

Equity One, Inc.
1600 NE Miami Gardens Drive
North Miami Beach, FL 33179
305-947-1664



For additional information:
Greg Andrews, EVP and
Chief Financial Officer

FOR IMMEDIATE RELEASE:

Equity One Announces the Acquisition of Concord Shopping Center

NORTH MIAMI BEACH, FL; January 9, 2007 – Equity One, Inc. (NYSE:EQY), an owner, developer and operator of shopping centers, announced that it has acquired Concord Shopping Center in Miami, Florida for approximately \$48.4 million. Concord Shopping Center is comprised of 298,986 square feet and is anchored by Home Depot and Winn Dixie. The center is 100% leased and is located in a dense trade area consisting of a population of 202,000 and an average household income of \$61,800 within a 3-mile radius.

“Strong tenant sales, below-market rents, and an in-fill location make this acquisition compelling,” said Jeff Olson, President and Chief Executive Officer of Equity One. “In addition, the center is located between two of our existing properties, enhancing Equity One’s market presence and resulting in management and leasing efficiencies.”

About Equity One, Inc.

Equity One is a leading real estate investment trust that principally acquires, renovates, develops and manages neighborhood and community shopping centers anchored by leading supermarkets, drug stores or discount retail store chains. Equity One owns or has interests in 180 properties consisting of 167 shopping centers comprising approximately 18.2 million square feet, six development parcels, and seven non-retail properties. For additional information, please visit our web site at <http://www.equityone.net>.

Forward Looking Statements

Certain matters discussed by Equity One in this press release constitute forward-looking statements within the meaning of the federal securities laws. Although Equity One believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that these expectations will be achieved. Factors that could cause actual results to differ materially from current expectations include changes in macro-economic conditions, the demand for retail space in Florida, Texas, Georgia, Massachusetts and the other states in which Equity One owns properties; the financial condition of Equity One's current and prospective tenants; supply conditions in Equity One's markets; the availability of properties for acquisition; the timing and financial impact of developments and redevelopments; the timing and results of property dispositions; the lease-up of vacant space; the effects of natural and other disasters; the integration of the operations and systems of acquired companies and properties; and other risks, which are described in Equity One's filings with the Securities and Exchange Commission.