant Name	DBA's	# of Units	% of Pro rata Rental Revenue	Square Feet
1	THE KROGER CO.	Kroger, Smith Food, Ralphs, Fry's Food, King Soopers	27	1.91%	1,256
2	T.J.X. COMPANIES, INC.	T.J. Maxx, Marshalls, Home Goods	33	1.67%	803
3	ROSS STORES, INC.	Ross Dress for Less	35	1.64%	772
4	HOME DEPOT, INC.		7	1.25%	806
5	SAFEWAY, INC.	Safeway, Randalls, Von's	19	1.21%	796
6	PUBLIX SUPER MARKETS, INC.		23	1.16%	730
7	OFFICE DEPOT, INC.		26	1.11%	525
8	PETSMART, INC.		20	0.98%	364
9	GAP, INC.	Gap, Old Navy, Banana Republic	19	0.88%	297
10	BLOCKBUSTER VIDEO		48	0.82%	220
11	BARNES & NOBLE INC.	Barnes & Noble, Bookstop Booksellers	11	0.79%	232
12	PETCO ANIMAL SUPPLIES, INC.		22	0.75%	251
13	STAPLES		14	0.72%	303
14	24 HOUR FITNESS INC.		7	0.69%	179
15	WHOLE FOODS		6	0.65%	218
16	BED BATH & BEYOND, INC.		18	0.65%	347
17	H E BUTT GROCERY		6	0.63%	291
18	OFFICE MAX INC.		11	0.61%	250
19	HARRIS TEETER		7	0.61%	287
20	DOLLAR TREE STORES, INC.	Dollar Tree, Greenbacks	30	0.60%	287
21	RALEY'S	Raley's Bel Air Markets	6	0.60%	331
22	BEST BUY, INC.		10	0.57%	225
23	TOYS 'R' US		9	0.57%	312
24	FOOD LION		9	0.49%	335
25	ACADEMY SPORTS & OUTDOORS		4	0.45%	505
	Total		427	22.00%	10,922



## Weingarten Realty Investors

### Leasing Information

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

#### Lease Expirations

Year Expiring	Shopping Center		Industrial		Total	
	Sq. Ft.	Pro rata Revenue	Sq. Ft.	Pro rata Revenue	Sq. Ft.	Pro rata Revenue
2009	3.27%	3.41%	8.01%	8.03%	4.47%	3.94%
2010	13.41%	14.41%	21.09%	21.11%	15.36%	15.18%
2011	15.16%	15.69%	12.83%	14.60%	14.57%	15.56%
2012	12.70%	13.78%	14.72%	15.38%	13.21%	13.96%
2013	12.93%	13.17%	15.45%	15.81%	13.57%	13.48%
2014-2018	27.39%	26.33%	26.09%	22.91%	27.06%	25.94%
2019-2028	14.39%	12.50%	1.80%	2.15%	11.20%	11.30%

#### Leasing Production - New Leases and Renewals

	Number of Leases	Square Feet	GAAP Increase in Base Rent	Cash Increase in Base Rent
Three Months Ended				
June 30, 2009				
Retail	288	855	12.6%	5.3%
Industrial	43	393	8.6%	5.9%
Total	331	1,248	12.0%	5.4%
Three Months Ended				
June 30, 2008				
Retail	280	1,014	18.3%	13.1%
Industrial	40	536	10.7%	6.8%
Total	320	1,550	17.2%	12.2%
Six Months Ended				
June 30, 2009				
Retail	526	1,748	10.9%	5.9%
Industrial	77	1,102	8.6%	5.9%
Total	603	2,850	10.5%	5.9%
Six Months Ended				
June 30, 2008				
Retail	519	2,101	17.3%	13.2%
Industrial	89	1,179	10.6%	7.6%
Total	608	3,280	16.2%	12.3%

Note: Increase in base rent percent now reflects the effect of straight line rent.

#### Average Minimum Rent per Square Foot

	Quarter Ended				
	June 30, 2009	March 31, 2009	December 31, 2008	September 30, 2008	June 30, 2008
Retail	\$13.28	\$13.24	\$13.16	\$13.05	\$12.96
Industrial	\$5.04	\$5.00	\$4.98	\$4.92	\$4.91

#### Occupancy

	Quarter Ended				
	June 30, 2009	March 31, 2009	December 31, 2008	September 30, 2008	June 30, 2008
Shopping Center Portfolio	92.1%	91.7%	93.0%	94.5%	94.2%
Industrial Portfolio	87.7%	90.9%	91.6%	91.4%	91.9%
Total Portfolio	90.9%	91.5%	92.6%	93.7%	93.6%

Note: A space is considered occupied upon execution of a lease agreement.

**Weingarten Realty Investors**  
**Property Information**  
(in thousands at pro rata share)

**Property Investment Summary**

	<u>Acquisitions</u>	<u>New Development</u>	<u>Major Repairs</u>	<u>Tenant Finish</u>	<u>Remodels/ Existing Development (1)</u>	<u>Leasing/ Broker Fees</u>	<u>All Other</u>	<u>Total</u>
Six Months Ended 6/30/2009	\$0	\$41,200	\$3,212	\$10,621	\$7,200	\$8,501	\$4,804	\$75,538
Year Ended 12/31/2008	2,685	193,235	20,570	35,290	37,781 (2)	24,002	8,231	321,793
Year Ended 12/31/2007	565,427	218,239	18,236	29,928	20,751	21,345	13,356	887,282
Year Ended 12/31/2006	602,987	166,999	14,338	27,233	2,724	20,820	2,799	837,901

(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 of development

**Weingarten Realty Investors**  
**New Development Properties (By Stabilization)**  
(in thousands at pro rata share, except percentages)  
**Quarter Ended June 30, 2009**

Center Name	Location	Anchors	WRI Own %	Total Square Feet of Building Area (1)		Percent Leased (1)		Spent Year-To- Date 2009	Spent Inception to Date	Total Estimated Investment (2)		Est. Final ROI %	Estimated Stabilized Date
				(Gross)	Net	Net @ 100%	Gross			WRI Costs	Gross Costs		
1. Home Street Market	Ft. Worth, Texas	24 Hour Fitness	100.0%	47	42	100.0%	89.4%	3,147	12,180	10,804	10,804 (4)		2Q'09
<b>Stabilized Properties</b>													
1. Market at Sharyland Place*	Mission, Texas	Wal-Mart #, Kohl's	50.0%	311	56	100.0%	89.4%	46	2,500	3,047	6,094		4Q'09
2. Phillips Crossing	Orlando, Florida	Golf Galaxy, Whole Foods, Michael's	100.0%	146	146	86.2%	86.2%	1,955	27,975	27,624	27,624		4Q'09
3. ClayPoint Distribution Park (Industrial)	Houston, Texas	Pioneer, Packaging Corp. of America	100.0%	359	359	28.3%	28.3%	2,335	15,689	19,047	19,047		4Q'09
4. Jess Ranch Marketplace Phase II*	Apple Valley (Los Angeles), California	Winco #, Petsmart	50.0%	308	107	89.9%	93.0%	90	17,284	19,286	38,572		4Q'09
<b>Total 2009 Stabilizations</b>				<b>1,125</b>	<b>668</b>	<b>61.9%</b>	<b>71.9%</b>	<b>\$4,426</b>	<b>\$63,449</b>	<b>\$69,003</b>	<b>\$91,337</b>		
1. Mohave Crossroads Phase 1	Bullhead City, Arizona	Target #, Kohl's #, Marshall's, Bed Bath, Staples,	100.0%	394	193	78.6%	89.5%	1,670	42,386	43,084	43,084		2010
2. The Shoppes at Parkwood Ranch Phase 1	Mesa (Phoenix), Arizona	Hobby Lobby, Dollar Tree	100.0%	107	93	85.9%	87.7%	3,064	13,598	16,024	16,024		2010
3. Waterford	Leland (Wilmington), North Carolina	Harris Teeter	75.0%	110	67	76.2%	66.8%	1,001	11,507	11,062	14,749 (4)		2010
4. Phillips Village	Orlando, Florida	Wal-Mart #	100.0%	286	66	41.8%	86.5%	-58	13,545	15,210	15,210		2010
5. Ridgeway Trace Center Phase 1	Memphis, Tennessee	Target #, Sports Authority, Best Buy	100.0%	249	111	64.4%	84.1%	1,328	24,693	36,436	36,436		2010
6. Gardens on Havana Phase 1*	Aurora (Denver), Colorado	Kohl's, Target, Dick's Sporting Goods, Sprouts	39.8%	413	164	82.4%	82.4%	3,949	17,079	16,275	40,902 (4)		2010
7. Jess Ranch Marketplace Phase III*	Apple Valley (Los Angeles), California	Cinemark, Best Buy, Bed Bath, 24 Hour Fitness	50.0%	195	97	80.3%	80.3%	3,321	20,624	24,019	48,039		2010
8. Clermont Landing*	Clermont, Florida	JC Penney #, Epic Theater #, TJ Maxx, Ross	55.0%	368	100	69.2%	81.0%	4,019	19,787	18,938	34,432 (4)		2010
9. Riverpoint at Sheridan Phase 1*	Sheridan (Denver), Colorado	Costco #, Target #, Regal Cinema	50.0%	528	91	54.6%	81.2%	5,308	23,832	24,049	48,097		2010
<b>Total 2010 Stabilizations</b>				<b>2,651</b>	<b>983</b>	<b>73.5%</b>	<b>83.0%</b>	<b>\$23,600</b>	<b>\$187,052</b>	<b>\$205,097</b>	<b>\$296,974</b>		
1. Westover Square	San Antonio, Texas	All Pad Site	67.0%	70	0	0.0%	0.0%	2	2,690	0	0 (3)		2011
2. Surf City Crossing	Surf City (Wilmington), North Carolina	Harris Teeter	75.0%	107	52	70.6%	49.5%	210	3,735	6,426	8,569		2011
3. 300 West Town Center*	Salt Lake City, Utah	Target #	31.8%	247	26	0.0%	55.7%	398	4,607	6,900	21,700		2011
4. Market at Nolana*	McAllen, Texas	Wal-Mart #	50.0%	260	22	48.9%	85.4%	11	4,757	4,573	9,145		2011
5. Gardens on Havana Phase 2*	Aurora (Denver), Colorado	Kohl's, Target, Dick's Sporting Goods, Sprouts	39.8%	92	36	15.2%	15.2%	575	4,618	5,916	14,868		2011
6. Ridgeway Trace Center Phase 2	Memphis, Tennessee	Target #, Sports Authority, Best Buy	100.0%	62	62	0.0%	0.0%	486	11,515	18,408	18,408		2011
7. The Shoppes at Parkwood Ranch Phase 2	Mesa (Phoenix), Arizona	Hobby Lobby, Dollar Tree	100.0%	15	15	0.0%	0.0%	829	2,529	3,469	3,469		2011
8. Epic Village Phase I - St. Augustine	St. Augustine, Florida	Epic Theatre #	70.0%	101	15	46.5%	61.4%	1,298	5,078	4,141	5,916 (4)		2011
<b>Total 2011 Stabilizations</b>				<b>952</b>	<b>229</b>	<b>24.5%</b>	<b>51.3%</b>	<b>\$3,809</b>	<b>\$39,528</b>	<b>\$49,833</b>	<b>\$82,074</b>		
1. The Shoppes at Wilderness Oaks	San Antonio, Texas	All Pad Site	100.0%	83	39	0.0%	0.0%	172	12,032	8,818	8,818 (4)		2012
2. Westwood Center	San Antonio, Texas	Wal-Mart #	100.0%	324	89	2.8%	68.9%	306	16,267	15,998	15,998 (4)		2012
3. North Towne Plaza	Brownsville, Texas	Lowe's #	75.0%	299	103	0.0%	39.1%	1,594	12,755	18,979	25,306		2012
4. Riverpoint at Sheridan Phase 2*	Sheridan (Denver), Colorado	Costco #, Target #, Regal Cinema	50.0%	249	124	0.0%	0.0%	447	13,082	18,334	36,668		2012
5. Gateway Station	Ft. Worth, Texas	Kohl's #, Best Buy #, Michaels #, Ross #, Conn's,	70.0%	523	65	41.7%	89.6%	221	7,428	11,171	15,958		2012
6. Palm Coast Landing at Town Center Phase 2*	Palm Coast, Florida	Target #, TJ Maxx, Ross	50.0%	78	0	0.0%	0.0%	1,043	4,147	0	0 (3)		2012
7. Mohave Crossroads Phase 2	Bullhead City, Arizona	Target #, Kohl's #, Marshall's, Bed Bath, Staples,	100.0%	37	37	0.0%	0.0%	381	3,188	5,616	5,616		2012
8. Tomball Marketplace	Tomball (Houston), Texas	Academy #	100.0%	356	250	17.3%	36.0%	2,053	32,532	45,923	45,923		2012
<b>Total 2012 Stabilizations</b>				<b>1,949</b>	<b>707</b>	<b>9.4%</b>	<b>48.1%</b>	<b>\$6,217</b>	<b>\$101,432</b>	<b>\$124,839</b>	<b>\$154,287</b>		
<b>Total 24 Properties Under Development (exclusive of phasing)</b>				<b>6,676</b>	<b>2,587</b>	<b>49.9%</b>	<b>66.4%</b>	<b>\$38,053</b>	<b>\$391,461</b>	<b>\$448,773</b>	<b>\$624,672</b>	<b>8.1%</b>	
<b>Total 25 New Development Properties (exclusive of phasing)</b>				<b>6,724</b>	<b>2,629</b>	<b>50.5%</b>	<b>66.6%</b>	<b>\$41,200</b>	<b>\$403,641</b>	<b>\$459,578</b>	<b>\$635,476</b>	<b>8.1%</b>	

\* 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 expected proceeds not yet received from anchor and pad sales

(3) WRI will not have an investment interest after pad sale considerations

(4) Total estimated costs are net of land sales

Note: Phased projects are counted as one project

**Weingarten Realty Investors**

As of June 30, 2009  
in thousands, except acres

**Land Held for Development**

<u>Location</u>	<u>Ownership Interest</u>	<u>Gross Acres</u>	<u>Investment (1)</u>	
			<u>100%</u>	<u>Pro Rata</u>
FM 1957 (Potranco Rd) and FM 211, San Antonio	50.0%	198.7		
Rock Prairie Rd. at Hwy. 6, College Station	100.0%	65.8		
South Fulton Parkway and SH 92, Union City - Atlanta	50.0%	81.6		
US Hwy 1 and Caveness Farms Road, Wake Forest - Raleigh	100.0%	79.9		
Shary Road and US Hwy 83, Mission	50.0%	36.9		
Creedmoor (Highway 50) and Crabtree Valley Avenue, Raleigh	100.0%	11.7		
Northwest Freeway at Gessner, Houston *	100.0%	2.7		
West Loop North at Interstate 10, Houston *	100.0%	3.3		
Citadel Plaza at 610 North Loop, Houston *	100.0%	3.1		
US Hwy 15-501 & Bruce Wood Rd., Southern Pines, NC	100.0%	24.0		
FM 2920 and Future 249, Tomball - Houston	100.0%	8.4		
Culebra Road and Westwood Loop, San Antonio	100.0%	9.3		
Bear Valley Road at Jess Ranch Parkway, Apple Valley	50.0%	3.2		
Bear Valley Road at Jess Ranch Parkway, Apple Valley	50.0%	10.3		
Highway 17 and Highway 210, Surf City	75.0%	36.5		
US Hwy 17 & US Hwy 74/76, Leland	75.0%	8.3		
Decatur at 215 - Las Vegas	100.0%	25.3		
Mississippi at Havana, Aurora - Denver	39.8%	9.6		
Lon Adams Rd at Tangerine Farms Rd - Tuscan	50.0%	9.7		
Young Pines and Curry Ford Rd, Orange County, Florida - Orlando	100.0%	3.0		
Other (2)	100.0%	32.2		
<b>Total Land Held For Development Properties</b>		<b>663.7</b>	<b>\$ 144,810</b>	<b>\$ 112,026</b>

(1) Net of impairment adjustments made at 12/31/2008

(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 \$123.1 million of total investment at 100%, \$94.7 million at pro rata share and \$119.2 million on a GAAP basis.

