Investor Presentation

February 2014



Improving retail real estate in urban communities

Forward-Looking Statements

Certain matters discussed by Equity One in this presentation constitute forward-looking statements within the meaning of the federal securities laws. Forward-looking statements can be identified by the use of forward-looking terminology such as "may," "will," "might," "would," "expect," "anticipate," "estimate," "could," "should," "believe," "intend," "project," "forecast," "target," "plan," or "continue" or the negative of these words or other variations or comparable terminology. 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 volatility in the capital markets and changes in borrowing rates; changes in macro-economic conditions and the demand for retail space in the states in which Equity One owns properties; the continuing financial success of Equity One's current and prospective tenants; the risks that Equity One may not be able to proceed with or obtain necessary approvals for development or redevelopment projects or that it may take more time to complete such projects or incur costs greater than anticipated; the availability of properties for acquisition; the timing, extent and ultimate proceeds realized from asset dispositions; the extent to which continuing supply constraints occur in geographic markets where Equity One owns properties; the success of its efforts to lease up vacant space; the effects of natural and other disasters; the ability of Equity One to successfully integrate the operations and systems of acquired companies and properties; changes in Equity One's credit ratings; and other risks, which are described in Equity One's filings with the Securities and Exchange Commission.

This presentation also contains non-GAAP financial measures, including Funds from Operations, or FFO. Reconciliations of these non-GAAP financial measures to the most directly comparable GAAP measures can be found in Equity One's quarterly supplemental information package and in filings made with the SEC which are available on its website at www.equityone.net.

Investment Considerations

EQUITY ONE INC.

- Proven management team that has successfully executed a stated transformation strategy to upgrade and diversify a portfolio of dominant retail assets in the most densely populated coastal markets of the U.S.
- Capital recycling plan is nearly complete
  - Approximately $2 billion of acquisitions in target markets since 2009
  - Approximately $1 billion of dispositions of non-strategic, non-core assets since 2009
- Upgraded portfolio provides attractive shadow pipeline of redevelopment opportunities that reflect over $500 million of possible investment
- Recent acquisitions include many anchor leases with below market rents and short term expirations
- Strong balance sheet with modest leverage, ample liquidity and well-laddered debt maturities
- Financial capacity and proven ability to execute on additional opportunistic acquisitions and redevelopments

We are a premier operator of quality retail properties and are positioned for continued growth

Corporate Snapshot

- Equity One owns, manages, acquires, develops and redevelops quality retail properties located in supply constrained communities in major coastal markets of the United States
- As of December 31, 2013, we owned 125 operating properties in 10 states (1)
- Our capital recycling program has significantly improved our geographic diversification and portfolio demographics
- Our largest geographic markets as measured by approximate fair market values are Northeast (33%), South Florida (26%) and California (23%) (2)
- Non-core properties represent only 5% of our portfolio (2)
- Our properties have average population density within 3 miles of 206k and average household income within 3 miles of $96k (3)
- The grocer sales in our portfolio average in excess of $550 per square foot
- As of December 31, 2013, our total equity market capitalization and total enterprise value were $2.9 billion and $4.4 billion, respectively (4)
- We have investment grade credit ratings of Baa2 (stable) from Moody's and BBB- (positive) from S&P

(1) Includes acquisitions and dispositions completed and under contract as of 2/19/2014, and development and redevelopment properties. Excludes land, non-retail assets, and unconsolidated JV properties. Additionally, we have joint venture interests in 20 retail properties and two office buildings totaling approximately 3.7 million sf.
(2) Based on total estimated fair market value of operating property portfolio as of 12/31/2013. Includes acquisitions and dispositions completed and under contract as of 2/19/2014, and development and redevelopment properties. Excludes land, non-retail assets, and unconsolidated JV properties.
(3) Demographic data based on weighted estimated fair market value of assets. Includes acquisitions and dispositions completed and under contract as of 2/19/2014, and development and redevelopment properties. Source: Sites USA.
(4) Based on diluted shares of 130.4 million.

4Q13 Summary Highlights

EQUITY ONE INC.

Earnings

- 4Q13 Recurring FFO was $0.30/share, slightly ahead of internal expectations
- 2013 Recurring FFO was $1.23/share, up 8% over 2012, and at the high-end of the updated guidance range of $1.22 to $1.23/share (1)

Operating fundamentals

- Same property NOI for the quarter increased 2.9% vs. 4Q12, driven primarily by minimum rent increases
- Same property NOI for the full year increased 3.1%, within the updated guidance range of +3.0% to 3.5% (1)
- Consolidated occupancy was 92.4%, unchanged vs. 3Q13 and up 30 bps vs. 4Q12
- SS occupancy was 92.3%, down 110 bps vs. 3Q13 and down 130 bps vs. 4Q12, and below initial 2013 guidance of +50 to 100 bps
- In 4Q13, executed 105 new leases, renewals and options, totaling 553k sf at an average rent spread of 49% on a same space basis (2)
- Average base rents at year-end were $16.16/sf, up 4.1% vs. 3Q13 and up 10.8% vs. 4Q12

Disposition activities

- During 2013, sold 36 non-core assets for $295 million, in-line with target of $300 million, at a weighted average cap rate of 7%
- In 1Q14 as of 2/19/2014 earnings release, sold and have under contract an additional six non-core assets for $52 million

Investing activities

- In 4Q13, acquired two shopping centers in Westport, Connecticut and Pleasanton, California for $85 million
- In 4Q13, invested $12 million in an unconsolidated JV to fund the acquisition of two shopping centers in New Jersey and Florida
- January 2014, acquired the remaining two Westwood Complex parcels for $80 million, bringing the total investment to $140 million
- January 2014, invested $6 million to acquire full control of a $23 million JV-held shopping center in San Clemente, CA

Development and redevelopment activities

- The 83k sf Dick's Sporting Goods at Serramonte was completed and turned over to the tenant, and will open in early April 2014
- Expanded development plan at Broadway Plaza in the Bronx, NY to include an additional 33k sf which is expected to open 2Q15
- Added a 16k sf Walgreens to the redevelopment plans at Kirkman Shoppes in Orlando, FL, to be built on a newly acquired outparcel

(1) Initial 2013 Recurring FFO guidance range was $1.18 to $1.22/share, and initial SS NOI growth guidance range was +2% to 3%.
(2) 4Q13 leasing spreads excluding the Barneys New York lease were 9.5%.

Quality of Earnings Greatly Improved From Capital Recycling

EQUITY ONE INC.

- Strategy to upgrade and diversify asset base commenced in 2009 and is largely completed (1)
- Reduced exposure to lower quality assets, and increased concentration of rents in supply constrained markets which contain superior demographics
- Population density and average household income in the markets we serve have increase 154% and 26%, respectively, since 2009
- Average base rents have increased 15% since 4Q11 and 30% since 4Q10
- Average base rents of Top 25 tenants have increased 41% since 4Q11 and 58% since 4Q10
- Top 25 tenants are a better diversified mix of leading retailers including Trader Joe’s, The Container Store, Nordstrom, and TJX Companies, paying rents commensurate with high quality of real estate
- Top tenant exposure reduced from 11% of annual minimum rents in 2010 to less than 4%
- 46% of NOI generated from Northeast and West Coast markets in 2013 vs. 15% in 2010
- At 98% occupancy, SS NOI growth in the Northeast and West Coast exceeded the company average in 2013

(1) See Appendix for selected property metrics which reflect these capital recycling results.

