

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 Declares \$0.30 per Share Dividend for the Fourth Quarter of 2007

NORTH MIAMI BEACH, FL; November 30, 2007 – Equity One, Inc. (NYSE:EQY), an owner, developer and operator of shopping centers, announced today that its Board of Directors has declared a cash dividend of \$0.30 per share of its common stock for the quarter ending December 31, 2007, payable on December 31, 2007 to stockholders of record on December 14, 2007. The \$0.30 per share dividend represents an annualized rate of \$1.20 per share.

ABOUT EQUITY ONE, INC.

As of September 30, 2007, the Company owns or has interests in 180 properties, consisting of 164 shopping centers comprising approximately 18.1 million square feet, seven projects in development or redevelopment, four parcels of land, and five non-retail properties.

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 is 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 macroeconomic conditions and the demand for retail space in Florida, Georgia, Massachusetts and the other states in which Equity One owns properties; the continuing financial success of Equity One's current and prospective tenants; continuing supply constraints in its geographic markets; the availability of properties for acquisition; the success of its efforts to lease up vacant space; the effects of natural and other disasters; the ability of Equity One successfully to integrate 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.