## Weingarten Realty Investors

### Disposition Summary

(in thousands at pro rata share)

Center	City/State	Sq. Ft. of Bldg. Area at 100%	Date Sold	Sales Proceeds	Weighted Sales Cap
<b><u>Operating Properties (One-Off)</u></b>					
New Boston Road Plaza	Texarkana, TX	99	3/26/09		
Westland Fair Shopping Center - Wal-Mart and Lowe's	Las Vegas, NV	387	3/31/09		
Paradise Marketplace - Smith's	Las Vegas, NV	72	4/20/09		
Tropicana Marketplace - Smith's	Las Vegas, NV	71	4/20/09		
Durham Festival	Durham, NC	136	6/26/09		
Steeplechase	Houston, TX	194	6/29/09		
Westmont	Beaumont, TX	100	6/30/09		
<b>Total Operating Properties</b>				<u>\$ 62,676</u>	<u>8.00%</u>
<b><u>Merchant Development</u></b>					
Westwood Center - McDonald's	San Antonio, TX		3/13/09		
Mohave Crossroads - JP Morgan Chase Bank, NA	Bullhead City, AZ		3/30/09		
Wyoming Mall - Wal-Mart	Albuquerque, NM		3/31/09		
Glenwood Meadows	Glenwood Springs, CO		4/1/09		
I-45 Telephone Road Shopping Center - Undeveloped Land	Houston, TX		6/26/09		
<b>Total Merchant Development</b>				<u>\$ 36,865</u>	
<b>Total Operating Properties &amp; Merchant Development</b>				<u>\$ 99,541</u>	

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

	Six Months Ended June 30,				Twelve Months Ended December 31,							
	2009	%	2008	%	2008	%	2007	%	2006	%	2005	%
<b><u>Western Region</u></b>												
California	\$ 25,283	12.5%	\$ 24,906	11.1%	\$ 51,176	12.1%	\$ 50,503	11.3%	\$ 50,074	12.1%	\$ 47,868	12.3%
Nevada	15,946	7.9%	17,090	7.6%	34,360	8.1%	31,338	7.0%	27,796	6.7%	25,161	6.4%
Arizona	13,555	6.7%	12,929	5.8%	26,181	6.2%	23,192	5.2%	15,009	3.6%	14,965	3.8%
Colorado	5,177	2.5%	5,974	2.7%	10,779	2.5%	12,162	2.7%	13,488	3.3%	11,447	2.9%
New Mexico	4,892	2.4%	5,617	2.5%	11,355	2.7%	10,472	2.3%	11,394	2.8%	10,315	2.6%
Utah	1,858	0.9%	1,790	0.8%	3,614	0.9%	3,545	0.8%	3,231	0.8%	2,926	0.7%
Oregon	679	0.3%	708	0.3%	1,385	0.3%	929	0.2%	46	0.0%	-	0.0%
Washington	560	0.3%	606	0.3%	1,193	0.3%	1,295	0.3%	251	0.1%	-	0.0%
<b>Total Western Region</b>	<b>67,950</b>	<b>33.5%</b>	<b>69,620</b>	<b>31.1%</b>	<b>140,044</b>	<b>33.1%</b>	<b>133,437</b>	<b>29.8%</b>	<b>121,289</b>	<b>29.4%</b>	<b>112,683</b>	<b>28.7%</b>
<b><u>Central Region</u></b>												
Texas	\$ 59,632	29.4%	\$ 73,996	33.0%	\$ 124,407	29.1%	\$ 154,800	34.7%	\$ 154,473	37.5%	\$ 157,357	40.1%
Louisiana	4,191	2.1%	5,679	2.5%	10,907	2.6%	12,831	2.9%	12,754	3.1%	13,600	3.5%
Kansas	944	0.5%	987	0.4%	1,949	0.5%	1,980	0.4%	3,714	0.9%	6,282	1.6%
Arkansas	1,507	0.7%	1,439	0.6%	3,006	0.7%	3,028	0.7%	3,505	0.8%	3,855	1.0%
Mississippi	-	0.0%	0	0.0%	(0)	0.0%	(0)	0.0%	(6)	0.0%	956	0.2%
Illinois	1,495	0.7%	1,561	0.7%	3,129	0.7%	2,378	0.5%	2,985	0.7%	2,870	0.7%
Missouri	688	0.3%	605	0.3%	1,182	0.3%	1,439	0.3%	2,193	0.5%	2,827	0.7%
Oklahoma	486	0.2%	490	0.2%	955	0.2%	1,009	0.2%	3,002	0.7%	3,616	0.9%
<b>Total Central Region</b>	<b>68,943</b>	<b>33.9%</b>	<b>84,758</b>	<b>37.7%</b>	<b>145,536</b>	<b>34.1%</b>	<b>177,465</b>	<b>39.7%</b>	<b>182,621</b>	<b>44.2%</b>	<b>191,364</b>	<b>48.7%</b>
<b><u>Eastern Region</u></b>												
Florida	\$ 34,291	16.9%	\$ 35,637	15.9%	\$ 70,335	16.4%	\$ 67,400	15.2%	\$ 56,601	13.7%	\$ 46,076	11.7%
North Carolina	12,805	6.3%	13,483	6.0%	26,978	6.4%	27,027	6.1%	23,694	5.7%	19,749	5.0%
Virginia	1,834	0.9%	1,064	0.5%	2,551	0.6%	2,036	0.5%	-	0.0%	-	0.0%
South Carolina	158	0.1%	138	0.1%	276	0.1%	287	0.1%	242	0.1%	-	0.0%
Georgia	11,240	5.5%	12,489	5.6%	25,039	5.9%	23,929	5.4%	14,861	3.6%	12,119	3.1%
Tennessee	2,421	1.2%	3,622	1.6%	7,015	1.7%	6,964	1.6%	7,386	1.8%	5,967	1.5%
Kentucky	3,285	1.6%	3,298	1.5%	6,629	1.6%	6,787	1.5%	5,944	1.4%	4,719	1.2%
Maine	143	0.1%	66	0.0%	278	0.1%	381	0.1%	433	0.1%	538	0.1%
<b>Total Eastern Region</b>	<b>66,178</b>	<b>32.6%</b>	<b>69,797</b>	<b>31.2%</b>	<b>139,101</b>	<b>32.8%</b>	<b>134,811</b>	<b>30.5%</b>	<b>109,161</b>	<b>26.4%</b>	<b>89,167</b>	<b>22.6%</b>
<b>Total Net Operating Income</b>	<b>\$ 203,071</b>	<b>100.0%</b>	<b>\$ 224,175</b>	<b>100.0%</b>	<b>\$ 424,681</b>	<b>100.0%</b>	<b>\$ 445,713</b>	<b>100.0%</b>	<b>\$ 413,072</b>	<b>100.0%</b>	<b>\$ 393,214</b>	<b>100.0%</b>

(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 81% except for the operations of down-reit partnerships, which are included at 100% with the applicable minority interest. Net Operating Income excludes the effect of lease cancellation income and straight-line rent adjustments. 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: 6/30/2009

In Thousands, except per square foot amounts

Economics reflect WRI's pro rata ownership interest

	# 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			
<b>Retail</b>									
<b>West Region</b>									
Flagstaff, AZ	1	166	\$10.35	126	\$1,018	\$8.07	33	\$632	\$18.99
Lake Havasu City-Kingman, AZ	1	150	\$14.69	112	\$1,297	\$11.53	38	\$911	\$24.09
Phoenix-Mesa-Scottsdale, AZ	17	1,371	\$14.20	722	\$6,395	\$8.85	494	\$10,881	\$22.02
Tucson, AZ	5	766	\$13.40	436	\$3,585	\$8.22	199	\$4,924	\$24.79
<b>Arizona</b>	<b>24</b>	<b>2,453</b>	<b>\$13.72</b>	<b>1,397</b>	<b>\$12,294</b>	<b>\$8.80</b>	<b>764</b>	<b>\$17,347</b>	<b>\$22.71</b>
Los Angeles-Long Beach et al, CA	3	584	\$17.17	395	\$5,591	\$14.14	151	\$3,784	\$25.13
Madera, CA	1	85	\$12.52	52	\$492	\$9.46	26	\$489	\$18.58
Modesto, CA	1	79	\$15.08	47	\$515	\$10.84	29	\$638	\$22.05
Redding, CA	1	121	\$16.67	65	\$560	\$8.67	49	\$1,338	\$27.15
Riverside et al, CA	4	610	\$18.31	313	\$3,520	\$11.26	197	\$5,819	\$29.47
Sacramento--Arden et al, CA	5	630	\$12.19	330	\$1,765	\$5.34	224	\$4,993	\$22.26
San Diego-Carlsbad et al, CA	2	157	\$20.74	73	\$739	\$10.16	79	\$2,409	\$30.45
San Francisco-Oakland et al, CA	3	447	\$21.08	246	\$3,509	\$14.28	165	\$5,147	\$31.21
San Jose-Sunnyvale et al, CA	2	146	\$19.27	66	\$423	\$6.43	66	\$2,119	\$32.05
Santa Cruz-Watsonville, CA	1	150	\$9.83	93	\$553	\$5.93	46	\$815	\$17.74
Santa Rosa-Petaluma, CA	1	199	\$13.04	55	\$393	\$7.20	29	\$703	\$23.88
Vallejo-Fairfield, CA	3	364	\$16.87	165	\$1,214	\$7.37	165	\$4,342	\$26.38
<b>California</b>	<b>27</b>	<b>3,571</b>	<b>\$16.59</b>	<b>1,899</b>	<b>\$19,273</b>	<b>\$10.15</b>	<b>1,227</b>	<b>\$32,596</b>	<b>\$26.57</b>
Colorado Springs, CO	2	297	\$9.01	243	\$1,843	\$7.59	48	\$782	\$16.21
Denver-Aurora, CO	9	944	\$14.57	349	\$3,053	\$8.75	252	\$5,699	\$22.65
<b>Colorado</b>	<b>11</b>	<b>1,241</b>	<b>\$12.76</b>	<b>592</b>	<b>\$4,896</b>	<b>\$8.27</b>	<b>300</b>	<b>\$6,482</b>	<b>\$21.61</b>
Las Vegas-Paradise, NV	11	2,225	\$14.57	1,488	\$15,500	\$10.42	588	\$14,747	\$25.09
<b>Nevada</b>	<b>11</b>	<b>2,225</b>	<b>\$14.57</b>	<b>1,488</b>	<b>\$15,500</b>	<b>\$10.42</b>	<b>588</b>	<b>\$14,747</b>	<b>\$25.09</b>
Albuquerque, NM	4	506	\$15.37	250	\$2,929	\$11.71	153	\$3,269	\$21.36
Santa Fe, NM	1	248	\$14.27	134	\$1,583	\$11.82	82	\$1,493	\$18.29
<b>New Mexico</b>	<b>5</b>	<b>754</b>	<b>\$14.99</b>	<b>384</b>	<b>\$4,512</b>	<b>\$11.75</b>	<b>235</b>	<b>\$4,761</b>	<b>\$20.29</b>
Portland-Vancouver et al, OR-WA	3	120	\$13.14	66	\$559	\$8.51	46	\$906	\$19.79
<b>Oregon</b>	<b>3</b>	<b>120</b>	<b>\$13.14</b>	<b>66</b>	<b>\$559</b>	<b>\$8.51</b>	<b>46</b>	<b>\$906</b>	<b>\$19.79</b>
Provo-Orem, UT	1	30	\$15.26	12	\$158	\$13.43	18	\$299	\$16.44
Salt Lake City, UT	2	276	\$12.42	175	\$1,771	\$10.11	83	\$1,436	\$17.31
<b>Utah</b>	<b>3</b>	<b>307</b>	<b>\$12.72</b>	<b>187</b>	<b>\$1,929</b>	<b>\$10.32</b>	<b>101</b>	<b>\$1,735</b>	<b>\$17.15</b>
Seattle-Tacoma-Bellevue, WA	4	82	\$17.29	59	\$888	\$15.15	13	\$346	\$27.11
<b>Washington</b>	<b>4</b>	<b>82</b>	<b>\$17.29</b>	<b>59</b>	<b>\$888</b>	<b>\$15.15</b>	<b>13</b>	<b>\$346</b>	<b>\$27.11</b>
<b>Total West Region</b>	<b>88</b>	<b>10,753</b>	<b>\$14.85</b>	<b>6,072</b>	<b>\$59,852</b>	<b>\$9.86</b>	<b>3,273</b>	<b>\$78,920</b>	<b>\$24.11</b>
<b>Central Region</b>									
Little Rock-N. Little Rock, AR	3	358	\$8.72	298	\$2,262	\$7.59	45	\$729	\$16.25
<b>Arkansas</b>	<b>3</b>	<b>358</b>	<b>\$8.72</b>	<b>298</b>	<b>\$2,262</b>	<b>\$7.59</b>	<b>45</b>	<b>\$729</b>	<b>\$16.25</b>
Chicago et al, IL-IN-WI	1	304	\$11.27	268	\$2,675	\$9.97	20	\$578	\$28.55
<b>Illinois</b>	<b>1</b>	<b>304</b>	<b>\$11.27</b>	<b>268</b>	<b>\$2,675</b>	<b>\$9.97</b>	<b>20</b>	<b>\$578</b>	<b>\$28.55</b>
Kansas City, MO-KS	1	135	\$9.56	76	\$601	\$7.89	36	\$467	\$13.15
Topeka, KS	1	116	\$11.26	116	\$1,303	\$11.26	0	\$0	\$0.00
<b>Kansas</b>	<b>2</b>	<b>251</b>	<b>\$10.43</b>	<b>192</b>	<b>\$1,904</b>	<b>\$9.92</b>	<b>36</b>	<b>\$467</b>	<b>\$13.15</b>
Hammond, LA	1	227	\$6.68	108	\$347	\$3.22	86	\$950	\$11.00
Lafayette, LA	1	141	\$10.09	50	\$411	\$8.26	70	\$799	\$11.38
Lake Charles, LA	4	462	\$6.94	321	\$1,729	\$5.38	92	\$1,140	\$12.40