Improved Portfolio Quality Evident in Operating Fundamentals

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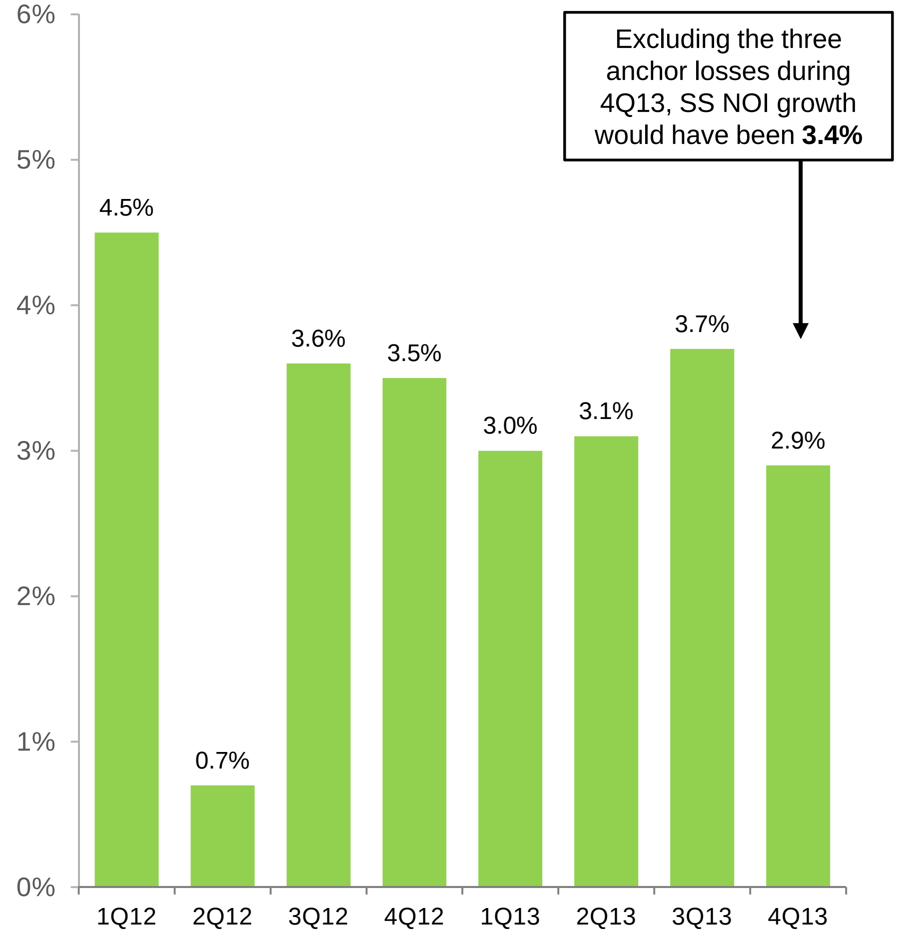
SS NOI Growth % (1)



Average Base Rent (2)

(1) NOI growth is presented on a same property cash basis as of each respective period end.
(2) For the consolidated shopping center portfolio as of each respective period end. Excludes development and redevelopment properties, and non-retail assets.

Improved Portfolio Quality Evident in Operating Fundamentals

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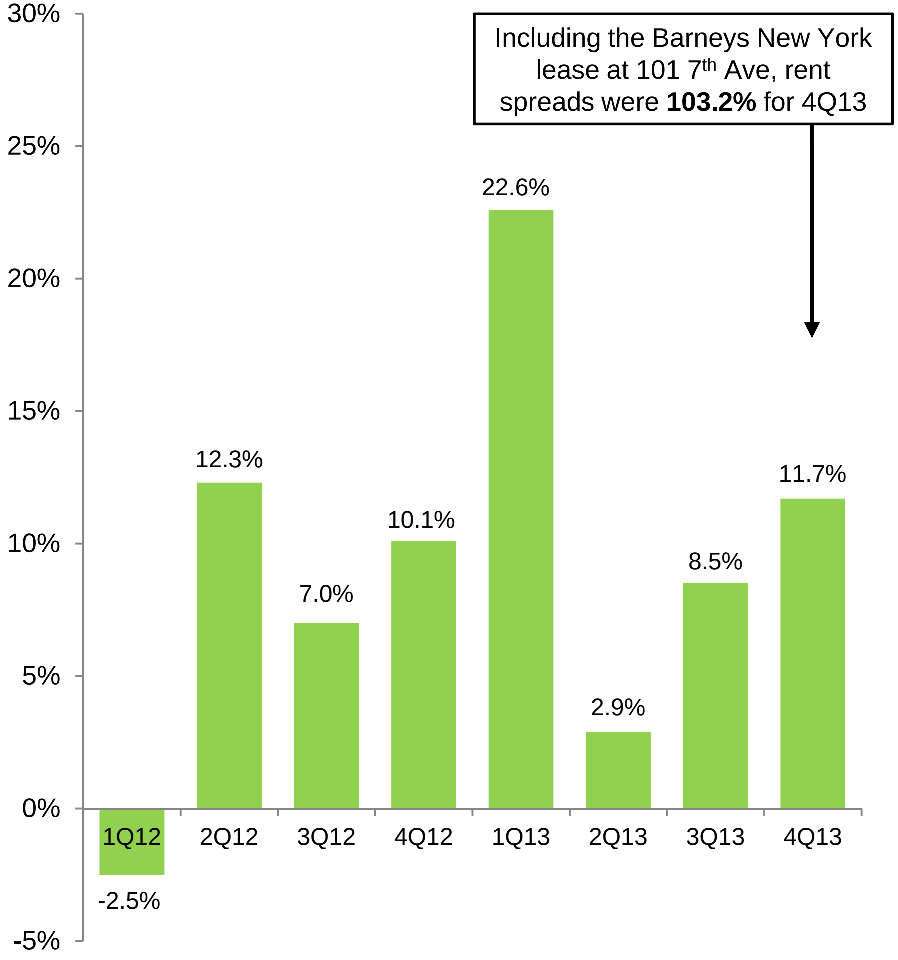
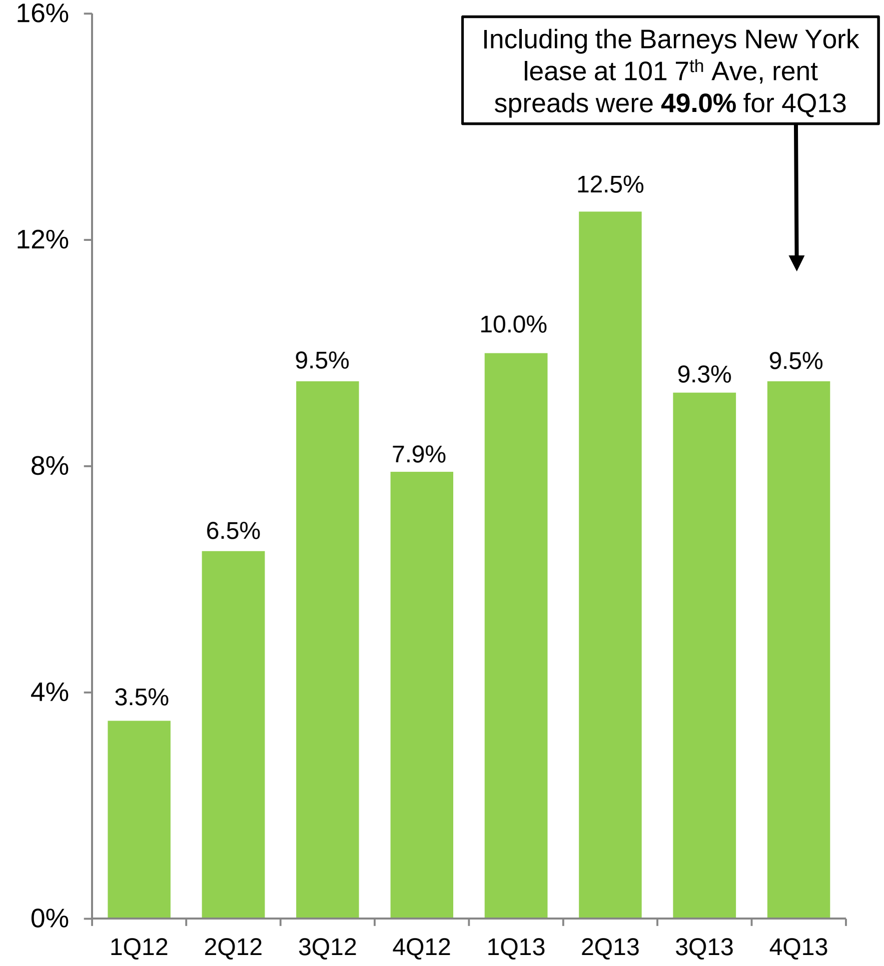
Rent Spread – New Leases (1)



Rent Spread – Total New Leases, Renewals & Options (1)

