

Equity One, Inc.
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FOR IMMEDIATE RELEASE:

**Equity One's Fourth Quarter 2005 Earnings Conference Call Scheduled for
Thursday, February 23, 2006 at 1:00 p.m. EST**

North Miami Beach, FL, January 18, 2006 – Equity One, Inc. (NYSE:EQY) announced today that it will release its 2005 fourth quarter and full year earnings on Wednesday, February 22, 2006 after the market close. On Thursday, February 23, 2006 at 1:00 p.m. EST, Chaim Katzman, Chairman and Chief Executive Officer; Doron Valero, President and Chief Operating Officer; and Howard Sipzner, Executive Vice President and Chief Financial Officer, will conduct a conference call to review the Company's 2005 fourth quarter and full year earnings and operating results.

Stockholders, analysts and other interested parties can access our earnings call by dialing 800-299-9630 (U.S./Canada) or 617-786-2904 (international) using passcode 43579372. The call will also be webcast and can be accessed in a listen-only mode on Equity One's web site at www.equityone.net.

If you are unable to participate during the call, a replay will be available on Equity One's web site for future review. You may also access the replay by dialing 888-286-8010 (U.S./Canada) or 617-801-6888 (international) using passcode 34336648. The telephone replay will be available through March 2, 2006.

First Quarter 2006 Earnings Release and Conference Call

We currently anticipate that we will release our 2006 first quarter earnings on Tuesday, May 2, 2006 after the market close and will host our first quarter conference call on Wednesday, May 3, 2006 at 1:00 p.m. EST. We will issue a press release in advance confirming the dates and times and providing all related information.

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 national and regional supermarket chains and other necessity-oriented retailers such as drug stores or discount retail stores. Our 20.0 million square foot portfolio consists of 194 properties encompassing 127 supermarket-anchored shopping centers, seven drug store-anchored shopping centers, 49 retail-anchored shopping centers, six development parcels and five non-retail properties, as well as a non-controlling interest in one unconsolidated joint venture. 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.