	# 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		
Monroe, LA	1	141	\$5.38	87	\$296	\$3.42	45	\$412	\$9.16
New Orleans-Metairie-Kenner, LA	1	156	\$14.82	78	\$732	\$9.36	75	\$1,540	\$20.51
<b>Louisiana</b>	<b>8</b>	<b>1,128</b>	<b>\$8.25</b>	<b>644</b>	<b>\$3,514</b>	<b>\$5.46</b>	<b>369</b>	<b>\$4,842</b>	<b>\$13.14</b>
St. Louis, MO-IL	2	229	\$9.60	130	\$1,148	\$8.82	53	\$610	\$11.52
<b>Missouri</b>	<b>2</b>	<b>229</b>	<b>\$9.60</b>	<b>130</b>	<b>\$1,148</b>	<b>\$8.82</b>	<b>53</b>	<b>\$610</b>	<b>\$11.52</b>
Oklahoma City, OK	2	163	\$7.65	83	\$420	\$5.08	49	\$587	\$11.98
<b>Oklahoma</b>	<b>2</b>	<b>163</b>	<b>\$7.65</b>	<b>83</b>	<b>\$420</b>	<b>\$5.08</b>	<b>49</b>	<b>\$587</b>	<b>\$11.98</b>
Amarillo, TX	3	227	\$11.46	65	\$478	\$7.36	135	\$1,814	\$13.43
Beaumont-Port Arthur, TX	7	315	\$7.35	183	\$826	\$4.51	99	\$1,245	\$12.61
College Station-Bryan, TX	1	107	\$10.78	86	\$923	\$10.74	17	\$187	\$11.02
Corpus Christi, TX	2	490	\$13.25	209	\$2,035	\$9.74	193	\$3,294	\$17.06
Dallas-Fort Worth-Arlington, TX	10	1,238	\$12.99	611	\$6,201	\$10.15	406	\$7,016	\$17.27
Houston-Baytown-Sugar Land, TX	60	4,415	\$13.47	2,513	\$23,703	\$9.43	1,436	\$29,500	\$20.54
Killeen-Temple-Fort Hood, TX	1	115	\$11.85	98	\$1,033	\$10.52	15	\$307	\$20.62
Laredo, TX	2	377	\$13.75	227	\$2,456	\$10.81	97	\$2,000	\$20.61
Lubbock, TX	2	182	\$8.58	143	\$955	\$6.67	36	\$585	\$16.11
Lufkin, TX	1	248	\$6.83	205	\$1,073	\$5.24	32	\$545	\$17.09
McAllen-Edinburg-Pharr, TX	7	475	\$11.71	372	\$3,604	\$9.69	85	\$1,747	\$20.49
Rio Grande City, TX	1	88	\$11.38	76	\$788	\$10.42	12	\$208	\$17.51
San Antonio, TX	7	569	\$11.92	363	\$3,160	\$8.71	165	\$3,137	\$18.97
Tyler, TX	1	60	\$7.57	33	\$212	\$6.35	18	\$179	\$9.81
<b>Texas</b>	<b>105</b>	<b>8,907</b>	<b>\$12.51</b>	<b>5,184</b>	<b>\$47,447</b>	<b>\$9.15</b>	<b>2,747</b>	<b>\$51,764</b>	<b>\$18.84</b>
<b>Total Central Region</b>	<b>123</b>	<b>11,340</b>	<b>\$11.76</b>	<b>6,799</b>	<b>\$59,371</b>	<b>\$8.73</b>	<b>3,319</b>	<b>\$59,577</b>	<b>\$17.95</b>
<b>East Region</b>									
Fort Walton Beach et al, FL	2	70	\$15.93	45	\$615	\$13.76	15	\$337	\$22.37
Jacksonville, FL	1	304	\$9.25	250	\$1,862	\$7.44	51	\$922	\$18.20
Miami-Fort Lauderdale et al, FL	16	2,011	\$15.02	1,131	\$11,344	\$10.03	720	\$16,472	\$22.87
Orlando, FL	13	1,664	\$15.51	1,010	\$12,506	\$12.38	428	\$9,793	\$22.89
Palm Bay-Melbourne et al, FL	3	182	\$9.05	102	\$587	\$5.75	63	\$905	\$14.42
Palm Coast, FL	1	80	\$17.55	53	\$739	\$13.90	23	\$590	\$26.18
Port St. Lucie-Fort Pierce, FL	1	50	\$10.98	37	\$315	\$8.51	5	\$151	\$27.84
Punta Gorda, FL	2	25	\$17.01	15	\$215	\$14.34	5	\$133	\$24.38
Sarasota-Bradenton-Venice, FL	1	97	\$10.64	46	\$324	\$7.13	40	\$583	\$14.65
Tampa-St. Petersburg et al, FL	4	924	\$13.16	577	\$5,620	\$9.73	291	\$5,809	\$19.97
<b>Florida</b>	<b>44</b>	<b>5,408</b>	<b>\$14.23</b>	<b>3,267</b>	<b>\$34,127</b>	<b>\$10.45</b>	<b>1,641</b>	<b>\$35,694</b>	<b>\$21.76</b>
Atlanta-Sandy Springs et al, GA	14	1,645	\$13.60	973	\$9,391	\$9.65	498	\$10,609	\$21.32
Gainesville, GA	1	28	\$13.42	21	\$239	\$11.31	6	\$120	\$21.33
<b>Georgia</b>	<b>15</b>	<b>1,673</b>	<b>\$13.59</b>	<b>994</b>	<b>\$9,630</b>	<b>\$9.68</b>	<b>503</b>	<b>\$10,729</b>	<b>\$21.32</b>
Lexington-Fayette, KY	2	304	\$13.78	218	\$1,981	\$9.08	190	\$3,645	\$19.17
Louisville, KY-IN	1	169	\$12.18	73	\$628	\$8.56	69	\$1,104	\$16.04
<b>Kentucky</b>	<b>3</b>	<b>473</b>	<b>\$13.36</b>	<b>292</b>	<b>\$2,609</b>	<b>\$8.95</b>	<b>259</b>	<b>\$4,749</b>	<b>\$18.34</b>
Lewiston-Auburn, ME	1	161	\$5.16	96	\$444	\$4.63	27	\$188	\$7.05
<b>Maine</b>	<b>1</b>	<b>161</b>	<b>\$5.16</b>	<b>96</b>	<b>\$444</b>	<b>\$4.63</b>	<b>27</b>	<b>\$188</b>	<b>\$7.05</b>
Charlotte-Gastonia et al, NC-SC	4	319	\$17.16	154	\$2,099	\$13.67	120	\$2,599	\$21.61
Durham, NC	5	207	\$12.03	102	\$998	\$9.78	73	\$1,111	\$15.16
Raleigh-Cary, NC	13	1,634	\$11.54	977	\$7,422	\$7.60	543	\$10,116	\$18.64
Southern Pines-Pinehurst, NC	1	250	\$8.92	112	\$565	\$5.03	68	\$1,047	\$15.33
Wilmington, NC	1	52	\$12.12	37	\$300	\$8.20	15	\$321	\$21.89
<b>North Carolina</b>	<b>24</b>	<b>2,463</b>	<b>\$12.08</b>	<b>1,381</b>	<b>\$11,384</b>	<b>\$8.24</b>	<b>819</b>	<b>\$15,193</b>	<b>\$18.54</b>
Hilton Head Island-Beaufort, SC	1	22	\$15.09	5	\$47	\$9.00	16	\$278	\$17.06
<b>South Carolina</b>	<b>1</b>	<b>22</b>	<b>\$15.09</b>	<b>5</b>	<b>\$47</b>	<b>\$9.00</b>	<b>16</b>	<b>\$278</b>	<b>\$17.06</b>
Memphis, TN-MS-AR	6	424	\$11.19	264	\$2,270	\$8.61	129	\$2,126	\$16.46
<b>Tennessee</b>	<b>6</b>	<b>424</b>	<b>\$11.19</b>	<b>264</b>	<b>\$2,270</b>	<b>\$8.61</b>	<b>129</b>	<b>\$2,126</b>	<b>\$16.46</b>



	# 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		
<b>Total East Region</b>	<b>94</b>	<b>10,623</b>	<b>\$13.36</b>	<b>6,299</b>	<b>\$60,511</b>	<b>\$9.61</b>	<b>3,394</b>	<b>\$68,957</b>	<b>\$20.32</b>
<b>Total Retail</b>	<b>305</b>	<b>32,716</b>	<b>\$13.28</b>	<b>19,170</b>	<b>\$179,734</b>	<b>\$9.38</b>	<b>9,985</b>	<b>\$207,453</b>	<b>\$20.78</b>
<b>Industrial</b>									
<b>West Region</b>									
San Diego-Carlsbad et al, CA	1	145	\$7.09	66	\$465	\$7.02	1	\$11	\$12.60
California	1	145	\$7.09	66	\$465	\$7.02	1	\$11	\$12.60
<b>Total West Region</b>	<b>1</b>	<b>145</b>	<b>\$7.09</b>	<b>66</b>	<b>\$465</b>	<b>\$7.02</b>	<b>1</b>	<b>\$11</b>	<b>\$12.60</b>
<b>Central Region</b>									
Austin-Round Rock, TX	6	427	\$9.78	71	\$684	\$9.66	248	\$2,435	\$9.82
Dallas-Fort Worth-Arlington, TX	15	2,327	\$4.70	1,506	\$6,223	\$4.13	407	\$2,759	\$6.77
Houston-Baytown-Sugar Land, TX	31	3,723	\$5.85	2,355	\$12,705	\$5.40	655	\$4,893	\$7.48
San Antonio, TX	3	545	\$5.53	324	\$1,699	\$5.24	176	\$1,070	\$6.07
Texas	55	7,021	\$5.65	4,256	\$21,311	\$5.01	1,486	\$11,158	\$7.51
<b>Total Central Region</b>	<b>55</b>	<b>7,021</b>	<b>\$5.65</b>	<b>4,256</b>	<b>\$21,311</b>	<b>\$5.01</b>	<b>1,486</b>	<b>\$11,158</b>	<b>\$7.51</b>
<b>East Region</b>									
Lakeland, FL	2	768	\$4.64	647	\$3,003	\$4.64	0	\$0	\$0.00
Tampa-St. Petersburg et al, FL	3	896	\$4.41	770	\$3,369	\$4.38	17	\$98	\$5.71
Florida	5	1,665	\$4.51	1,416	\$6,372	\$4.50	17	\$98	\$5.71
Atlanta-Sandy Springs et al, GA	10	1,610	\$3.79	1,240	\$4,683	\$3.78	17	\$79	\$4.72
Georgia	10	1,610	\$3.79	1,240	\$4,683	\$3.78	17	\$79	\$4.72
Memphis, TN-MS-AR	3	685	\$2.67	576	\$1,538	\$2.67	2	\$8	\$4.05
Tennessee	3	685	\$2.67	576	\$1,538	\$2.67	2	\$8	\$4.05
Richmond, VA	9	904	\$5.02	723	\$3,589	\$4.96	5	\$62	\$13.40
Virginia	9	904	\$5.02	723	\$3,589	\$4.96	5	\$62	\$13.40
<b>Total East Region</b>	<b>27</b>	<b>4,863</b>	<b>\$4.11</b>	<b>3,955</b>	<b>\$16,181</b>	<b>\$4.09</b>	<b>40</b>	<b>\$246</b>	<b>\$6.11</b>
<b>Total Industrial</b>	<b>83</b>	<b>12,030</b>	<b>\$5.04</b>	<b>8,277</b>	<b>\$37,957</b>	<b>\$4.59</b>	<b>1,528</b>	<b>\$11,416</b>	<b>\$7.47</b>

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

**Weingarten Realty Investors**  
**Property Listing at June 30, 2009**

<b>ALL PROPERTIES BY STATE</b>	<b># of Properties</b>	<b>Gross Leasable Area</b>			
		<b><u>WRI Owned</u></b>	<b><u>Joint Venture Share</u></b>	<b><u>Owned by Other</u></b>	<b><u>Total</u></b>
Arizona	25	2,474,244	-	1,191,002	3,665,246
Arkansas	3	357,740	-	-	357,740
California	29	3,846,582	863,023	551,607	5,261,213
Colorado	11	1,241,155	1,084,566	1,288,913	3,614,632
Florida	50	7,147,378	2,367,397	1,340,913	10,845,768
Georgia	23	3,282,735	877,503	716,003	4,876,241
Illinois	1	303,566	-	-	303,566
Kansas	2	250,855	-	-	250,855
Kentucky	4	609,265	-	122,454	731,719
Louisiana	12	1,146,408	274,974	781,925	2,203,307
Maine	1	160,626	53,542	-	214,168
Missouri	2	229,337	28,422	-	257,760
Nevada	12	2,374,790	-	625,737	3,000,527
New Mexico	6	817,950	-	401,750	1,219,700
North Carolina	25	2,499,672	211,569	742,374	3,453,615
Oklahoma	2	163,127	-	-	163,127
Oregon	3	119,939	90,927	62,600	273,466
South Carolina	1	21,530	64,590	-	86,120
Tennessee	9	1,180,210	671,287	137,740	1,989,237
Texas	164	16,720,037	5,344,744	2,959,237	25,024,014
Utah	4	306,638	60,772	296,357	663,767
Virginia	9	904,159	1,607,058	-	2,511,217
Washington	4	81,875	327,497	65,346	474,718
<b>Grand Total</b>	<b>402</b>	<b>46,239,818</b>	<b>13,927,871</b>	<b>11,283,958</b>	<b>71,441,723</b>
<b>Total Retail</b>	<b>318</b>	<b>33,774,334</b>	<b>8,641,984</b>	<b>11,283,958</b>	<b>53,690,352</b>
<b>Total Industrial</b>	<b>81</b>	<b>12,183,913</b>	<b>5,285,887</b>	<b>-</b>	<b>17,469,800</b>
<b>Total Other</b>	<b>3</b>	<b>281,571</b>	<b>-</b>	<b>-</b>	<b>281,571</b>

**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 at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
<b>Retail</b>								
<b>Operating Properties</b>								
<b>Arizona</b>								
Palmilla Center	Dysart Rd. at McDowell Rd., Avondale	Office Max, PetsMart, Dollar Tree, Fry's Supermarket + (O.B.O.)	100.0%		103,568	0	65,574	169,142
Raintree Ranch	Ray Road at Price Road, Chandler	Whole Foods +, Golf Galaxy	100.0%		136,230	0	0	136,230
University Plaza	Plaza Way at Milton Rd., Flagstaff	PetsMart, Safeway +, Ross Dress for Less, Bed Bath & Beyond, Dollar Tree	100.0%		165,621	0	0	165,621
Val Vista Towne Center	Warner at Val Vista Rd., Gilbert	Target (O.B.O.), Staples, Ross Dress for Less, Petco	100.0%		93,372	0	123,000	216,372
Arrowhead Festival S.C.	75th Ave. at W. Bell Rd., Glendale	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	146,624	176,458
Fry's Ellsworth Plaza	Broadway Rd. at Ellsworth Rd., Mesa	Fry's Supermarket + (O.B.O.)	100.0%		9,034	0	64,574	73,608
Monte Vista Village Center	Baseline Rd. at Ellsworth Rd., Mesa	Safeway + (O.B.O.)	100.0%		45,751	0	58,400	104,151
Red Mountain Gateway	Power Rd. at McKellips Rd., Mesa	Target (O.B.O.), Bed Bath & Beyond, Famous Footwear	100.0%		69,568	0	136,000	205,568
Camelback Village Square	Camelback at 7th Avenue, Phoenix	Fry's Supermarket +, Office Max	100.0%		134,494	0	100,000	234,494
Laveen Village Market	Baseline Rd. at 51st St., Phoenix	Fry's Supermarket + (O.B.O.), Home Depot (O.B.O.)	100.0%		40,025	0	71,619	111,644
Rancho Encanto	35th Avenue at Greenway Rd., Phoenix	Blockbuster, Fresh N Easy +, Family Dollar	100.0%		70,859	0	0	70,859
Squaw Peak Plaza	16th Street at Glendale Ave., Phoenix	Basha's +, Blockbuster	100.0%		60,890	0	0	60,890
Fountain Plaza	77th St. at McDowell, Scottsdale	Fry's Supermarket +, Dollar Tree, Lowes (O.B.O.)	100.0%		102,271	0	165,000	267,271
Scottsdale Horizon	Frank Lloyd Wright Blvd and Thompson Peak Parkway, Scottsdale	Baja Fresh Mexican Grill	100.0%		10,337	0	0	10,337
Basha's Valley Plaza	S. McClintock at E. Southern, Tempe	Basha's +, Ross Dress for Less	100.0%		145,104	0	0	145,104
Broadway Marketplace	Broadway at Rural, Tempe	Office Max, Ace Hardware	100.0%		82,757	0	0	82,757
Pueblo Anozira	McClintock Dr. at Guadalupe Rd., Tempe	Fry's Food & Drug +, Petco, Dollar Tree	100.0%		157,309	0	0	157,309
Entrada de Oro	Magee Road and Oracle Road, Tucson	Wal-Mart Neighborhood Market +	100.0%		88,665	0	20,406	109,071
Madera Village	Tanque Verde Rd. and Catalina Hwy, Tucson	Safeway +, Walgreen's, Dollar Tree	100.0%		96,732	0	10,594	107,326
Oracle Crossings	Oracle Highway and Magee Road, Tucson	Kohl's, Sprouts Farmers Market +	100.0%		249,711	0	10,000	259,711
Oracle Wetmore	Wetmore Road and Oracle Highway, Tucson	Home Depot, PetSmart, Walgreens	100.0%		286,793	0	0	286,793
Shoppes at Bears Path	Tanque Verde Rd. and Bear Canyon Rd., Tucson	Osco Drug (O.B.O.), Carondelet Health Care Corp., Leslie Pools	100.0%		43,928	0	21,851	65,779
<b>Arizona Total:</b>	<b># of Properties: 22</b>				<b>2,222,853</b>	<b>0</b>	<b>993,642</b>	<b>3,216,495</b>
<b>Arkansas</b>								
Markham Square	W. Markham at John Barrow, Little Rock	Burlington Coat Factory	100.0%		126,904	0	0	126,904
Markham West	11400 W. Markham, Little Rock	Office Depot, Michael's, Academy, Bassett Furniture, Dollar Tree	100.0%		178,210	0	0	178,210
Westgate	Cantrell at Bryant, Little Rock	SteinMart	100.0%		52,626	0	0	52,626
<b>Arkansas Total:</b>	<b># of Properties: 3</b>				<b>357,740</b>	<b>0</b>	<b>0</b>	<b>357,740</b>
<b>California</b>								
Centerwood Plaza	Lakewood Blvd. at Alondra Dr., Bellflower	Bestway Supermarket +, Buck-A-Roos	100.0%		75,500	0	0	75,500
Southampton Center	IH-780 at Southampton Rd., Benecia	Raley's +, Ace Hardware, Hollywood Video	100.0%		162,390	0	0	162,390
580 Market Place	E. Castro Valley at Hwy. I-580, Castro Valley	P. W. Supermarkets +, Petco, 24 Hour Fitness	100.0%		100,165	0	0	100,165
Chino Hills Marketplace	Chino Hills Pkwy. at Pipeline Ave., Chino Hills	Rite Aid, Von's +, 24 Hour Fitness, Dollar Tree, Ace Hardware	100.0%		308,420	0	0	308,420
Buena Vista Marketplace	Huntington Dr. at Buena Vista St., Duarte	Ralph's +	100.0%		90,805	0	0	90,805
El Camino Promenade	El Camino Real at Via Molena, Encinitas	T.J. Maxx, Beverages & More, Staples, Golf Galaxy, Dollar Tree	100.0%		129,753	0	0	129,753
Fremont Gateway Plaza	Paseo Padre Pkwy. at Walnut Ave., Fremont	Raley's +, NAZ Cinema, 24 Hour Fitness	100.0%		194,601	0	0	194,601
Hallmark Town Center	W. Cleveland Ave. at Stephanie Ln., Madera	Food 4 Less +, Bally's	100.0%		85,066	0	0	85,066
Menifee Town Center	Antelope Rd. at Newport Rd., Menifee	Ralph's +, Ross Dress for Less	100.0%		124,494	0	124,303	248,797
Marshalls Plaza	McHenry at Sylvan Ave., Modesto	Marshall's, Dress Barn, Guitar Center	100.0%		78,752	0	0	78,752
Prospectors Plaza	Missouri Flat Rd. at US Hwy. 50, Placerville	SaveMart +, Kmart, Long's Drug Store	100.0%		228,345	0	0	228,345
Shasta Crossroads	Churn Creek Rd. at Dana Dr., Redding	Food Maxx +, Target (O.B.O.), Sports Authority (O.B.O.), Ashley Furniture (O.B.O.)	100.0%		121,334	0	131,468	252,802
Arcade Square	Watt Ave. at Whitney Ave., Sacramento	Grocery Outlet +	100.0%		76,497	0	0	76,497