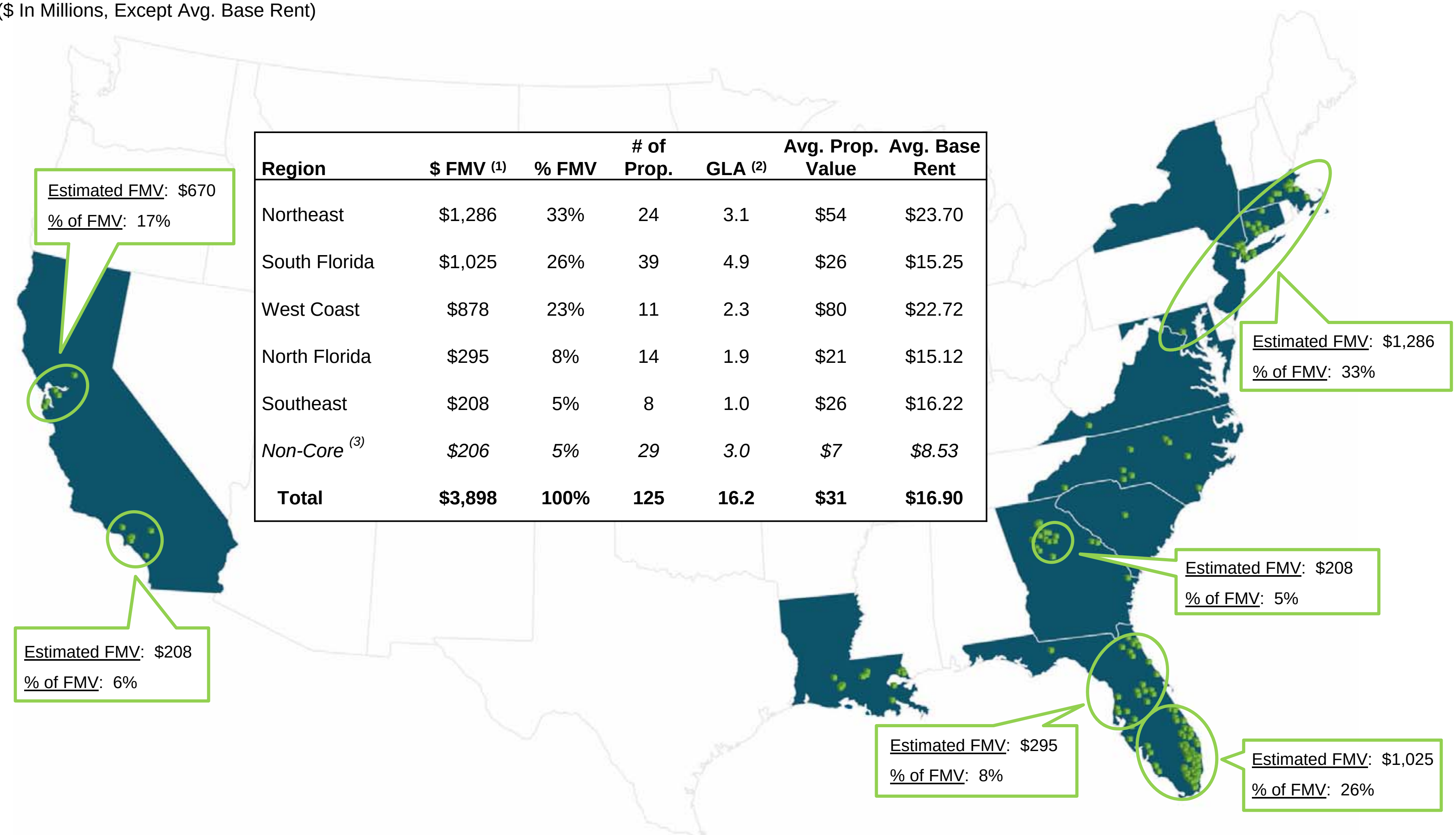


(1) Rent spreads for new leases reflect same-space leasing where amount of rent paid by prior tenant is available regardless of the amount of time the space has been vacant.

Portfolio Well Diversified in Major Supply Constrained Coastal Markets

($ In Millions, Except Avg. Base Rent)

Region	$ FMV [1]	% FMV	# of Prop.	GLA [2]	Avg. Prop. Value	Avg. Base Rent
Northeast	$1,286	33%	24	3.1	$54	$23.70
South Florida	$1,025	26%	39	4.9	$26	$15.25
West Coast	$878	23%	11	2.3	$80	$22.72
North Florida	$295	8%	14	1.9	$21	$15.12
Southeast	$208	5%	8	1.0	$26	$16.22
Non-Core [3]	*$206*	*5%*	*29*	*3.0*	*$7*	*$8.53*
Total	**$3,898**	**100%**	**125**	**16.2**	**$31**	**$16.90**



(1) Includes acquisitions and dispositions completed and under contract as of 2/19/2014, and includes development and redevelopment properties. Excludes land, non-retail assets, and unconsolidated JV properties. IFRS fair market values are as of 12/31/13.
(2) In millions of square feet.
(3) Non-Core properties are located in markets in Louisiana, northern and central Florida, and the Southeastern U.S.

2014 Strategic Goals

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Operating Fundamentals	**Meet or exceed fundamental operating goals** ▪ SS NOI growth increase 2.5% to 3.5% ▪ Year-end SS occupancy of 95% ▪ SS Occupancy increase approximately 100 bps ▪ Recurring FFO of $1.23 to $1.28/share
Portfolio Quality	**Continue to upgrade portfolio quality and demographic profile through strategic transactions** ▪ Core acquisition activity of $100 to $200 million, in addition to the $103 million closed in January 2014 ▪ JV acquisition activity of $100 to $200 million ▪ Non-core asset dispositions of $125 to $175 million, including activity announced in earnings release
Value Creation	**Continue to strengthen development and redevelopment pipeline** ▪ Complete construction of Broadway Plaza Phase I, four anchors commence rent by year-end ▪ Substantially complete construction of redevelopment projects at Boca Village, Lake Mary Centre, and Boynton Plaza ▪ Substantially advance construction of Broadway Plaza Phase II and Willows Shopping Center ▪ Establish additional redevelopment and densification plans at Serramonte and Potrero in the West Coast ▪ Establish redevelopment plans at Westwood Complex in Bethesda, MD in the Northeast
Balance Sheet Management	**Maintain low leverage and ample liquidity** **Continue to strengthen credit metrics and maintain large unencumbered asset base**

Our Path to Sustained NOI Growth

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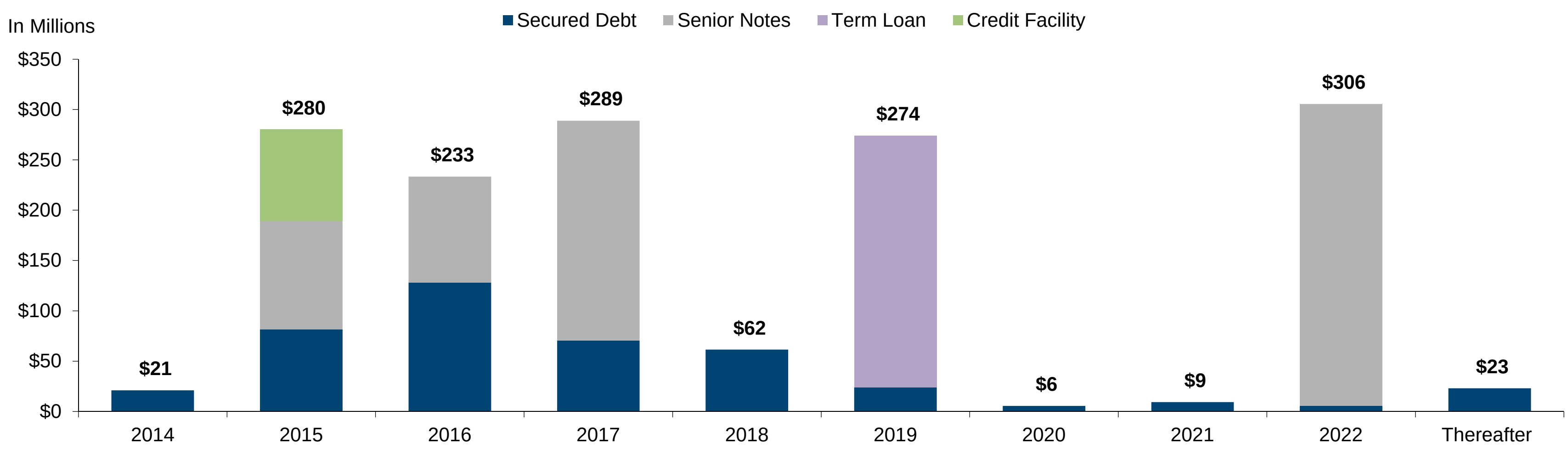
Below market leases	▪ Recent acquisitions provide opportunity to capture market rents in coming years ▪ 1175 Third Avenue (New York, NY) - Food Emporium was paying $42 psf, now paying $105 psf ▪ Aventura Square (Aventura, FL) - Old Navy was paying $18 psf lease expired 1/2014, executed renewal during 2Q13 at $45 psf commencing 2/2014; DSW pays $20 psf, lease expires 2018 ▪ 101 7th Avenue (New York, NY) - Loehmann's pays $25 psf; Barneys will pay ~$80 psf ▪ Westwood (Bethesda, MD) - Giant Food pays $2.00 psf, lease expires 2019 ▪ Copps Hill (Ridgefield, CT) - Kohl's pays $2.40 psf, lease expires 2021 ▪ Circle Centers (Long Beach, CA) - three anchor tenants expiring 2016, 2018 and 2022, each paying ~50% of market ▪ The Village Center (Westport, CT) - several below market leases rolling within three years ▪ Pleasanton Plaza (Pleasanton, CA) - several below market leases rolling in next several years
Increase occupancy with focus on small shops	▪ Small shop occupancy was 82.1% at 12/31/13 and represents opportunity to drive incremental NOI ▪ "Mom and Pop" shops being replaced by stronger franchise operators
Redevelopment and site densification	▪ Recent acquisitions provide opportunity for redevelopment and densification ▪ Serramonte - entertainment wing with movie theaters and restaurants will be next phase ▪ Westwood - opportunity to increase density ▪ Danbury/Southbury/Compo Acres/Darinor Plaza - expansion and additional outparcel opportunities
Additional core acquisitions	▪ We plan to further build and increase our portfolio in our core urban markets ▪ Assets with highly-productive anchors, below market anchor rents, and redevelopment opportunities
Expense control	▪ Intense focus on managing general and administrative costs throughout organization, and on cost recovery and careful management of non-recoverable costs

Our Path to Increased Occupancy

- Goal is to grow occupancy from 92.4% at 4Q13 to 95% by 4Q14 through a combination of capital recycling and organic leasing
  - Approximately 160 bps from disposition of lower occupancy properties and positioning selected properties for redevelopment
  - Approximately 100 bps from same property organic leasing, primarily in shop spaces in Florida and the Southeast
- Organic growth expected to be driven by:
  - Targeting tenants benefitting from improved local economic conditions (food users, value oriented/ discounters, franchise operators, and specialty grocers)
  - Investment in site redevelopment and anchor re-tenanting, as new and better anchor tenants can drive traffic to shop space and increase demand for shop space
  - Focus on attracting stronger shop operators, including national franchise operators
- Properties targeted for disposition in 2014 had average occupancy of approximately 85% at 4Q13

Disciplined Capital Allocation Has Preserved A Strong Balance Sheet

- Key balance sheet statistics as of December 31, 2013:
  - Net Debt to Total Market Cap: 33.1%
  - Net Debt to Gross Real Estate: 43.9%
  - Net Debt to Adjusted EBITDA: 6.5x
  - Adjusted EBITDA to Interest Expense: 3.3x
  - Adjusted EBITDA to Fixed Charges: 3.0x
  - Weighted average term to maturity for total debt: 5.0 years (1)
  - Weighted average interest rate on total debt: 4.99% (1)
- Strong lending relationships with both traditional banks and life insurance companies
- Demonstrated access to the public markets
- $575 million revolving credit facility which matures September 30, 2015 with a one year extension option
- Modest leverage, ample liquidity and well-laddered debt maturities



(1) Excludes amounts drawn under the revolving credit facility which expires on 9/30/15.
Note: Debt maturity schedule as of 12/31/2013. Includes scheduled principal amortization and includes Brawley Commons. Credit facility is presented as due on the initial maturity date.

Significant Development and Redevelopment Opportunities Will Help Drive Future Growth

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Large scale expansions and new ground up construction *(potential range $250 million - $300 million)*	▪ Serramonte Center - Dick's, restaurant outparcels, theater and entertainment wing, new anchors ▪ Broadway Plaza - expand project and build new 33k sf two-story building adjacent to existing Phase I development ▪ Westwood Center - redevelop "1950s" neighborhood center to capitalize on superior demographics ▪ Potrero Center - further densify site and consider multi-family component
Consolidate poorly utilized shop space for junior and mid box anchors	▪ Kirkman Shoppes - LA Fitness (41k sf) backfilling poorly configured corner space, also adding new free-standing 16k sf Walgreens outparcel ▪ Pablo Plaza - identified 30k sf of shops that can be backfilled with two junior boxes ▪ Alafaya Commons - eliminate 37k sf of shop space to backfill with 45k sf LA Fitness anchor
Replace underperforming anchor stores with stronger operators	▪ Charlotte Square - backfill local furniture operator with large national discount retailer ▪ Ambassador Row - LOI to replace bankrupt furniture operator with national electronics retailer
Expand successful anchor tenants	▪ Boynton Plaza - expand Publix to a new 54k sf store ▪ Countryside Shops - build a new Publix and backfill existing box with value-oriented retail and restaurants ▪ South Beach Regional – adding Trader Joe's to backfill poorly configured shop space
Add outparcels and expand existing food users	▪ Darinor Plaza - add new Starbucks pad and relocate existing bank ATM pad ▪ Point Royale - add bank pad to recently constructed Starbucks and Chipotle expansion

Our upgraded portfolio of larger, dominant assets has created a shadow pipeline of redevelopment opportunities in excess of $500 million

The Gallery at Westbury Plaza Garden City, NY

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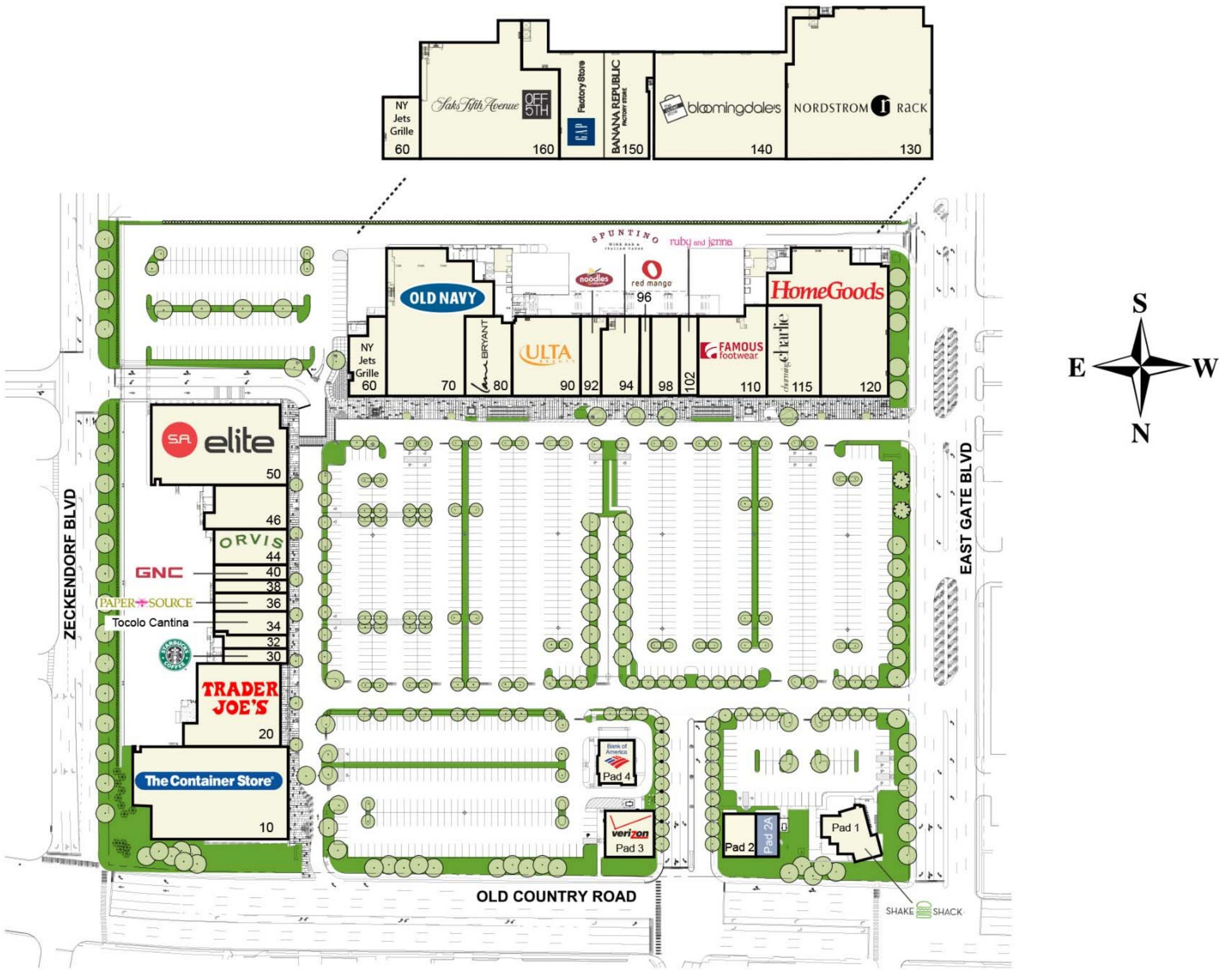
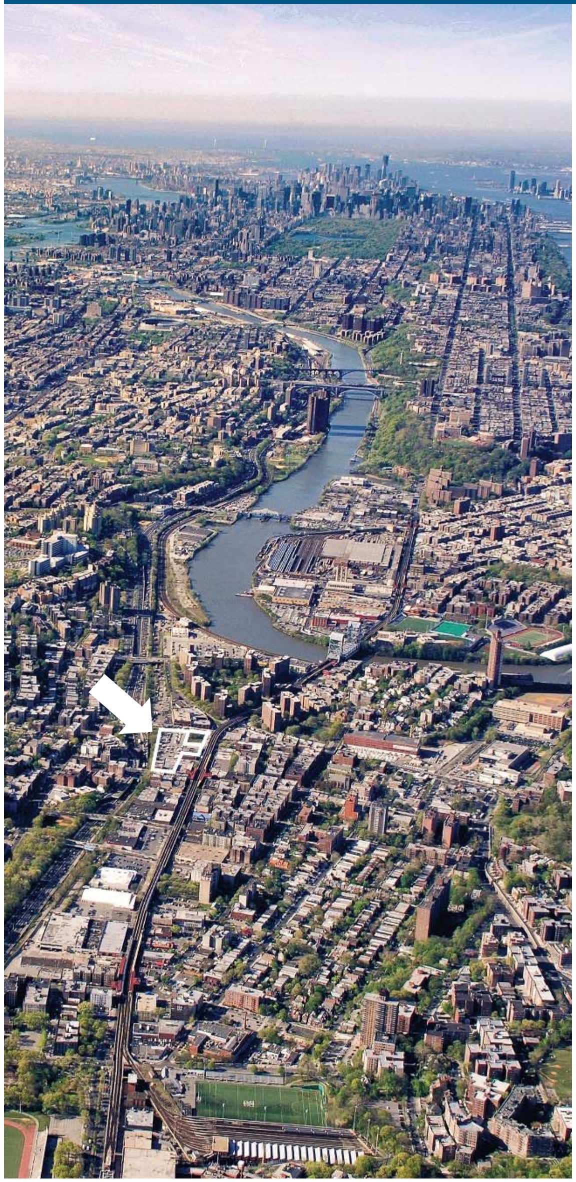
Location	Garden City, NY
GLA	312k sf
Development budget(1)	$128.6 million
Estimated cost to complete as of 12/31/13	$7.9 million
Lease-up	
Opened Fall 2012. 97% leased or under LOI as of 2/19/14.	
Key tenants	
Saks Off Fifth, Bloomingdale's, Nordstrom Rack, Old Navy, Trader Joe's, Ulta, Home Goods, GAP, Banana Republic, The Container Store, Shake Shack, Starbucks, SA Elite, Verizon, Bank of America, Famous Footwear, Charming Charlie, GNC, Lane Bryant, Noodles, Ruby & Jenna, Red Mango	
Expected stabilized yield	~11%