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Discovery Plaza	W. El Camino Ave. at Truxel Rd., Sacramento	Bel Air Market +, Blockbuster	100.0%		93,398	0	0	93,398
Summerhill Plaza	Antelope Rd. at Lichen Dr., Sacramento	Raley's +	100.0%		133,614	0	0	133,614
Valley	Franklin Boulevard and Mack Road, Sacramento	Raley's +	100.0%		98,240	0	5,365	103,605
Silver Creek Plaza	E. Capital Expressway at Silver Creek Blvd., San Jose	Safeway +, Walgreen's, Orchard Supply (O.B.O.)	100.0%		134,179	0	65,000	199,179
Tully Corners Shopping Center	Tully Rd at Quimby Rd, San Jose	Food Maxx +, Petco	10.0%	(1)(3)	11,599	104,393	0	115,992
Greenhouse Marketplace	Lewelling Blvd. at Washington Ave., San Leandro	Safeway + (O.B.O.), Longs Drug Stores (O.B.O.), Big Lots, 99 Cents Only, Factory 2 U	100.0%		152,095	0	86,569	238,664
Rancho San Marcos Village	San Marcos Blvd. at Rancho Santa Fe Rd., San Marcos	Von's +, 24 Hour Fitness	100.0%		120,829	0	0	120,829
San Marcos Plaza	San Marcos Blvd. at Rancho Santa Fe Rd., San Marcos	Albertsons + (O.B.O.)	100.0%		35,880	0	45,206	81,086
Stony Point Plaza	Stony Point Rd. at Hwy. 12, Santa Rosa	Food Maxx +	100.0%		198,528	0	0	198,528
Sunset Center	Sunset Ave. at State Hwy. 12, Suisun City	Rite Aid	100.0%		85,238	0	0	85,238
Creekside Center	Alamo Dr. at Nut Creek Rd., Vacaville	Raley's +, Blockbuster	100.0%		116,229	0	0	116,229
Freedom Centre	Freedom Blvd. At Airport Blvd., Watsonville	Rite Aid, Big Lots, Safeway +, Ace Hardware	100.0%		150,241	0	0	150,241
Westminster Center	Westminster Blvd. at Golden West St., Westminster	Albertsons +, Home Depot, Edward's Cinema, Rite Aid, Petco, Ross Dress for Less	100.0%		417,820	0	0	417,820
<b>California Total:</b>	<b># of Properties: 26</b>				<b>3,524,012</b>	<b>104,393</b>	<b>457,911</b>	<b>4,086,316</b>
<b>Colorado</b>								
Aurora City Place	E. Alameda at I225, Aurora	PetsMart, Barnes & Noble, Ross Dress For Less, Super Target + (O.B.O.)	50.0%	(1)(3)	182,642	182,642	182,000	547,283
Academy Place	Academy Blvd. at Union Blvd., Colorado Springs	Safeway + (O.B.O.), Ross Dress For Less, Target (O.B.O.)	100.0%		84,057	0	206,586	290,643
Uintah Gardens	NEC 19th St. at West Uintah, Colorado Springs	King Sooper's +, Walgreens, Petco, Big 5 Sporting Goods	100.0%		212,638	0	0	212,638
Green Valley Ranch Towne Center	Tower Rd. at 48th Ave., Denver	King Sooper's + (O.B.O.)	50.0%	(1)(3)	27,503	27,503	58,000	113,006
Lowry Town Center	2nd Ave. at Lowry Ave., Denver	Albertsons + (O.B.O.)	50.0%	(1)(3)	38,370	38,370	52,700	129,439
CityCenter Englewood	S. Santa Fe at Hampden Ave., Englewood	Wal-Mart (O.B.O.), Ross Dress for Less, Gart Sports, Office Depot, Bally Total Fitness, Petco	51.0%	(1)(3)	137,977	132,566	90,000	360,543
Crossing at Stonegate	Jordon Rd. at Lincoln Ave., Parker	King Sooper's +	51.0%	(1)(3)	55,620	53,438	0	109,058
Thorncreek Crossing	Washington St. at 120th St., Thornton	Super Target + (O.B.O.), Barnes & Noble, Office Max, Michael's, Dollar Tree, Cost Plus	51.0%	(1)(3)	108,186	103,944	174,000	386,130
Westminster Plaza	North Federal Blvd. at 72nd Ave., Westminster	Safeway +, Walgreens (O.B.O.)	50.0%	(1)	48,521	48,521	56,127	153,169
<b>Colorado Total:</b>	<b># of Properties: 9</b>				<b>895,514</b>	<b>586,984</b>	<b>819,413</b>	<b>2,301,909</b>
<b>Florida</b>								
Boca Lyons	Glades Rd. at Lyons Rd., Boca Raton	Ross Dress for Less, Ethan Allen	100.0%		113,689	0	0	113,689
Countryside Centre	US Highway 19 at Countryside Boulevard	Publix +, T.J. Maxx, Home Goods	100.0%		242,123	0	0	242,123
Sunset 19	US Hwy. 19 at Sunset Pointe Rd., Clearwater	Publix +, Bed Bath & Beyond, Staples, Comp USA, Barnes & Noble, Sports Authority, Old Navy	100.0%		275,910	0	0	275,910
Embassy Lakes	Sheraton St. at Hiatus Rd., Cooper City	Winn Dixie +, Walgreen's, Tuesday Morning	100.0%		131,719	0	48,214	179,933
Paradise Key at Kelly Plantation	US Highway 98 and Mid Bay Bridge Rd, Destin	Publix +, Bed Bath & Beyond, Ross, Old Navy, SteinMart	10.0%	(1)(3)	27,178	244,599	0	271,777
Shoppes at Paradise Isle	34940 Emerald Coast Pkwy, Destin	Best Buy, Michaels, Office Depot, PetsMart	25.0%	(1)(3)	42,918	128,752	0	171,670
Hollywood Hills Plaza	Hollywood Blvd. at North Park Rd., Hollywood	Publix +, Target, CVS/pharmacy	100.0%		364,714	0	0	364,714
Indian Harbour Place	East Eau Gallie Boulevard, Indian Harbour Beach	Beall's, Publix +	25.0%	(1)(3)	40,880	122,641	0	163,521
Argyle Village	Blanding at Argyle Forest Blvd., Jacksonville	Bed Bath & Beyond, Publix +, T.J. Maxx, Babies "R" Us, Jo-Ann's Fabrics, Michael's	100.0%		304,447	0	0	304,447
TJ Maxx Plaza	117th Avenue at Sunset Blvd., Kendall	T.J. Maxx, Winn Dixie +	100.0%		161,572	0	0	161,572
Largo Mall	Ulmerton Rd. at Seminole Ave., Largo	Beall's Department Stores, Marshall's, PetsMart, Bed Bath & Beyond, Staples, Michael's, Target (O.B.O.), Albertsons + (O.B.O.)	100.0%		377,719	0	197,631	575,350
Palm Lakes Plaza	Atlantic Boulevard and Rock Island Road, Maragate	Publix +, CVS/pharmacy	20.0%	(1)(3)	22,750	91,002	0	113,752
Lake Washington Crossing	Wickham Rd. at Lake Washington Rd., Melbourne	Publix +, Beall's Outlet Stores	25.0%	(1)(3)	29,707	89,121	0	118,828

**Weingarten Realty Investors**

**Property Listing at June 30, 2009**

**Gross Leasable Area**

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Lake Washington Square	Wickham Rd. at Lake Washington Rd., Melbourne	Albertsons +, Tuesday Morning	100.0%		111,811	0	0	111,811
Kendall Corners	Kendall Drive and SW 127th Avenue, Miami	Ashley Furniture	20.0%	(1)(3)	19,303	77,212	0	96,515
South Dade	South Dixie Highway and Eureka Drive, Miami	Publix +, Petco, Chuck E. Cheese, Bed Bath & Beyond	20.0%	(1)(3)	43,895	175,578	0	219,473
Tamiami Trail Shops	S.W. 8th St. at S.W. 137th Ave., Miami	Publix +, CVS/pharmacy	100.0%		110,867	0	0	110,867
Northridge	E. Commercial Blvd. at Dixie Hwy., Oakland Park	Publix +, Petco, Ross Dress for Less, Anna's Linens, Bally's	100.0%		236,170	0	0	236,170
Colonial Landing	East Colonial Dr. at Maguire Boulevard, Orlando	Bed Bath & Beyond, PetsMart, Jo Ann Fabrics, Sports Authority, HH Gregg	50.0%	(1)	131,634	131,634	0	263,267
Colonial Plaza	E. Colonial Dr. at Primrose Dr., Orlando	Staples, Ross Dress for Less, Babies "R" Us, Marshall's, Old Navy, SteinMart, Barnes & Noble, Petco, Big Lots	100.0%		496,751	0	0	496,751
International Drive Value Center	International Drive and Touchstone Drive, Orlando	Bed Bath & Beyond, Ross Dress for Less, T.J. Maxx	20.0%	(1)(3)	37,133	148,531	0	185,664
Market at Southside	Michigan Ave. at Delaney Ave., Orlando	Ross Dress for Less, Beall's Outlet Stores, Dollar Tree, Albertsons + (O.B.O.)	100.0%		95,208	0	64,627	159,835
The Marketplace at Dr. Phillips	Dr. Phillips Boulevard and Sand Lake Road, Orlando	Publix +, Stein Mart, Office Depot, Home Goods, Morton's of Chicago	20.0%	(1)(3)	65,250	261,000	0	326,250
The Shoppes at South Semoran	Semoran Blvd. at Pershing Ave.	Save Rite +	100.0%		101,535	0	0	101,535
Westland Terrace Plaza	SR 50 at Apopka Vineland Rd., Orlando	T.J. Maxx, Petco, Shoe Carnival, Super Target + (O.B.O.)	100.0%		77,521	0	183,000	260,521
Alafaya Square	Alafaya Trail, Oviedo	Publix +	20.0%	(1)(3)	35,297	141,189	0	176,486
University Palms	Alafaya Trail at McCullough Rd., Oviedo	Publix +, Blockbuster	30.0%	(1)	29,752	69,420	0	99,172
East Lake Woodlands	East Lake Road and Tampa Road, Palm Harbor	Publix +, Walgreens	20.0%	(1)(3)	28,021	112,082	0	140,103
Shoppes at Parkland	Hillsboro Boulevard at State Road #7, Parkland	BJ's Wholesale Club +	30.0%	(1)	43,696	101,956	0	145,652
Flamingo Pines	Pines Blvd. at Flamingo Rd., Pembroke Pines	Publix +, U.S. Post Office, Keiser College	100.0%		257,370	0	105,350	362,720
Pembroke Commons	University at Pines Blvd., Pembroke Pines	Publix +, Marshall's, Office Depot, LA Fitness	100.0%		303,805	0	0	303,805
Publix at Laguna Isles	Sheridan St. at SW 196th Ave., Pembroke Pines	Publix +	100.0%		69,475	0	0	69,475
Vizcaya Square	Nob Hill Rd. at Cleary Blvd., Plantation	Winn Dixie +, Blockbuster	100.0%		112,410	0	0	112,410
Quesada Commons	Quesada Avenue and Toledo Blade Boulevard, Port Charlotte	Publix +	25.0%	(1)(3)	14,722	44,168	0	58,890
Shoppes of Port Charlotte	Toledo Blade Boulevard and Tamiami Trail, Port Charlotte	Petco	25.0%	(1)(3)	10,253	30,758	0	41,011
Shoppes of Port Charlotte	Toledo Blade Boulevard and Tamiami Trail, Port Charlotte	Chick-Fil-A	25.0%	(1)(3)	980	2,941	0	3,921
Marketplace at Seminole Towne Center	Central Florida Greenway and Rinehart Road, Sanford	Sports Authority, DSW, Marshalls, Old Navy, Petco, Cost Plus, Super Target + (O.B.O.)	100.0%		312,261	0	185,000	497,261
Pineapple Commons	Us Highway 1 and Britt Rd., Stuart	Best Buy, Ross Dress for Less, PetsMart, Ashley Furniture	20.0%	(1)(3)	49,803	199,211	0	249,014
Sunrise West Shopping Center	West Commercial Drive and NW 91st Avenue, Sunrise	Publix +	25.0%	(1)(3)	19,080	57,241	0	76,321
Venice Pines	Center Rd. at Jacaranda Blvd., Venice	Sweet Bay +	100.0%		97,303	0	0	97,303
Winter Park Corners	Aloma Ave. at Lakemont Ave., Winter Park	Whole Foods Market +, Outback Steakhouse	100.0%		102,397	0	0	102,397
<b>Florida Total:</b>	<b># of Properties: 40</b>				<b>5,149,029</b>	<b>2,229,036</b>	<b>783,822</b>	<b>8,161,886</b>