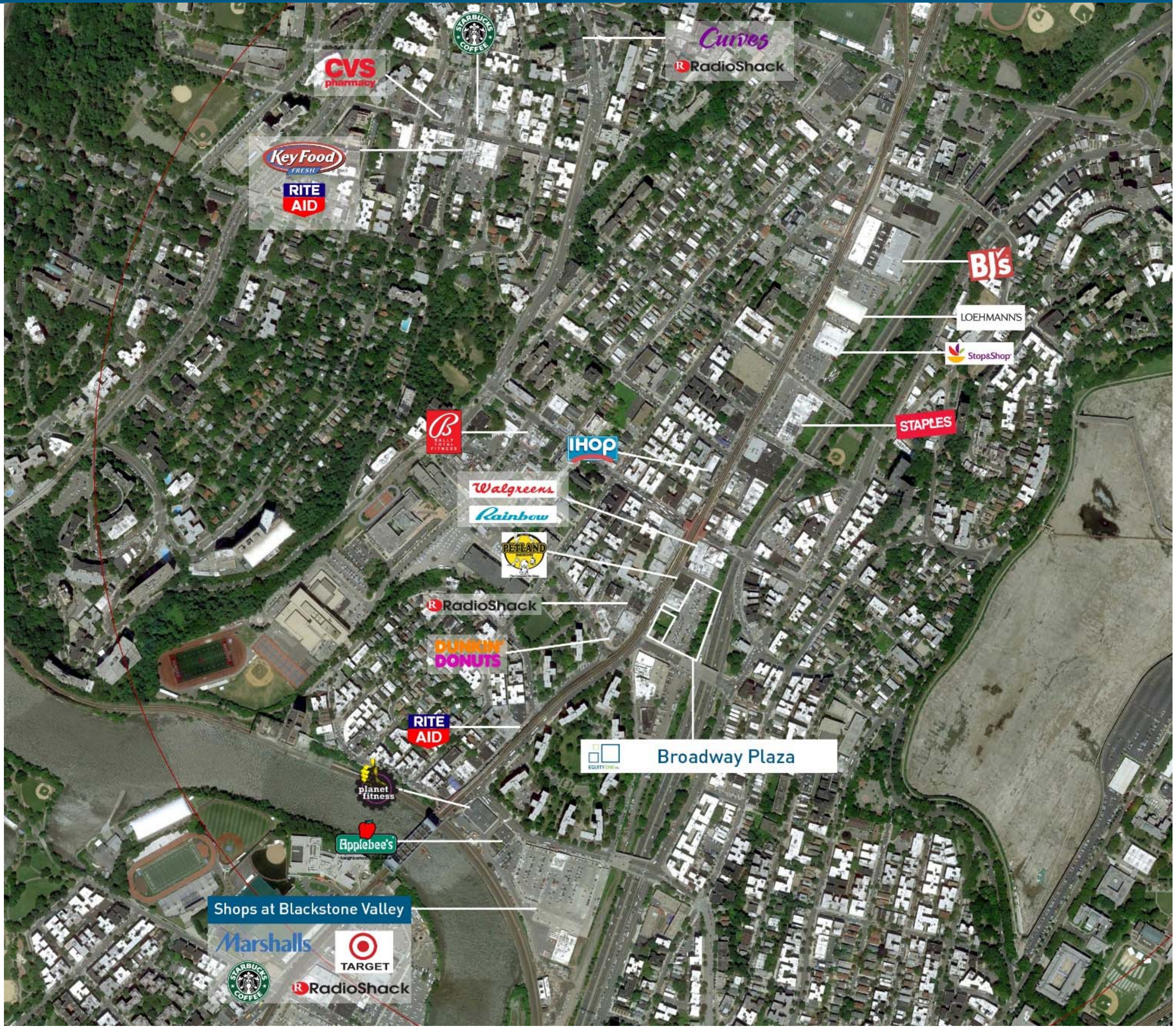
(1) Net estimated cost including estimate of tax refunds for costs incurred as part of participation in New York State's Brownfield Cleanup Program.

The Gallery at Westbury Plaza Garden City, NY *(Continued)*



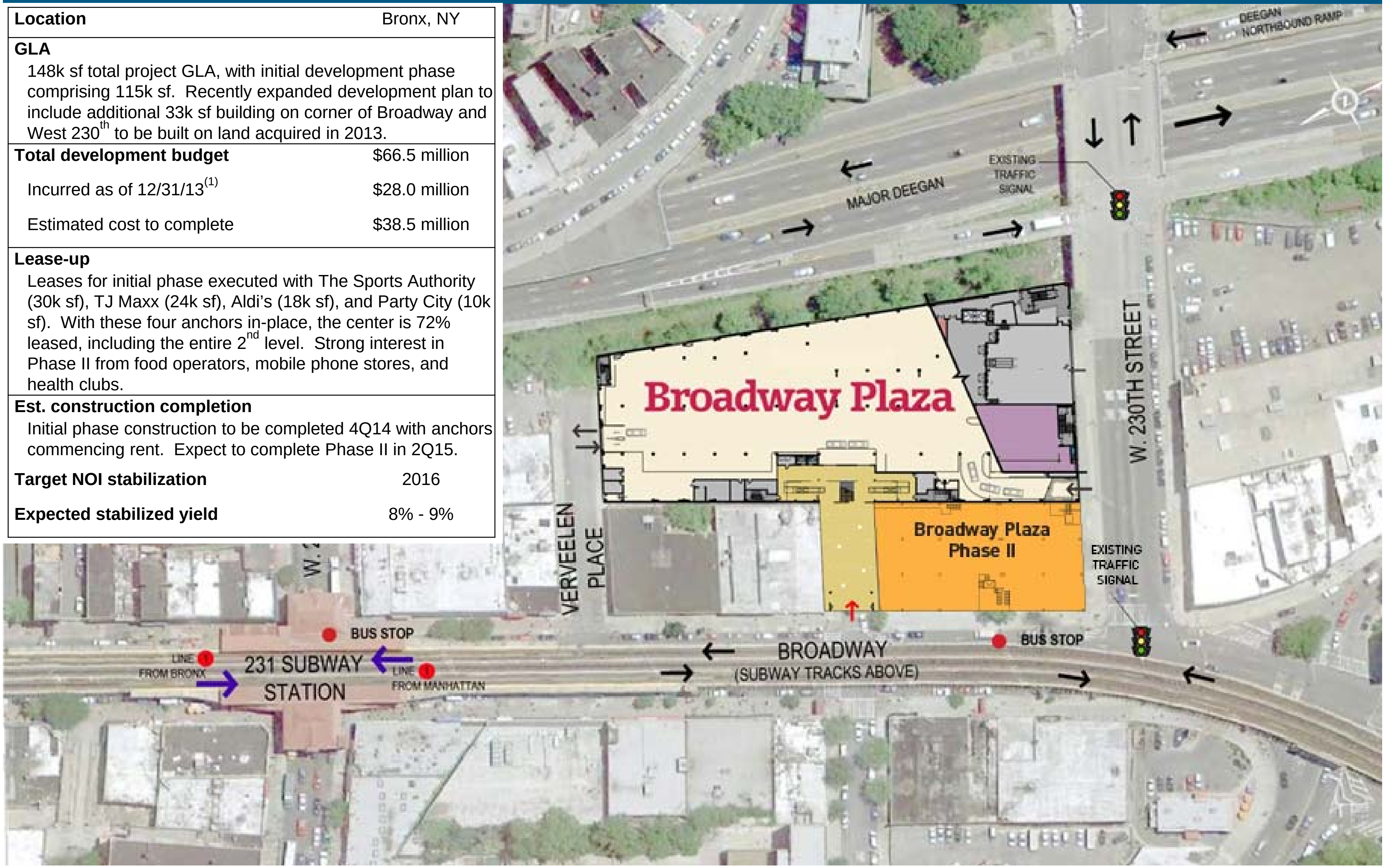
Broadway Plaza Development Bronx, New York





Broadway Plaza Development Bronx, New York *(Continued)*

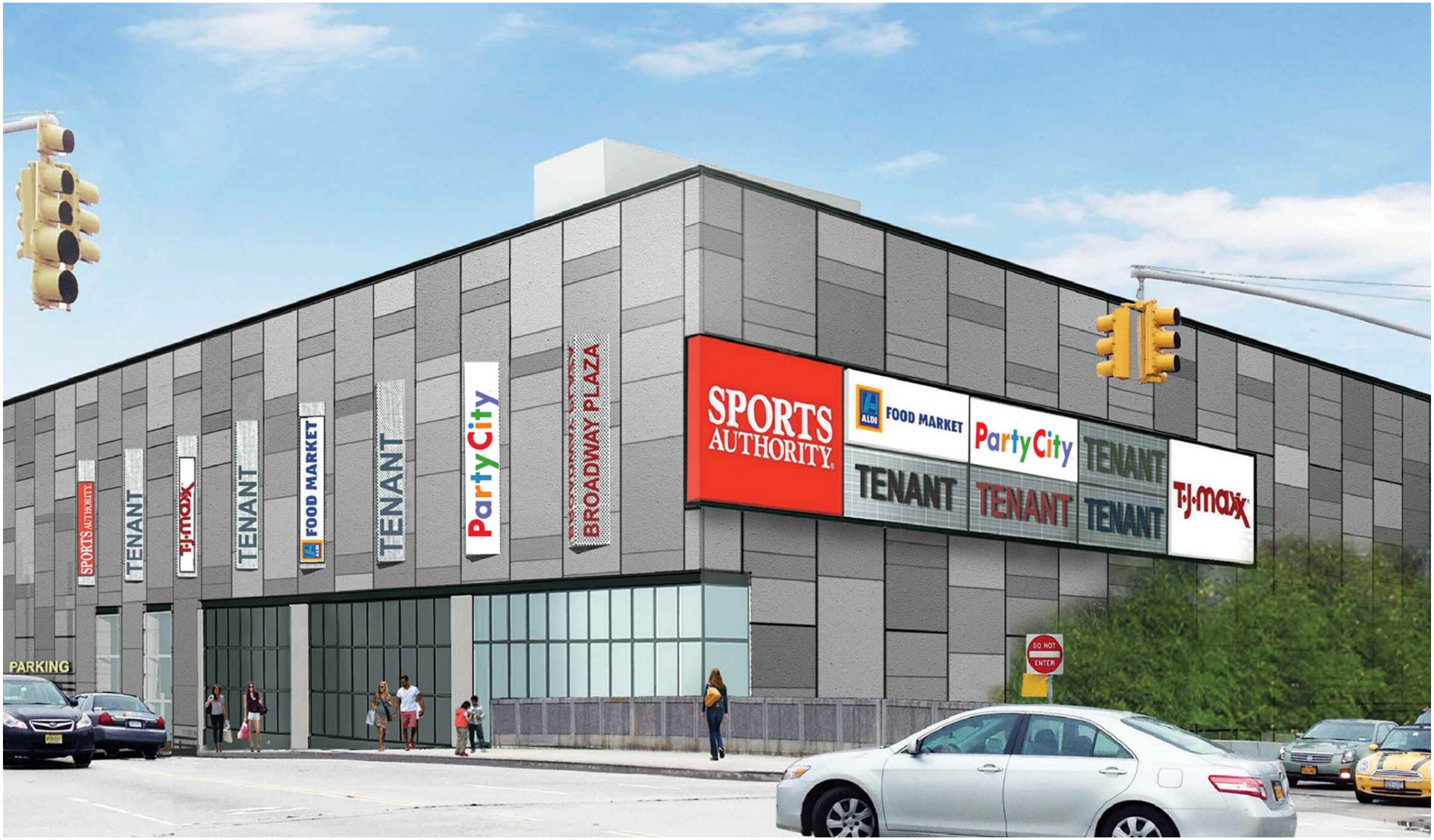
Location	Bronx, NY
GLA 148k sf total project GLA, with initial development phase comprising 115k sf. Recently expanded development plan to include additional 33k sf building on corner of Broadway and West 230th to be built on land acquired in 2013.	
Total development budget	$66.5 million
Incurred as of 12/31/13[1]	$28.0 million
Estimated cost to complete	$38.5 million
Lease-up Leases for initial phase executed with The Sports Authority (30k sf), TJ Maxx (24k sf), Aldi's (18k sf), and Party City (10k sf). With these four anchors in-place, the center is 72% leased, including the entire 2nd level. Strong interest in Phase II from food operators, mobile phone stores, and health clubs.	
Est. construction completion Initial phase construction to be completed 4Q14 with anchors commencing rent. Expect to complete Phase II in 2Q15.	
Target NOI stabilization	2016
Expected stabilized yield	8% - 9%



(1) Includes land cost.

Broadway Plaza Development Bronx, New York *(Continued)*

Broadway View



Broadway Plaza Development Bronx, New York *(Continued)*

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Serramonte Shopping Center Daly City, California

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Active redevelopment

- The new Dick's Sporting Goods has been completed and turned over to the tenant, and a grand opening is planned for early April
- Dick's is the mall's fourth anchor, joining Target, JC Penney, and Macy's
- Phase I of a multi-phase plan to re-brand and expand the property

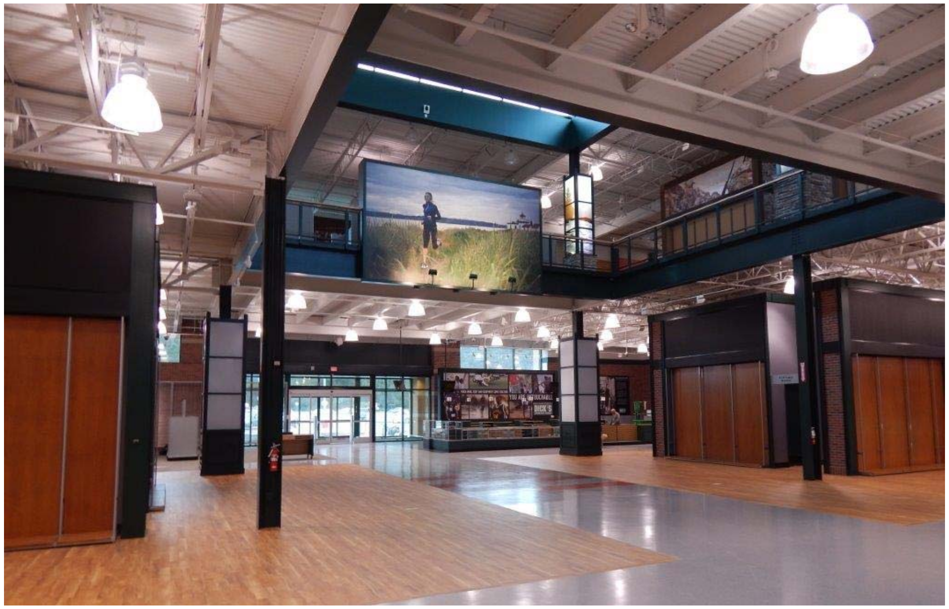
Dick's redevelopment GLA	83k sf
Dicks' redevelopment budget	$19.3 million
Incurred as of 12/31/13	$15.8 million
Estimated cost to complete	$3.5 million
Dick's scheduled opening	April 2014
Dick's expected stabilized yield	~10%

Future redevelopment

- Future phases at Serramonte will likely add 150k to 200k sf of additional GLA including a grocery store, pharmacy, discounters, a theater, more restaurants, entertainment, and possibly a residential or office component.