**Georgia**

Lakeside Marketplace	Cobb Parkway (US Hwy 41), Acworth	Ross Dress for Less, Petco, Office Max, Books-A-Million, Super Target + (O.B.O.)	100.0%		147,688	0	174,000	321,688
Mansell Crossing	North Point Parkway at Mansell Rd	Ross Dress for Less, Bed Bath & Beyond, Rooms to Go	20.0%	(1)(3)	20,586	82,345	0	102,931
Camp Creek Marketplace II	Camp Creek Parkway and Carlma Drive, Atlanta	DSW, American Signature, LA Fitness	100.0%		196,283	0	0	196,283
Cherokee Plaza	Peachtree Road and Colonial Drive, Atlanta	Kroger +	30.0%	(1)	29,566	68,987	0	98,553
Perimeter Village	Ashford-Dunwoody Rd	Wal-Mart Supercenter +, Cost Plus World Market, DSW, Borders, Hobby Lobby	100.0%		387,755	0	0	387,755
Publix at Princeton Lakes	Carmia Drive and Camp Creek Drive, Atlanta	Publix +, Wachovia (O.B.O.)	100.0%		68,407	0	0	68,407
Brookwood Square	East-West Connector at Austell Rd., Austell	Marshall's, Staples, Home Depot	100.0%		253,448	0	0	253,448
Dallas Commons	US Highway 278 and Nathan Dean Boulevard, Dallas	Kroger + (O.B.O.)	100.0%		25,158	0	70,104	95,262
Reynolds Crossing	Steve Reynolds and Old North Cross Rd., Duluth	Kroger + (O.B.O.)	100.0%		45,758	0	70,225	115,983

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<i>Center</i>	<i>Location</i>	<i>Anchors</i>	<i>WRI Owned %</i>	<i>Foot Notes</i>	<i>WRI Owned</i>	<i>Joint Venture Share</i>	<i>Owned by Other</i>	<i>Total</i>
Thompson Bridge Commons	Thompson Bridge Rd. at Mt. Vernon Rd., Gainesville	Kroger +	30.0%	(1)	27,776	64,811	0	92,587
Grayson Commons	Grayson Hwy at Rosebud Rd., Grayson	Kroger +	100.0%		76,611	0	0	76,611
Sandy Plains Exchange	Sandy Plains at Scufflegrit, Marietta	Publix +	30.0%	(1)	21,835	50,949	0	72,784
Brownsville Commons	Brownsville Road and Hiram-Lithia Springs Road, Powder Springs	Kroger + (O.B.O.)	100.0%		27,747	0	54,139	81,886
Roswell Corners	Woodstock Rd. at Hardscrabble Rd., Roswell	Staples, T.J. Maxx, Super Target + (O.B.O.)	100.0%		144,964	0	173,535	318,499
Brookwood Marketplace	Peachtree Parkway at Mathis Airport Rd., Suwannee	Office Max, Home Depot, Bed Bath & Beyond, Super Target + (O.B.O.)	100.0%		199,594	0	174,000	373,594
<b>Georgia Total:</b>	<b># of Properties: 15</b>				<b>1,673,176</b>	<b>267,092</b>	<b>716,003</b>	<b>2,656,271</b>
<b>Illinois</b>								
Burbank Station	S. Cicero Ave. at W. 78th St.	Babies "R" Us, Food For Less +, AJ Wright, Office Max, The Sports Authority, Petsmart	100.0%		303,566	0	0	303,566
<b>Illinois Total:</b>	<b># of Properties: 1</b>				<b>303,566</b>	<b>0</b>	<b>0</b>	<b>303,566</b>
<b>Kansas</b>								
Shawnee Village	Shawnee Mission Pkwy. at Quivera Rd., Shawnee	Burlington Coat Factory	100.0%		135,139	0	0	135,139
Kohl's	Wanamaker Rd. at S.W. 17th St., Topeka	Barnes & Noble, Kohl's Department Store	100.0%		115,716	0	0	115,716
<b>Kansas Total:</b>	<b># of Properties: 2</b>				<b>250,855</b>	<b>0</b>	<b>0</b>	<b>250,855</b>
<b>Kentucky</b>								
Millpond Center	Boston at Man O'War, Lexington	Kroger +	100.0%		124,567	0	27,000	151,567
Regency Shopping Centre	Nicholasville Rd. & West Lowry Lane, Lexington	TJ Maxx, Michael's, Kroger + (O.B.O.)	100.0%		136,262	0	46,044	182,306
Tates Creek	Tates Creek at Man O' War, Lexington	Kroger +, Rite Aid	100.0%		179,450	0	0	179,450
Festival at Jefferson Court	Outer Loop at Jefferson Blvd., Louisville	Kroger +, PetsMart (O.B.O.), Factory Card Outlet, AJ Wright (O.B.O.)	100.0%		168,986	0	49,410	218,396
<b>Kentucky Total:</b>	<b># of Properties: 4</b>				<b>609,265</b>	<b>0</b>	<b>122,454</b>	<b>731,719</b>
<b>Louisiana</b>								
Town & Country Plaza	U.S. Hwy. 190 West, Hammond	Winn Dixie +, Office Depot, CVS/pharmacy, Anna's Linens	100.0%		227,352	0	0	227,352
Manhattan Place	Manhattan Blvd. at Gretna Blvd., Harvey	Target (O.B.O.), Ross Dress for Less, Stage, K&G Fashion	100.0%		156,215	0	125,400	281,615
Ambassador Plaza	Ambassador Caffery at W. Congress, Lafayette	Albertsons + (O.B.O.), Blockbuster	100.0%		0	0	101,950	101,950
River Marketplace	Ambassador Caffery at Kaliste Saloom, Lafayette	Ross Dress for Less, Stage, Cost Plus, Super Target + (O.B.O.), Books A Million, Citi Trends	7.8%	(1)(3)	13,142	147,100	174,700	334,942
Westwood Village	W. Congress at Bertrand, Lafayette	Stage, Graham Central Station	100.0%		141,346	0	0	141,346
14/Park Plaza	Hwy. 14 at General Doolittle, Lake Charles	Kroger +, Conn's, Burke's Outlet, Anna's Linens, Family Dollar	100.0%		175,068	0	0	175,068
K-Mart Plaza	Ryan St., Lake Charles	Albertsons +, Kmart, Stage	50.0%	(1)(3)	107,974	107,974	0	215,948
Prien Lake Plaza	Prien Lake Rd. at Nelson Rd., Lake Charles	Target (O.B.O.), Marshall's (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	Ryan at Eddy, Lake Charles	Market Basket +, Office Depot, Books-A-Million	100.0%		170,588	0	0	170,588
Danville Plaza	Louisville at 19th, Monroe	County Market +, Citi Trends, Surplus Warehouse	100.0%		141,380	0	0	141,380
Orleans Station	Paris, Robert E. Lee at Chatham, New Orleans	Vacant	100.0%		0	0	0	0
University Place	70th St. at Youere Dr., Shreveport	Super Target + (O.B.O.), Best Buy, T.J. Maxx, CVS/pharmacy (O.B.O.), Bed Bath & Beyond	20.4%	(1)(3)	5,100	19,900	174,500	199,500
<b>Louisiana Total:</b>	<b># of Properties: 12</b>				<b>1,146,408</b>	<b>274,974</b>	<b>781,925</b>	<b>2,203,307</b>
<b>Maine</b>								
The Promenade	Essex at Summit, Lewiston	Staples, Flagship Cinemas	75.0%	(1)	160,626	53,542	0	214,168
<b>Maine Total:</b>	<b># of Properties: 1</b>				<b>160,626</b>	<b>53,542</b>	<b>0</b>	<b>214,168</b>
<b>Missouri</b>								
Ballwin Plaza	Manchester Rd. at Vlasia Dr., Ballwin	Schnucks +, Michael's, Sears	100.0%		200,915	0	0	200,915
Western Plaza	Hwy 141 at Hwy 30, Fenton	O'Reilly Automotive	50.0%	(1)(3)	28,422	28,422	0	56,845

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
<b>Missouri Total:</b>	<b># of Properties: 2</b>				<b>229,337</b>	<b>28,422</b>	<b>0</b>	<b>257,760</b>
<b>Nevada</b>								
Eastern Horizon	Eastern Ave. at Horizon Ridge Pkwy., Henderson	Kmart + (O.B.O.)	100.0%		66,408	0	143,879	210,287
Best in the West	Rainbow at Lake Mead Rd., Las Vegas	Best Buy, Borders, Bed Bath & Beyond, Babies "R" Us, DSW Shoes, Office Depot, Old Navy, PetsMart, Jo-Ann Stores, The Sports Authority, Ulta, DSW	100.0%		428,629	0	0	428,629
Charleston Commons	Charleston and Nellis, Las Vegas	Wal-Mart +, Ross, Office Max, 99 Cents Only, PetsMart	100.0%		332,539	0	0	332,539
College Park S.C.	E. Lake Mead Blvd. at Civic Ctr. Dr., North Las Vegas	Albertson's +, Sav-On Drugs, Anna's Linens, Factory 2 U	100.0%		167,654	0	0	167,654
Francisco Centre	E. Desert Inn Rd. at S. Eastern Ave., Las Vegas	Ross Dress for Less (O.B.O.), Fallas Paredes , La Bonita Grocery +	100.0%		116,973	0	31,842	148,815
Mission Center	Flamingo Rd. at Maryland Pkwy, Las Vegas	Sav-On Drug-CVS (O.B.O.), Albertsons + (O.B.O.), Toys "R" Us, T.J. Maxx	100.0%		152,475	0	55,745	208,220
Paradise Marketplace	Flamingo Rd. at Sandhill, Las Vegas	Smith's Food + (O.B.O.), Dollar Tree	100.0%		78,218	0	0	78,218
Rainbow Plaza	Rainbow Blvd. at Charleston Blvd., Las Vegas	Albertsons +, JC Penney, Ultimate Electronics, Home Depot, 24 Hour Fitness	100.0%		278,416	0	0	278,416
Rainbow Plaza, Phase I	Rainbow Blvd. at Charleston Blvd., Las Vegas	Albertsons +, JC Penney, Ultimate Electronics, Home Depot, 24 Hour Fitness	100.0%		136,369	0	0	136,369
Rancho Towne & Country	Rainbow Blvd. at Charleston Blvd., Las Vegas	Smith's Food +	100.0%		87,367	0	0	87,367
Tropicana Beltway	Tropicana Beltway at Fort Apache Rd., Las Vegas	Lowe's (O.B.O.), Wal-Mart Supercenter + (O.B.O.), PetsMart, Office Depot, Ross Dress for Less, 99 Cent Only, Sports Authority, Pier 1 Imports	100.0%		246,527	0	394,271	640,798
Tropicana Marketplace	Tropicana at Jones Blvd., Las Vegas	Smith's Food + (O.B.O.), Family Dollar	100.0%		71,460	0	0	71,460
Westland Fair North	Charleston Blvd. At Decatur Blvd., Las Vegas	Wal-Mart Supercenter + (O.B.O.), Lowe's (O.B.O.), PetsMart, Office Depot, Michaels, Anna's Linens	100.0%		211,755	0	0	211,755
<b>Nevada Total:</b>	<b># of Properties: 12</b>				<b>2,374,790</b>	<b>0</b>	<b>625,737</b>	<b>3,000,527</b>
<b>New Mexico</b>								
Eastdale	Candelaria Rd. at Eubank Blvd., Albuquerque	Albertsons +, Family Dollar	100.0%		117,623	0	0	117,623
North Towne Plaza	Academy Rd. at Wyoming Blvd., Albuquerque	Whole Foods Market +, Borders	100.0%		108,059	0	0	108,059
Pavillions at San Mateo	I-40 at San Mateo, Albuquerque	Old Navy, Shoe Department, Skechers, Pima Medical Institute	100.0%		195,944	0	0	195,944
Plaza at Cottonwood	Coors Bypass Blvd. at Seven Bar Loop Rd., Albuquerque	Staples, PetsMart, Wal-Mart Supercenter +(O.B.O.), Home Depot (O.B.O.), Party City	100.0%		84,322	0	334,000	418,322
Wyoming Mall	Academy Rd. at Northeastern, Albuquerque	Wal-Mart Supercenter + (O.B.O.), Dollar Tree	100.0%		63,865	0	0	63,865
De Vargas	N. Guadalupe at Paseo de Peralta, Santa Fe	Albertsons + (O.B.O.), Sunflower Farmer's Market +, Sav-On (CVS), Ross Dress for Less, Office Depot, Hastings, United Artists	100.0%		248,137	0	67,750	315,887
<b>New Mexico Total:</b>	<b># of Properties: 6</b>				<b>817,950</b>	<b>0</b>	<b>401,750</b>	<b>1,219,700</b>
<b>North Carolina</b>								
Capital Square	Capital Blvd. at Huntleigh Dr., Cary	Food Lion +	100.0%		143,063	0	0	143,063
Harrison Pointe	Harrison Ave. at Maynard Rd., Cary	Harris Teeter +, Staples	100.0%		130,934	0	0	130,934
High House Crossing	NC Hwy 55 at Green Level W. Rd., Cary	Harris Teeter +	100.0%		89,997	0	0	89,997
Northwoods Market	Maynard Rd. at Harrison Ave., Cary	Food Lion +	100.0%		77,802	0	0	77,802
Parkway Pointe	Cory Parkway at S. R. 1011, Cary	Food Lion +, Rite-Aid	100.0%		80,061	0	0	80,061
Chatham Crossing	US 15/501 at Plaza Dr., Chapel Hill	Lowes Food +, CVS/pharmacy	25.0%	(1)(3)	24,039	72,116	0	96,155
Cole Park Plaza	US 15/501 and Plaza Dr., Chapel Hill	Dollar General	25.0%	(1)(3)	20,564	61,694	0	82,258
Galleria	Galleria Boulevard and Sardis Road, Charlotte	Off Broadway Shoes, Wal-Mart (O.B.O.)	100.0%		120,542	0	207,602	328,144
Johnston Road Plaza	Johnston Rd. at McMullen Creek Pkwy., Charlotte	Food Lion+	100.0%		79,508	0	0	79,508
Steele Creek Crossing	York Rd. at Steele Creek Rd., Charlotte	BI-LO +, Rite-Aid	100.0%		77,301	0	0	77,301
Whitehall Commons	NWC of Hwy. 49 at I-485, Charlotte	Blockbuster, Wal-Mart Supercenter + (O.B.O.), Lowes (O.B.O.), BI-LO + (O.B.O.)	100.0%		41,876	0	402,620	444,496
Bull City Market	Broad St. at West Main St., Durham	Whole Foods Market +	100.0%		42,517	0	0	42,517
Mineral Springs Village	Mineral Springs Rd. at Wake Forest Rd., Durham	Food Lion +, Rite-Aid	100.0%		59,859	0	0	59,859
Ravenstone Commons	Hwy 98 at Sherron Rd., Durham	Food Lion +, Blockbuster	100.0%		60,424	0	0	60,424
Pinecrest Plaza	Hwy. 15-501 at Morganton Rd., Pinehurst	Food Lion +, Michael's, Belk's	100.0%		250,140	0	0	250,140
Avent Ferry	Avent Ferry Rd. at Gorman St., Raleigh	Food Lion +, Family Dollar	100.0%		111,650	0	0	111,650