Serramonte Shopping Center Daly City, California *(Continued)*

Expansion Projects



Potrero Shopping Center San Francisco, California

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Future redevelopment goals

- Densify the site with additional retail and potentially residential units
- May invest $75 million over the next several years, excluding the residential component
- 200 Potrero Avenue, an adjacent 30k sf building acquired in 4Q12, provides additional flexibility to relocate tenants and improve Potrero Center over time

Westwood Shopping Center Bethesda, Maryland

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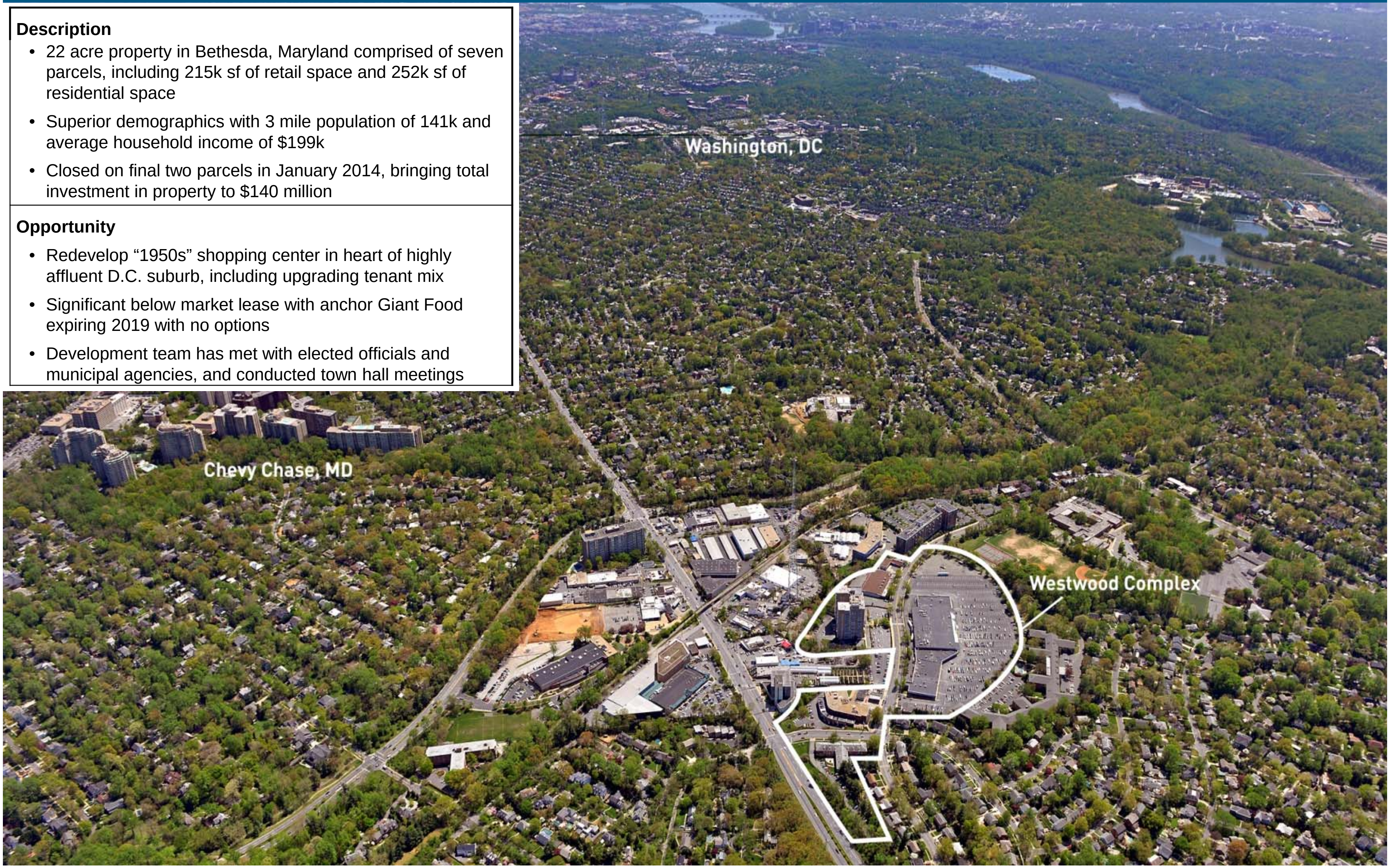
Description
- 22 acre property in Bethesda, Maryland comprised of seven parcels, including 215k sf of retail space and 252k sf of residential space
- Superior demographics with 3 mile population of 141k and average household income of $199k
- Closed on final two parcels in January 2014, bringing total investment in property to $140 million

Opportunity
- Redevelop "1950s" shopping center in heart of highly affluent D.C. suburb, including upgrading tenant mix
- Significant below market lease with anchor Giant Food expiring 2019 with no options
- Development team has met with elected officials and municipal agencies, and conducted town hall meetings



Westwood Shopping Center Bethesda, Maryland *(Continued)*

Willows Shopping Center Redevelopment Concord, CA

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Current Site Plan

Challenges

- Too many interior facing shop spaces
- Poor traffic patterns limiting shopping in the rear of the center
- Insufficient gathering spaces and amenities to take advantage of the center's longstanding connection to the community
- Architectural design is unconventional and outdated

Redevelopment Plan

- Create new access road to improve circulation and visibility for shop tenants
- New architectural design to improve roof lines, refresh color scheme and use modern materials
- Create a community plaza with play areas and green space well suited to host events and drive ancillary income

Willows Shopping Center Redevelopment Concord, CA *(Continued)*

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Proposed Site Plan

Location	Concord, CA
GLA total center	251k sf
GLA redevelopment	48k sf
Redevelopment budget	$13.5 million
Project • ~$1 million has been invested to replace a 12k sf dated restaurant building with a popular new concept, Lazy Dog, occupying 9k sf • An additional $12 million will be invested to construct 20k sf of new buildings for a new Ulta junior anchor, an expanded UFC Gym, and new shop space; renovate facades on 20k sf of challenging shop space; and construct two new vehicular roads and an open pedestrian area • Construction expected to commence March 2014 and be completed in 4Q14	
Target stabilization date	3Q 2015
Expected stabilized yield	~8%