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI</u> <u>Owned %</u>	<u>Foot</u> <u>Notes</u>	<u>WRI</u> <u>Owned</u>	<u>Joint</u> <u>Venture</u> <u>Share</u>	<u>Owned by</u> <u>Other</u>	<u>Total</u>
Falls Pointe	Neuce Rd. at Durant Rd., Raleigh	Harris Teeter +, Kohl's (O.B.O.)	100.0%		106,981	0	86,350	193,331
Leesville Town Centre	Leesville Rd. at Leesville Church Rd., Raleigh	Harris Teeter +, Rite-Aid	100.0%		112,576	0	0	112,576
Little Brier Creek	Little Brier Creek Lane and Brier Leaf Lane, Raleigh	Lowe's Food + (O.B.O.)	100.0%		17,209	0	45,802	63,011
Lynnwood Collection	Creedmoor Rd at Lynn Road, Raleigh	Kroger +	100.0%		87,362	0	0	87,362
Six Forks Station	Six Forks Rd. at Strickland Rd., Raleigh	Kmart, Home Depot, Food Lion +, Bed Bath & Beyond, Borders	100.0%		467,270	0	0	467,270
Stonehenge Market	Creedmoor Rd. at Bridgeport Dr., Raleigh	Harris Teeter +, SteinMart	100.0%		188,521	0	0	188,521
Heritage Station	Forestville Rd. at Rogers Rd., Wake Forest	Harris Teeter +	30.0%	(1)	20,633	48,145	0	68,778
<b>North Carolina Total:</b>	<b># of Properties: 23</b>				<b>2,410,829</b>	<b>181,955</b>	<b>742,374</b>	<b>3,335,158</b>
<b>Oklahoma</b>								
Market Boulevard	E. Reno Ave. at N. Douglas Ave., Midwest City	Color Tyme	100.0%		35,765	0	0	35,765
Town and Country	Reno Ave at North Air Depot, Midwest City	Office Depot, Big Lots, Westlake Hardware	100.0%		127,362	0	0	127,362
<b>Oklahoma Total:</b>	<b># of Properties: 2</b>				<b>163,127</b>	<b>0</b>	<b>0</b>	<b>163,127</b>
<b>Oregon</b>								
Clackamas Square	SE 82nd Avenue and SE Causey Avenue, Portland	T.J. Maxx, Winco Foods + (O.B.O.)	20.0%	(1)(3)	14,828	59,311	62,600	136,739
Oak Grove Market Center	SE McLoughlin Blvd & Oak Grove Ave	Safeway +	100.0%		97,207	0	0	97,207
Raleigh Hills Plaza	SW Beaverton-Hillsdale Hwy and SW Scholls Ferry Road, Portland	Walgreens, New Seasons Market +	20.0%	(1)(3)	7,904	31,616	0	39,520
<b>Oregon Total:</b>	<b># of Properties: 3</b>				<b>119,939</b>	<b>90,927</b>	<b>62,600</b>	<b>273,466</b>
<b>South Carolina</b>								
Fresh Market Shoppes	890 William Hilton Head Pkwy, Hilton Head	The Fresh Market +	25.0%	(1)(3)	21,530	64,590	0	86,120
<b>South Carolina Total:</b>	<b># of Properties: 1</b>				<b>21,530</b>	<b>64,590</b>	<b>0</b>	<b>86,120</b>
<b>Tennessee</b>								
Bartlett Towne Center	Bartlett Blvd. at Stage Rd., Bartlett	Kroger +, Petco, Dollar Tree, Shoe Carnival	100.0%		179,364	0	0	179,364
Commons at Dexter Lake	Dexter at N. Germantown, Memphis	Kroger +, SteinMart, Marshall's, Samuels Furniture and Interior	30.0%	(1)	50,087	116,871	0	166,958
Commons at Dexter Lake Phase II	Dexter at N. Germantown, Memphis	Kroger +, SteinMart, Marshall's, Samuels Furniture and Interior	30.0%	(1)	18,461	43,077	0	61,538
Highland Square	Summer at Highland, Memphis	Walgreen's	100.0%		14,490	0	0	14,490
Mendenhall Commons	South Mendenahall Rd. and Sanderlin Avenue, Memphis	Kroger +	30.0%	(1)	23,961	55,910	0	79,871
Summer Center	Summer Ave. at Waring Rd., Memphis	Kroger +, Ross Dress for Less	100.0%		137,462	0	0	137,462
<b>Tennessee Total:</b>	<b># of Properties: 5</b>				<b>423,825</b>	<b>215,858</b>	<b>0</b>	<b>639,683</b>
<b>Texas</b>								
Bell Plaza	45th Ave. at Bell St., Amarillo	United Supermarket +, Dollar Tree	15.0%	(1)	19,579	110,950	0	130,529
Coronado	34th St. at Wimberly Dr., Amarillo	Blockbuster	100.0%		48,149	0	0	48,149
Wolfiin Village	Wolfiin Ave. at Georgia St., Amarillo	Office Depot, Sheplers Western Wear, Talbots	100.0%		159,243	0	0	159,243
Calder	Calder at 24th St., Beaumont	Harmony Science Academy	100.0%		34,641	0	0	34,641
North Park Plaza	Eastex Fwy. at Dowlen, Beaumont	Target (O.B.O.), Anna's Linens, David's Bridal, Toys "R" Us (O.B.O.)	50.0%	(1)(3)	70,036	70,036	141,329	281,401
Phelan	Phelan at 23rd St, Beaumont	Kroger + (O.B.O.)	100.0%		12,000	0	0	12,000
Phelan West	Phelan at 23rd St., Beaumont	Kroger + (O.B.O.)	66.7%	(1)(3)	15,552	7,779	58,890	82,221
Southgate	Calder Ave. at 6th St., Beaumont	Control Fluids	100.0%		33,555	0	0	33,555
Lone Star Pavilions	Texas at Lincoln Ave., College Station	Best Buy, Office Depot, Barnes & Noble	100.0%		106,907	0	0	106,907
Montgomery Plaza	Loop 336 West at I-45, Conroe	Academy, Conn's, 99 Cents Only, Petco, Anna's Linens, Spec's	100.0%		305,671	0	0	305,671
Moore Plaza	S. Padre Island Dr. at Staples, Corpus Christi	Office Depot, Marshall's, H. E. B. +, (O.B.O.), Target (O.B.O.), Old Navy, Hobby Lobby, Steinmart	100.0%		371,668	0	161,909	533,577
Portairs	Ayers St. at Horne Rd., Corpus Christi	CVS/pharmacy, Family Dollar, Beall's	100.0%		118,233	0	0	118,233
Horne Street Market	I-30 & Horne Street, Fort Worth	24 Hour Fitness	100.0%		42,267	0	0	42,267
Overton Park Plaza	SW Loop 820/Interstate 20 at South Hulen St., Ft. Worth	Sports Authority, PetsMart, Office Depot, T.J. Maxx, Albertson's +, Home Depot (O.B.O.), Anna's Linens	100.0%		353,302	0	110,000	463,302



Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Broadway	Broadway at 59th St., Galveston	Big Lots, Family Dollar	15.0%	(1)	11,322	64,155	0	75,477
Food King Place	25th St. at Avenue P, Galveston	Vacant	100.0%		28,062	0	0	28,062
Galveston Place	Central City Blvd. at 61st St., Galveston	Randall's +, Office Depot, Spec's Liquor, Palais Royal	100.0%		210,187	0	0	210,187
10/Federal	I-10 at Federal	Citi Trends, Palais Royal, Sellers Bros. +	15.0%	(1)	19,871	112,601	0	132,472
Alabama-Shepherd	S. Shepherd at W. Alabama	Bookstop, PetsMart	100.0%		56,110	0	0	56,110
Bayshore Plaza	Spencer Hwy. at Burke Rd.	Fitness Connections (O.B.O.)	100.0%		35,434	0	86,000	121,434
Bellaire Boulevard	Bellaire at S. Rice	Randall's +	30.0%	(1)	10,524	24,557	0	35,081
Braeswood Square	N. Braeswood at Chimney Rock	Belden's +, Walgreen's	100.0%		103,336	0	0	103,336
Centre at Post Oak	Westheimer at Post Oak Blvd.	Marshall's, Barnes & Noble, Old Navy, Grand Lux Café, Nordstrom Rack	100.0%		182,070	0	0	182,070
Champions Village	F.M. 1960 at Champions Forest Dr.	Randall's +, SteinMart, Palais Royal, Cost Plus, Barnes & Noble	30.0%	(1)	115,374	269,207	0	384,581
Cullen Center	Cullen at Reed	Beauty Supply	100.0%		7,316	0	0	7,316
Cullen Plaza	Cullen at Wilmington	Fiesta +, JPMorgan Chase Bank, Family Dollar	15.0%	(1)	12,678	71,839	0	84,517
Cypress Pointe	F.M. 1960 at Cypress Station	Kroger +, Office Depot, Babies "R" Us, America's Furniture Brands (O.B.O.)	100.0%		190,704	0	96,660	287,364
Eastpark	Mesa Rd. at Tidwell	Jack in the Box, CVS (O.B.O.), US Postal Service (O.B.O.)	100.0%		1,576	0	0	1,576
Edgebrook	Edgebrook at Gulf Fwy.	Fiesta +, JPMorgan Chase Bank, Family Dollar	15.0%	(1)	11,769	66,691	0	78,460
Fiesta Village	Quitman at Fulton	Fiesta +	15.0%	(1)	4,537	25,712	0	30,249
Fondren/West Airport	Fondren at W. Airport	Save-A-Lot +	100.0%		37,117	0	0	37,117
Glenbrook Square	Telephone Road	Kroger +, Blockbuster	15.0%	(1)	11,684	66,206	0	77,890
Griggs Road	Griggs at Cullen	Family Dollar, Citi Trends	15.0%	(1)	12,017	68,097	0	80,114
Harrisburg Plaza	Harrisburg at Wayside	Fallas Paredes	15.0%	(1)	14,016	79,422	0	93,438
Heights Plaza	20th St. at Yale	Kroger +, Walgreen's	100.0%		71,777	0	0	71,777
Humblewood Shopping Plaza	Eastex Fwy. at F.M. 1960	Kroger +, Conn's, Walgreen's, Michael's (O.B.O.), DSW (O.B.O.)	100.0%		176,446	0	99,000	275,446
I-45/Telephone Rd. Center	I-45 at Maxwell Street	Sellers Bros. +, Dollar Tree, FAMSA, Fallas Paredes	15.0%	(1)	25,768	146,021	0	171,789
Jacinto City	Market at Baca	Sellers Bros. +, CVS/pharmacy	50.0%	(1)	24,569	24,569	0	49,138
Kirby Strip Center	Kirby Dr, Houston	New Orleans Cajun Restaurant	100.0%		10,000	0	0	10,000
Lawndale	Lawndale at 75th St.	Family Dollar, 99 Cents Only, LaMichoacana Meat Market +	15.0%	(1)	7,819	44,308	0	52,127
Little York Plaza	Little York at E. Hardy	Sellers Bros. +, Fallas Paredes	15.0%	(1)	17,603	99,750	0	117,353
Lyons Avenue	Lyons at Shotwell	Fiesta +, Fallas Paredes	15.0%	(1)	10,144	57,485	0	67,629
Market at Westchase	Westheimer at Wilcrest	Whole Foods Market +	100.0%		84,084	0	0	84,084
North Main Square	Pecore at N. Main	Hi-Lo Auto	100.0%		18,515	0	0	18,515
North Oaks	F.M. 1960 at Veterans Memorial	T.J. Maxx, Ross Dress for Less, Staples, Big Lots, DSW, Half Price Books, Anna's Linens, Hobby Lobby	15.0%	(1)	60,779	344,414	0	405,193
North Triangle	I-45 at F.M. 1960	CiCi's Pizza	100.0%		16,060	0	0	16,060
Northbrook Center	Northwest Fwy. at W. 34th	Randall's +, Office Depot, Citi Trends, Anna's Linens, Dollar Tree	100.0%		173,288	0	0	173,288
Northwest Crossing	N.W. Fwy. at Hollister	Target (O.B.O.), Marshall's, Babies "R" Us, Best Buy	75.0%	(1)(3)	137,507	45,836	120,721	304,064
Oak Forest	W. 43rd at Oak Forest	Kroger +, Palais Royal, Dollar Tree	100.0%		147,705	0	0	147,705
Orchard Green	Gulfton at Renwick	Sellers Bros. +, Family Dollar	100.0%		74,983	0	0	74,983
Randall's /Cypress Station	F.M. 1960 at I-45	ATI Career Training Center	100.0%		138,974	0	0	138,974
Randall's /Kings Crossing	Kingwood Dr. at Lake Houston Pkwy.	Randall's +, CVS/pharmacy	30.0%	(1)	37,919	88,478	0	126,397
Randall's /Norchester	Grant at Jones	Playa Azul Seafood & Oyster Bar	100.0%		107,200	0	0	107,200
Richmond Square	Richmond Ave. at W. Loop 610	Best Buy (O.B.O.), Cost Plus	100.0%		35,623	0	58,247	93,870
River Oaks East	W. Gray at Woodhead	Kroger +	100.0%		71,265	0	0	71,265
River Oaks West	W. Gray at S. Shepherd	Talbot's, JoS. A. Bank, Ann Taylor, Gap, Barnes & Noble	100.0%		251,989	0	0	251,989
Sheldon Forest North	North, I-10 at Sheldon	Gerland's +, Burke's Outlet	100.0%		22,040	0	0	22,040
Sheldon Forest South	North, I-10 at Sheldon	Family Dollar	50.0%	(1)	37,670	37,670	0	75,340
Shops at Three Corners	S. Main at Old Spanish Trail	Fiesta +, Office Depot, PetsMart, Ross Dress for Less, Anna's Linens, Big Lots	70.0%	(1)	172,990	74,139	0	247,129
Southgate	W. Fuqua at Hiram Clark	Food-A-Rama +, Palais Royal, CVS/pharmacy, Family Dollar	15.0%	(1)	18,668	105,786	0	124,454
Spring Plaza	Hammerly at Campbell	Sellers Bros. +, Family Dollar	15.0%	(1)	8,890	50,376	0	59,266
Stella Link	Stella Link at S. Braeswood	Sellers Bros.+, Spec's Liquor Warehouse, Burke's Outlet	100.0%		96,396	0	0	96,396
Studemont	Studewood at E. 14th St	Fiesta +	100.0%		28,466	0	0	28,466
Ten Blalock Square	I-10 at Blalock	99 Ranch Market+	100.0%		97,217	0	0	97,217

**Weingarten Realty Investors**

**Property Listing at June 30, 2009**

**Gross Leasable Area**

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Village Arcade	University at Kirby	Gap, Baby Gap	100.0%		57,219	0	0	57,219
Village Arcade-Phase II	University at Kirby	Talbot's	100.0%		28,371	0	0	28,371
Village Arcade-Phase III	University at Kirby	American Eagle Outfitters, Banana Republic, Express	100.0%		106,879	0	0	106,879
Westchase Center	Westheimer at Wilcrest	Ross Dress for Less, Randall's +, Golfsmith, Palais Royal, Target (O.B.O.), Petco	100.0%		231,767	0	99,550	331,317
Westhill Village	Westheimer at Hillcroft	Ross Dress for Less, Office Depot, 99 Cents Only, Anna's Linens	100.0%		130,512	0	0	130,512
Killeen Marketplace	3200 E. Central Texas Expressway, Killeen	Best Buy, Ross Dress for Less, Staples, Home Depot (O.B.O.)	100.0%		115,203	0	135,934	251,137
Cedar Bayou	Bayou Rd., La Marque	Dollar General, La Marque Fire Dept. (O.B.O.)	100.0%		14,873	0	30,688	45,561
North Creek Plaza	Del Mar Blvd. at Hwy. I-35, Laredo	Old Navy, Bed Bath & Beyond, Best Buy, Target (O.B.O.), H. E. B. + (O.B.O.), Marshall's	100.0%		242,293	0	206,463	448,756
Plantation Centre	Del Mar Blvd. at McPherson Rd., Laredo	H. E. B. +, Blockbuster	100.0%		134,919	0	0	134,919
League City Plaza	I-45 at F.M. 518, League City	Kroger +	15.0%	(1)	19,048	107,942	0	126,990
Central Plaza	Loop 289 at Slide Rd., Lubbock	Bed Bath & Beyond, Old Navy, Staples	100.0%		151,196	0	0	151,196
Town and Country	4th St. at University, Lubbock	Hasting's Records & Books	100.0%		30,743	0	0	30,743
Angelina Village	Hwy. 59 at Loop 287, Lufkin	Kmart, Office Max, Conn's	100.0%		248,199	0	0	248,199
Las Tiendas Plaza	Expressway 83 at McColl Rd., McAllen	Target (O.B.O.), Mervyn's (O.B.O.), Academy, Conn's, Ross Dress for Less, Marshall's, Office Depot	50.0%	(1)(3)	143,968	143,968	212,132	500,067
Northcross	N. 10th St. at Nolana Loop, McAllen	Barnes & Noble	50.0%	(1)(3)	38,196	38,196	0	76,391
Old Navy Building	1815 10th Street, McAllen	Old Navy	50.0%	(1)(3)	7,500	7,500	0	15,000
South 10th St. HEB	S. 10th St. at Houston St., McAllen	H. E. B. +	50.0%	(1)(3)	51,851	51,851	0	103,702
Independence Plaza	Town East Blvd., Mesquite	Babies "R" Us, Family Dollar	100.0%		159,219	0	0	159,219
Sharyland Towne Crossing	Shary Rd. at Hwy. 83, Mission	Target (O.B.O.), H. E. B., T.J. Maxx, Petco, Office Depot, Ross	50.0%	(1)(3)	172,234	172,234	131,909	476,376
Custer Park	SWC Custer Road at Parker Road, Plano	Kroger + (O.B.O)	100.0%		115,484	0	65,084	180,568
Pitman Corners	Custer Road at West 15th, Plano	Albertsons +, Tuesday Morning	100.0%		192,283	0	0	192,283
Preston Shepard Place	Preston Rd. at Park Blvd.	SteinMart, Old Navy, Office Depot, Marshalls, Babies "R" Us, Borders	20.0%	(1)(3)	72,667	290,670	0	363,337
Gillham Circle	Gillham Circle at Thomas, Port Arthur	Family Dollar	100.0%		33,134	0	0	33,134
Starr Plaza	U.S. Hwy. 83 at Bridge St., Rio Grande City	H. E. B.+ Beall's, Dollar General, Stage	50.0%	(1)(3)	88,406	88,406	0	176,812
Rockwall	I-30 at Market Center Street, Rockwall	Office Max, Petco, Ross Dress for Less, Old Navy, Michael's	100.0%		209,051	0	0	209,051
Rose-Rich	U.S. Hwy. 90A at Lane Dr., Rosenberg	Family Dollar, Palais Royal	100.0%		103,385	0	0	103,385
Lake Pointe Market Center	Dalrock Rd. at Lakeview Pkwy., Rowlett	Tom Thumb + (O.B.O.), Walgreen's (O.B.O.)	100.0%		40,513	0	81,176	121,689
Boswell Towne Center	Highway 287 at Bailey Boswell Rd., Saginaw	Albertsons + (O.B.O)	100.0%		26,088	0	61,747	87,835
Fiesta Trails	I-10 at DeZavala Rd., San Antonio	H. E. B. + (O.B.O.), Target (O.B.O.), Barnes & Noble, Act III Theatres, Marshall's, Office Max, SteinMart, Petco, Anna's Linens	100.0%		312,370	0	176,000	488,370
Oak Park Village	Nacogdoches at New Braunfels, San Antonio	H. E. B. +	30.0%	(1)	19,286	45,001	0	64,287
Parliament Square	W. Ave. at Blanco, San Antonio	Bernina New Home Sewing Center, Anytime Fitness	100.0%		64,950	0	0	64,950
Parliament Square II	W. Ave. at Blanco, San Antonio	Incredible Pizza	100.0%		54,541	0	0	54,541
Thousand Oaks	Thousand Oaks Dr. at Jones Maltsberger Rd., San Antonio	H. E. B. +, Beall's, Tuesday Morning	15.0%	(1)	24,432	138,450	0	162,882
Valley View	West Ave. at Blanco Rd., San Antonio	Marshall's, Blockbuster, Dollar Tree	100.0%		91,184	0	0	91,184
Market at Town Center	Town Center Blvd., Sugar Land	Old Navy, Home Goods, Marshall's, DSW Shoe Warehouse, Ross Dress for Less	100.0%		375,547	0	0	375,547
Island Market Place	6th St. at 9th Ave., Texas City	Food King +	100.0%		27,277	0	0	27,277
Palmer Plaza	F.M. 1764 at 34th St., Texas City	Randall's +, Big Lots (O.B.O.), Dollar Tree	100.0%		96,526	0	99,980	196,506
Broadway	S. Broadway at W. 9th St., Tyler	SteinMart	100.0%		60,400	0	0	60,400
Crossroads	I-10 at N. Main, Vidor	Market Basket +, Beall's, Baskin's, Burke's Outlet	100.0%		115,692	0	0	115,692
<b>Texas Total:</b>	<b># of Properties: 99</b>				<b>9,156,267</b>	<b>3,240,302</b>	<b>2,233,419</b>	<b>14,629,985</b>
<b>Utah</b>								
Alpine Valley Center	Main St. at State St., American Fork	Super Target + (O.B.O.), Old Navy, Pier 1 Imports, Dollar Tree, Office Depot	33.3%	(1)(3)	30,382	60,772	133,500	224,654
Taylorville Town Center	West 4700 South at Redwood Rd., Taylorsville	Albertsons + (O.B.O.), Rite Aid	100.0%		94,157	0	40,057	134,214
West Jordan Town Center	West 7000 South at S. Redwood Rd., West Jordan	Albertsons +, Office Depot, Target (O.B.O.), Petco	100.0%		182,099	0	122,800	304,899
<b>Utah Total:</b>	<b># of Properties: 3</b>				<b>306,638</b>	<b>60,772</b>	<b>296,357</b>	<b>663,767</b>

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
<b>Washington</b>								
Mukilteo Speedway Center	Mukilteo Speedway, Lincoln Way, and Highway 99, Lynnwood	Food Emporium +, Bartell Drugs	20.0%	(1)(3)	18,055	72,218	0	90,273
Meridian Town Center	Meridian Avenue East and 132nd Street East, Puyallup	Jo-Ann Fabric & Craft Store, Safeway + (O.B.O.)	20.0%	(1)(3)	15,533	62,133	65,346	143,012
South Hill Center	43rd Avenue Southwest and Meridian Street South, Puyallup	Best Buy, Bed Bath & Beyond, Ross Dress for Less	20.0%	(1)(3)	26,802	107,208	0	134,010
Rainer Square Plaza	Rainer Avenue South and South Charleston Street, Seattle	Safeway +	20.0%	(1)(3)	21,485	85,938	0	107,423
<b>Washington Total:</b>	<b># of Properties: 4</b>				<b>81,875</b>	<b>327,497</b>	<b>65,346</b>	<b>474,718</b>
<b>Industrial Operating Properties</b>								
<b>California</b>								
Siempre Viva Business Park	Siempre Viva Rd. at Kerns St., San Diego	Hitachi Transport, UPS Supply Chain Solutions, Inc., Besttech Trading USA	20.0%	(1)(3)	145,353	581,413	0	726,766
<b>California Total:</b>	<b># of Properties: 1</b>				<b>145,353</b>	<b>581,413</b>	<b>0</b>	<b>726,766</b>
<b>Florida</b>								
Lakeland Industrial Center	I-4 at County Rd., Lakeland	Rooms to Go, Publix, Star Distribution, Chep USA	100.0%		600,000	0	0	600,000
Lakeland Interstate Industrial Park I	Interstate Drive and Kathleen Rd., Lakeland	Carolina Logistics Services, Inc., Acuity Specialty Products Group, Inc.,	100.0%		168,400	0	0	168,400
1801 Massaro	1801 Massaro Blvd., Tampa	MiTek Industries, Inc., JK Transportation	100.0%		159,000	0	0	159,000
Hopewell Industrial Center	Old Hopewell Boulevard and U.S. Highway 301, Tampa	Parts Depot, Inc., American Tire Distributors	100.0%		224,483	0	0	224,483
Tampa East Industrial Portfolio	1841 Massaro Blvd., Tampa	General Electric, Hughes Supply, Interline Brands, GE Polymershapes, Creative Recycling Systems	100.0%		512,923	0	0	512,923
<b>Florida Total:</b>	<b># of Properties: 5</b>				<b>1,664,806</b>	<b>0</b>	<b>0</b>	<b>1,664,806</b>
<b>Georgia</b>								
Atlanta Industrial Park	Atlanta Industrial Pkwy. at Atlanta Industrial Dr., Atlanta	Georgia Aquarium, Inc., Cardinal Logistics Mgmt Co.	100.0%		120,200	0	0	120,200
Atlanta Industrial Park II & VI	Atlanta Industrial Pkwy. at Atlanta Industrial Dr., Atlanta	Target Container Co., Sanderson Industries, Inc., GSC Packaging	100.0%		382,100	0	0	382,100
Atlanta Industrial Parkway	Atlanta Industrial Pkwy. at Atlanta Industrial Dr., Atlanta	Sanderson Industries, Inc.	100.0%		50,000	0	0	50,000
Riverview Distribution Center	Fulton Industrial Blvd. at Camp Creek Parkway	Chep USA	100.0%		265,200	0	0	265,200
Sears Logistics	3700 Southside Industrial Way, Atlanta	Sears Logistics Services	20.0%	(1)(3)	80,511	322,043	0	402,554
SouthPark 3075	Anvil Block Rd and SouthPark Blvd, Atlanta	American Tire Distributors	100.0%		234,525	0	0	234,525
Southside Industrial Parkway	Southside Industrial Pkwy at Jonesboro Rd., Atlanta	Lowe Supply, Inc., Mission Produce	100.0%		72,000	0	0	72,000
Westlake 125	Camp Creek Parkway and Westlake Parkway, Atlanta	Maxwell Chase Technologies, LLC, Nissei ASB Company, Berlin Packaging	100.0%		154,464	0	0	154,464
Kennesaw 75	3850-3900 Kennesaw Prkwy, Kennesaw	Trane, Clorox Services Company, Builders Specialties, LLC	100.0%		178,467	0	0	178,467
6485 Crescent Drive	I-85 at Jimmy Carter Blvd., Norcross	Zurn, Pax Industries, Prime Choice Properties	20.0%	(1)(3)	72,092	288,368	0	360,460
<b>Georgia Total:</b>	<b># of Properties: 8</b>				<b>1,609,559</b>	<b>610,411</b>	<b>0</b>	<b>2,219,970</b>
<b>Tennessee</b>								
Crowfarm Drive Warehouse	Crowfarm Dr. at Getwell Rd., Memphis	CMI Freight Transportation, Sergeant's Pet Care Products	20.0%	(1)(3)	31,770	127,079	0	158,849
Outland Business Center	Outland Center Dr., Memphis	Vistar Corporation, TricorBraun, Kuehne & Nagel	20.0%	(1)(3)	82,088	328,350	0	410,438
Southpoint I & II	Pleasant Hill Rd. at Shelby Dr., Memphis	AF Services, Sunnywood Products, Inc., Wynit	100.0%		570,940	0	0	570,940
<b>Tennessee Total:</b>	<b># of Properties: 3</b>				<b>684,798</b>	<b>455,429</b>	<b>0</b>	<b>1,140,227</b>
<b>Texas</b>								

**Weingarten Realty Investors**

**Property Listing at June 30, 2009**

**Gross Leasable Area**

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI Owned %</u>	<u>Foot Notes</u>	<u>WRI Owned</u>	<u>Joint Venture Share</u>	<u>Owned by Other</u>	<u>Total</u>
Midpoint I-20 Distribution Center	New York Avenue and Arbrook Boulevard, Arlington	Airborne Express, Tred-It Tire & Wheel, Amercian Medical Response	100.0%		253,165	0	0	253,165
Randol Mill Place	Randol Mill Road, Arlington	Protech Electronics, Inc., Premier Products	100.0%		54,639	0	0	54,639
Braker 2 Business Center	Kramer Ln. at Metric Blvd., Austin	Home Team Pest Defense, MJC Electronics Corporation	100.0%		27,359	0	0	27,359
Corporate Center Park I and II	Putnam Dr. at Research Blvd., Austin	Phoenix Lamar Corp, CenTex Independent Electrical, Schindler Elevator	100.0%		119,452	0	0	119,452
Oak Hills Industrial Park	Industrial Oaks Blvd., Austin	Terracon, Inc., Illumitex	100.0%		89,858	0	0	89,858
Rutland 10 Business Center	Metric Blvd. At Centimeter Circle, Austin	Media Event Concepts, Inc., Stellar Micro Devices	100.0%		54,000	0	0	54,000
Southpark A,B,C	East St. Elmo Rd. at Woodward St., Austin	HJV Associates, Inc., Texas EZ Pawn., Viko Test Lab	100.0%		78,276	0	0	78,276
Southpoint Service Center	Burleson at Promontory Point Dr., Austin	Browning Construction Co., Ltd.	100.0%		57,667	0	0	57,667
1625 Diplomat Drive	SWC Diplomat Dr. at McDaniel Dr., Carrollton	Rooftop Systems, Inc.	100.0%		106,140	0	0	106,140
Midway Business Center	Midway at Boyington, Carrollton	ProSource, Luxury of Leather	100.0%		141,246	0	0	141,246
Manana Office Center	I-35 at Manana, Dallas	Dave & Busters, B&B Graphics Finishing Services	100.0%		223,128	0	0	223,128
Newkirk Service Center	Newkirk near N.W. Hwy., Dallas	AWC, Corporate Meeting Services	100.0%		105,892	0	0	105,892
Northeast Crossing Office/Service Center	East N.W. Hwy. at Shiloh, Dallas	Capital Title, Garland Surgery Center	100.0%		78,700	0	0	78,700
Northwest Crossing Office/Service Center	N.W. Hwy. at Walton Walker, Dallas	Corporate Care, Corvette Warehouse	100.0%		126,984	0	0	126,984
Redbird Distribution Center	Joseph Hardin Drive, Dallas	Consolidated Container Company; Texwood Industries, L.P.	100.0%		110,839	0	0	110,839
Regal Distribution Center	Leston Avenue, Dallas	Parkland Health & Hosp System, BKM Total Office of Texas, L.P., Global Industries Southwest	100.0%		202,559	0	0	202,559
Space Center Industrial Park	Pulaski St. at Irving Blvd., Dallas	Weir's Furniture Village, Inc., Facility Interiors, Inc.	100.0%		264,582	0	0	264,582
McGraw Hill Distribution Center	420 E. Danieldale Rd, DeSoto	McGraw Hill Companies, Inc.	100.0%		417,938	0	0	417,938
610 and 11th St. Warehouse	Loop 610 at 11th St.	Iron Mountain	20.0%	(1)(3)	48,728	194,914	0	243,642
610 and 11th St. Warehouse	Loop 610 at 11th St.	Prefco Corp.	100.0%		104,975	0	0	104,975
610/288 Business Park	Cannon Street	Palmer Logistics	20.0%	(1)(3)	59,085	236,341	0	295,426
Beltway 8 Business Park	Beltway 8 at Petersham Dr.	Select Floors, Premier Home Technology	100.0%		157,498	0	0	157,498
Blankenship Building	Kempwood Drive	Classic Printers	100.0%		59,729	0	0	59,729
Brookhollow Business Center	Dacoma at Directors Row	YMCA of Greater Houston, Surgeon's Management, Houston Digital Instruments	100.0%		133,553	0	0	133,553
Central Park Northwest VI	Central Pkwy. at Dacoma	Houston Metallurgical Lab, Inc., Gulf Draperies	100.0%		175,348	0	0	175,348
Central Park Northwest VII	Central Pkwy. at Dacoma	Lucent Technologies, Inc., Houston Graduate School of Theology	100.0%		103,602	0	0	103,602
Crestview	Bissonnet at Wilcrest	Creative Connection	100.0%		8,970	0	0	8,970
Crosspoint Warehouse	Crosspoint	Foam Enterprises, LLC.	100.0%		72,505	0	0	72,505
Houston Cold Storage Warehouse	7080 Express Lane	Houston Central Industries, Inc.	100.0%		128,752	0	0	128,752
Jester Plaza Office Service Center	West T.C. Jester	Corporate Care of Houston, Milwaukee Electric Tool Corporation, Zermat USA	100.0%		100,605	0	0	100,605
Kempwood Industrial	Kempwood Dr. at Blankenship Dr.	Pioneer Contract Services, Veritas	20.0%	(1)(3)	43,898	175,591	0	219,489
Kempwood Industrial	Kempwood Dr. at Blankenship Dr.	Pioneer Contract Services	100.0%		113,218	0	0	113,218
Lathrop Warehouse	Lathrop St. at Larimer St.	United D.C., Inc.	20.0%	(1)(3)	50,378	201,512	0	251,890
Navigation Business Park	Navigation at N. York	Synergy Cables USA	20.0%	(1)(3)	47,664	190,657	0	238,321
Northway Park II	Loop 610 East at Homestead	Jet Lube, Inc., South Texas Bolt & Fitting	20.0%	(1)(3)	60,697	242,786	0	303,483
Railwood F	Market at U.S. 90	Shell Oil Company	20.0%	(1)(3)	60,000	240,000	0	300,000
Railwood G	Mesa at U.S. 90	Global Stainless Supply, Inc.	50.0%	(1)(3)	105,425	105,425	0	210,850
Railwood Industrial Park	Mesa at U.S. 90	Distribution International SW, Meridian IQ Services	100.0%		402,680	0	0	402,680
Railwood Industrial Park	Mesa at U.S. 90	DSC Logistics, Resource Logistics International	20.0%	(1)(3)	99,531	398,125	0	497,656
South Loop Business Park	S. Loop at Long Dr.	Plastic Plus Awards, Lumber Liquidators	50.0%	(1)(3)	46,225	46,225	0	92,450
Southport Business Park 5	South Loop 610	International Surface Preparation Group, Inc.	100.0%		160,653	0	0	160,653
Southwest Park II Service Center	Rockley Road	BA Research International	100.0%		67,700	0	0	67,700
Stonecrest Business Center	Wilcrest at Fallstone	Alpha Omega Caseworks, Aztec Facility Services, Inc., Sun Line Food & Supply Co.	100.0%		110,624	0	0	110,624
Town & Country Commerce Center	I-10 at Beltway 8	Arizona Tile, Seitel	100.0%		206,056	0	0	206,056
West 10 Business Center II	Wirt Rd. at I-10	Summers Group, Inc.	100.0%		82,658	0	0	82,658
West Loop Commerce Center	W. Loop N. at I-10	Inter-Tel Technologies	100.0%		34,256	0	0	34,256

**Weingarten Realty Investors**

**Property Listing at June 30, 2009**

**Gross Leasable Area**

<i>Center</i>	<i>Location</i>	<i>Anchors</i>	<i>WRI Owned %</i>	<i>Foot Notes</i>	<i>WRI Owned</i>	<i>Joint Venture Share</i>	<i>Owned by Other</i>	<i>Total</i>
West-10 Business Center	Wirt Rd. at I-10	Aaron's Office Furniture	100.0%		102,087	0	0	102,087
Westgate Service Center	Park Row Drive at Whiteback Dr.	Welltec, Inc., Wood Group, 3M, CAS Holdings, Inc.	100.0%		119,786	0	0	119,786
Freeport Commerce Center	Sterling Street and Statesman Drive, Irving	McGraw Hill Companies, Inc., TKS (U.S.A.), Inc., Air Tiger Express, Excel Floors	100.0%		50,590	0	0	50,590
Central Plano Business Park	Klein Rd. at Plano Pkwy., Plano	CK Management, Inc., Minarik Corp.	100.0%		137,785	0	0	137,785
Jupiter Service Center	Jupiter near Plano Pkwy., Plano	Interceramic Tile, Gemaire Distributors	100.0%		78,480	0	0	78,480
Sherman Plaza Business Park	Sherman at Phillips, Richardson	Weingarten regional office	100.0%		101,137	0	0	101,137
Interwest Business Park	Alamo Downs Parkway, San Antonio	All-American Sports, Gell Service Company, Inc., Goodman Manufacturing Company, L.P.	100.0%		219,244	0	0	219,244
Isom Business Park	919-981 Isom Road, San Antonio	Gate Gourmet, Gandi Innovations, Wells Fargo Bank	100.0%		175,200	0	0	175,200
O'Connor Road Business Park	O'Connor Road, San Antonio	Ingersoll Rand, TD Industries	100.0%		150,091	0	0	150,091
Freeport Business Center	13215 N. Promenade Blvd., Stafford	Yokagawa, Life-Tech, Gurwitsch Industries, PSI Group	100.0%		251,385	0	0	251,385
<b>Texas Total:</b>	<b># of Properties: 54</b>				<b>6,743,222</b>	<b>2,031,576</b>	<b>0</b>	<b>8,774,798</b>
<b>Virginia</b>								
Enterchange at Northlake A	11900-11998 North Lakeridge Parkway, Ashland	FedEx, Owens & Minor	100.0%		215,077	0	0	215,077
Enterchange at Northlake C	North Lakeridge Parkway & Northlake Park Dr, Ashland	International Paper, Owens & Minor, Techtturn, Wholesale Millwork	20.0%	(1)(3)	58,623	234,492	0	293,115
Enterchange at Meadowville	2101 Bermuda Hundred Dr, Chester	Vacant	20.0%	(1)(3)	45,362	181,447	0	226,809
Enterchange at Walthall A & B	1900-1998 Ruffin Mill Rd, Colonial Heights	Mazda Motors of America, Inc., Xymid LLC	20.0%	(1)(3)	121,336	485,343	0	606,679
Enterchange at Walthall C	1936-1962 Ruffin Mill Rd, Colonial Heights	PSS World Medical, Hill Phoenix, Sunrise Construction	20.0%	(1)(3)	52,384	209,538	0	261,922
Enterchange at Walthall D	1700-1798 Ruffin Mill Rd, Colonial Heights	Saddle Creek, Recall Total Info Manager, Jim's Formal Wear	100.0%		287,318	0	0	287,318
Interport Business Center A	4800-4890 Eubank Road, Richmond	Anderson News, LLC, HD Business LLC, Wyeth	20.0%	(1)(3)	89,482	357,930	0	447,412
Interport Business Center B	4700-4790 Eubank Road, Richmond	Mid South Building Supply, Inc., Alcoa, EGL Eagle Global Logistics, LP, Commonwealth of Virginia Department of Taxation	20.0%	(1)(3)	23,600	94,400	0	118,000
Interport Business Center C	5300-5390 Laburnum Ave, Richmond	Sears Home Improvement Products, Inc., Ferguson Enterprise, Inc.	20.0%	(1)(3)	10,977	43,908	0	54,885
<b>Virginia Total:</b>	<b># of Properties: 9</b>				<b>904,159</b>	<b>1,607,058</b>	<b>0</b>	<b>2,511,217</b>
<b>Other Operating Properties</b>								
<b>Arizona</b>								
Arcadia Biltmore Plaza	Campbell Ave. at North 36th St., Phoenix	Endurance Rehab, Weingarten Realty Regional Office	100.0%		21,122	0	0	21,122
<b>Arizona Total:</b>	<b># of Properties: 1</b>				<b>21,122</b>	<b>0</b>	<b>0</b>	<b>21,122</b>
<b>Texas</b>								
1919 North Loop West	Hackett Drive at West Loop 610 North	State of Texas, Weingarten Realty Regional Office	100.0%		139,449	0	0	139,449
Citadel Plaza	Citadel Plaza Dr.	Weingarten Realty Investors Corporate Office	100.0%		121,000	0	0	121,000
<b>Texas Total:</b>	<b># of Properties: 2</b>				<b>260,449</b>	<b>0</b>	<b>0</b>	<b>260,449</b>
<b>Total Operating Properties</b>	<b># of Properties: 378</b>				<b>44,432,619</b>	<b>13,012,231</b>	<b>9,102,753</b>	<b>66,547,598</b>
<b>New Development</b>								
<b>Arizona</b>								
Mohave Crossroads	Bullhead Parkway at State Route 95, Bullhead City		100.0%	(2)	150,289	0	197,360	347,649
The Shoppes at Parkwood Ranch	Southern Avenue and Signal Butte Road, Mesa		100.0%	(2)	79,980	0	0	79,980
<b>Arizona Total:</b>	<b># of Properties: 2</b>				<b>230,269</b>	<b>0</b>	<b>197,360</b>	<b>427,629</b>
<b>California</b>								
Jess Ranch Marketplace	Bear Valley Road at Jess Ranch Parkway, Apple Valley		50.0%	(1)(2)(3)	99,171	99,171	93,696	292,038

Weingarten Realty Investors

Property Listing at June 30, 2009

Gross Leasable Area

<i>Center</i>	<i>Location</i>	<i>Anchors</i>	<i>WRI Owned %</i>	<i>Foot Notes</i>	<i>WRI Owned</i>	<i>Joint Venture Share</i>	<i>Owned by Other</i>	<i>Total</i>
Jess Ranch Phase III	Bear Valley Road at Jess Ranch Parkway, Apple Valley		50.0%	(1)(2)(3)	78,046	78,046	0	156,093
<b>California Total:</b>	<b># of Properties: 2</b>				177,217	177,217	93,696	448,131
<b>Colorado</b>								
River Point at Sheridan	Highway 77 and Highway 88, Sheridan		50.0%	(1)(2)(3)	49,572	49,572	327,000	426,144
The Gardens on Havana	Mississippi at Havana, Aurora		39.8%	(1)(2)(3)	296,069	448,010	142,500	886,579
<b>Colorado Total:</b>	<b># of Properties: 2</b>				345,641	497,582	469,500	1,312,723
<b>Florida</b>								
Clermont Landing	U.S. 27 & Steve's Road		55.0%	(1)(2)(3)	68,124	55,738	104,175	228,037
Epic Village - St. Augustine	SR 207 at Rolling Hills Dr		70.0%	(1)(2)	6,943	2,975	53,625	53,625
Palm Coast Center	State Road 100 & Belle Terre Parkway, Palm Coast		50.0%	(1)(2)(3)	79,648	79,648	179,476	338,771
Phillips Crossing	Interstate 4 and Sand Lake Road, Orlando		100.0%	(2)	130,243	0	0	130,243
Phillips Landing	Turkey Lake Rd., Orlando		100.0%	(2)	48,585	0	219,815	268,400
<b>Florida Total:</b>	<b># of Properties: 5</b>				333,543	138,361	557,091	1,019,076
<b>North Carolina</b>								
Surf City Crossing	Highway 17 and Highway 210, Surf City		75.0%	(1)(2)	36,567	12,189	0	48,756
Waterford Village	U.S. Hwy 17 & U.S. Hwy 74/76, Leland		75.0%	(1)(2)	52,276	17,425	0	69,701
<b>North Carolina Total:</b>	<b># of Properties: 2</b>				88,843	29,614	0	118,457
<b>Tennessee</b>								
Ridgeway Trace	Memphis		100.0%	(2)	71,587	0	137,740	209,327
<b>Tennessee Total:</b>	<b># of Properties: 1</b>				71,587	0	137,740	209,327
<b>Texas</b>								
Claywood Industrial Park	Clay at Hollister		100.0%	(2)	432,016	0	0	432,016
Gateway Station	I-35W and McAlister Rd., Burleson		70.0%	(1)(2)	27,272	11,688	0	38,960
Market at Nolana	Nolana Ave and 29th St., McAllen		50.0%	(1)(2)(3)	13,222	13,222	203,818	230,261
Market at Sharyland Place	U.S. Expressway 83 and Shary Road, Mission		50.0%	(1)(2)(3)	47,956	47,956	320,000	415,912
North Towne Plaza	U.S. 77 and 83 at SHFM 802, Brownsville		75.0%	(1)(2)	0	0	117,000	117,000
The Shoppes at Wilderness Oaks	US Hwy 281 at Wilderness Oaks		100.0%	(2)	0	0	0	0
Tomball Marketplace	FM 2920 and Future 249, Tomball		100.0%	(2)	37,183	0	85,000	122,183
Westover Square	151 and Ingram, San Antonio		66.7%	(1)(2)	0	0	0	0
Westwood Center	Culebra Road and Westwood Loop, San Antonio		100.0%	(2)	2,450	0	0	2,450
<b>Texas Total:</b>	<b># of Properties: 9</b>				560,099	72,866	725,818	1,358,782
<b>Utah</b>								
300 West Retail Center	Paxton Ave and 400 West St		31.8%	(1)(2)(3)	0	0	0	0
<b>Utah Total:</b>	<b># of Properties: 1</b>				0	0	0	0
<b>Total New Developments</b>	<b># of Properties: 24</b>				<b>1,807,199</b>	<b>915,640</b>	<b>2,181,205</b>	<b>4,894,125</b>
<b>Unimproved Land</b>								
<b>Arizona</b>								
Lon Adams Rd at Tangerine Farms Rd, Marana								422,532
<b>Arizona Total:</b>								422,532
<b>California</b>								
Bear Valley Road at Jess Ranch Parkway Phase II, Apple Valley								139,392
Bear Valley Road at Jess Ranch Parkway Phase III, Apple Valley								448,668
<b>California Total:</b>								588,060
<b>Colorado</b>								
Mississippi at Havana, Aurora								418,717

**Weingarten Realty Investors**  
**Property Listing at June 30, 2009**

**Gross Leasable Area**

<u>Center</u>	<u>Location</u>	<u>Anchors</u>	<u>WRI</u> <u>Owned %</u>	<u>Foot</u> <u>Notes</u>	<u>WRI</u> <u>Owned</u>	<u>Joint</u> <u>Venture</u> <u>Share</u>	<u>Owned by</u> <u>Other</u>	<u>Total</u>
<b>Colorado Total:</b>								418,717
<b>Florida</b>								
	Young Pines and Curry Ford Rd, Orange County							132,422
<b>Florida Total:</b>								132,422
<b>Georgia</b>								
	NWC South Fulton Parkway @ Hwy 92, Union City							3,554,000
<b>Georgia Total:</b>								3,554,000
<b>Louisiana</b>								
	70th St. at Mansfield Rd., Shreveport							41,704
<b>Louisiana Total:</b>								41,704
<b>Nevada</b>								
	SWC Highway 215 at Decatur, Las Vegas							1,103,810
<b>Nevada Total:</b>								1,103,810
<b>North Carolina</b>								
	U.S. Hwy 17 & U.S. Hwy 74/76, Leland							362,419
	Creedmoor (Highway 50) and Crabtree Valley Avenue, Raleigh							510,088
	U.S. 15-501 and Bruce Wood Rd, Southern Pines							1,047,000
	Highway 17 and Highway 210, Surf City							1,590,811
	U.S. Highway 1 at Caveness Farms Rd., Wake Forest							3,479,317
<b>North Carolina Total:</b>								6,989,635
<b>Texas</b>								
	Rock Prairie Rd. at Hwy. 6, College Station							2,866,684
	River Pointe Drive at Interstate 45, Conroe							118,483
	Leslie Rd. at Bandera Rd., Helotes							75,000
	Bissonnet at Wilcrest, Houston							84,629
	Citadel Plaza at 610 North Loop, Houston							137,000
	East Orem							122,000
	Kirkwood at Dashwood Drive, Houston							322,000
	Mesa Road at Tidwell, Houston							35,898
	Northwest Freeway at Gessner, Houston							117,612
	West Little York at Interstate 45, Houston							161,000
	West Loop North at Interstate 10, Houston							145,000
	Shary Rd. at North Hwy. 83, Mission							1,607,364
	9th Ave. at 25th St., Port Arthur							243,000
	Culebra Road and Westwood Loop, San Antonio							403,366
	FM 1957 (Potranco Road) and FM 211, San Antonio							8,656,243
	Highway 3 at Highway 1765, Texas City							201,000
	FM 2920 and Highway 249, Tomball							363,944
<b>Texas Total:</b>								15,660,223
<b>Total Unimproved Land</b>								<b>28,911,103</b>