101 7th Avenue New York, New York

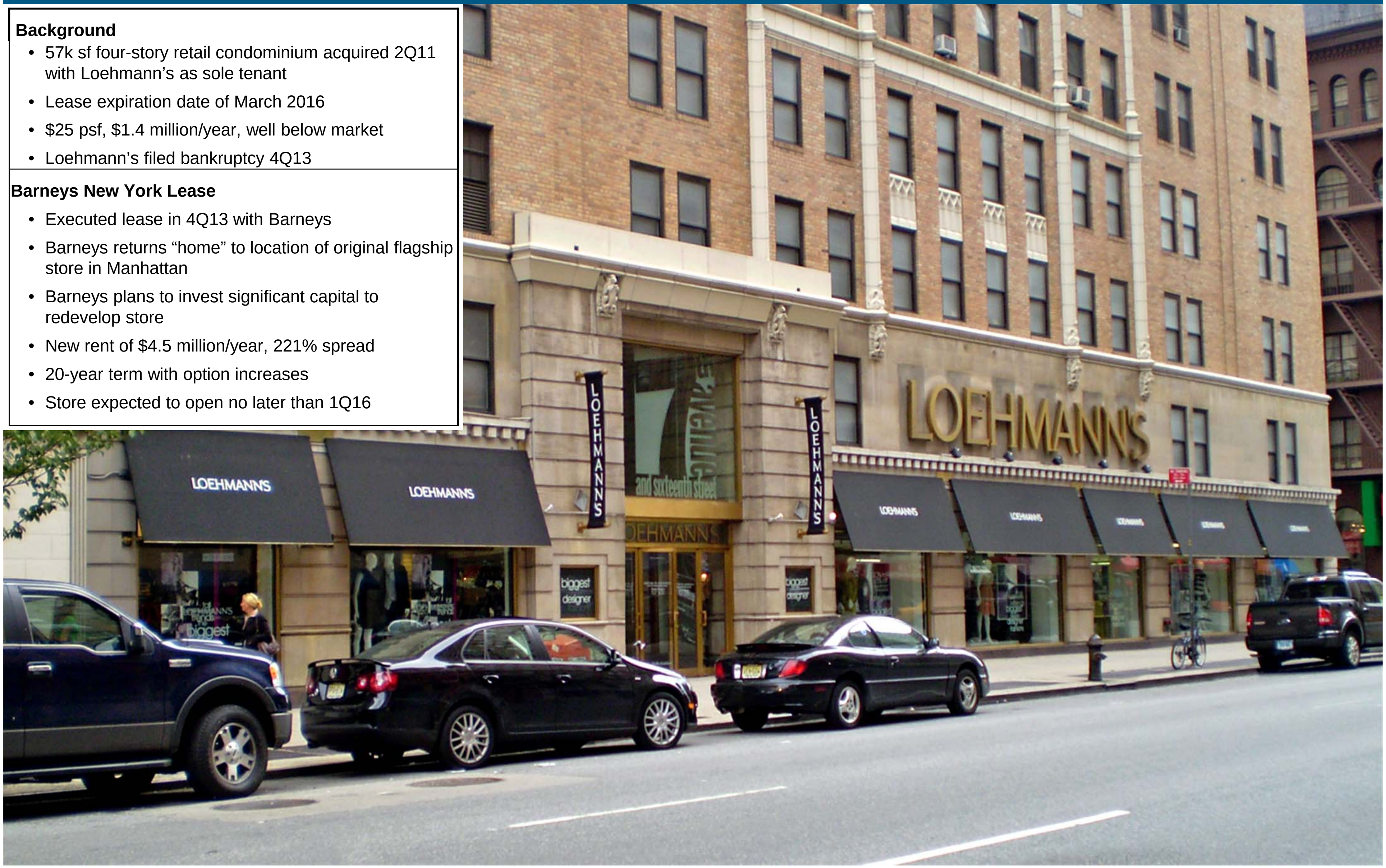
EQUITY ONE INC.

Background

- 57k sf four-story retail condominium acquired 2Q11 with Loehmann's as sole tenant
- Lease expiration date of March 2016
- $25 psf, $1.4 million/year, well below market
- Loehmann's filed bankruptcy 4Q13

Barneys New York Lease

- Executed lease in 4Q13 with Barneys
- Barneys returns "home" to location of original flagship store in Manhattan
- Barneys plans to invest significant capital to redevelop store
- New rent of $4.5 million/year, 221% spread
- 20-year term with option increases
- Store expected to open no later than 1Q16



Florida Redevelopment Opportunities

Boynton Plaza, *Boynton Beach, FL*

Budget[1]	$7.6 million
Incurred as of 12/31/13	$0.5 million
Target stabilization[2]	1Q15

Description

- Publix expansion
- 54k sf project GLA, 107k sf property GLA

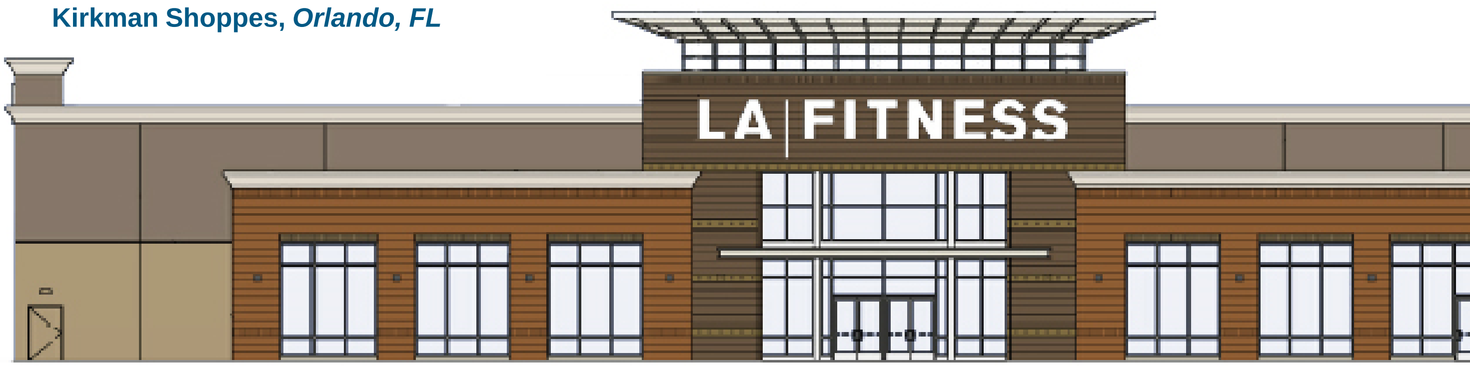
Lake Mary Centre, *Lake Mary, FL*

Budget	$4.9 million
Incurred as of 12/31/13	$2.7 million
Target stabilization[2]	3Q14

Description

- Anchor re-tenanting (Ross and Fresh Market)
- Future phase includes re-tenanting former Kmart space

Kirkman Shoppes, *Orlando, FL*



Budget	$13.1 million
Incurred as of 12/31/13	$3.3 million
Target stabilization[2]	3Q15

Description

- Anchor re-tenanting with L.A. Fitness
- Recently added 16k sf free-standing Walgreens with $6.5 million budget including land

(1) Net estimated project cost.
(2) Date that construction is expected to be complete and the anchor(s) commence rent.

Florida Redevelopment Opportunities *(Continued)*

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Boca Village, *Boca Raton, FL*

Budget[1]	$10.9 million
Incurred as of 12/31/13	$8.6 million
Target stabilization[2]	3Q14

Description

- Redevelopment of CVS Pharmacy adding a drive-thru
- Eliminating interior courtyard space and enhancing shop visibility
- 42k sf project GLA, 92k sf property GLA

(1) Net estimated project cost.
(2) Date that construction is expected to be complete and the anchor(s) commence rent.

Recent Acquisition: Pleasanton Plaza Pleasanton, CA

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Acquisition Date	October 2013
Price	$30.9 million
Debt Assumed	$20.0 million due 6/2015
Total GLA	163k
Leased Rate at 12/31/13	96%
3 Mile Avg. Income	>$120k

Asset Strategy

- Anchors significantly below market
- Expansion and redevelopment opportunities
- Potential to add one or more outparcels
- Upgrade facade, parking lot, and add amenities and restaurants

Recent Acquisition: Pleasanton Plaza Pleasanton, CA *(Continued)*

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Possible Facade Improvement Plan


Existing

Proposed


Existing


Proposed

Recent Acquisition: The Village Center Westport, CT

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Acquisition Date	October 2013
Price	$54.3 million
Debt Assumed	$15.7 million due 6/2019
Total GLA	89k
Leased Rate at 12/31/13	95%
3 Mile Avg. Income	>$220k

Asset Strategy

- Recapture below market leases
- Redevelop center via significant improvement to tenant mix and upgraded retailer quality
- Under contract to acquire adjacent property with unique high-end retail concept, and opportunity to integrate parcels for enhanced shopping experience

Recent Acquisition: The Village Center Westport, CT *(Continued)*

EQUITY ONE INC.

Appendix

- Summary of Pro Forma Portfolio Metrics
- Summary of Capital Recycling – 2009 to Date Pro Forma Portfolio

Summary of Pro Forma Portfolio Metrics

EQUITY ONE INC.

	No. of Centers	4Q13 Fair Value ($000)	GLA	12/31/13 Occupancy Total	Anchor	Shop	Base Rent ($/sf)	Avg 3-mi Population	Avg 3-mi HH Income	Grocer Sales PSF	In-Place Debt (12/31/13) Balance ($000)	Interest Rate	Years to Maturity
CORE PORTFOLIO													
Northeast													
Connecticut	8	$ 324,437	981,891	97.6%	98.5%	95.7%	$ 19.95	37,328	$ 145,859	$ 833	$ 97,063	5.72%	4.5
Maryland (1)	1	$ 140,400	466,910	96.3%	100.0%	83.0%	$ 13.89	141,050	$ 198,511	$ 843	$ -	-	-
Massachusetts	7	$ 137,900	602,879	98.6%	100.0%	88.0%	$ 18.88	191,844	$ 86,152	$ 309	$ 6,819	8.07%	10.6
New York (2)(3)	8	$ 683,424	1,093,778	97.1%	100.0%	80.0%	$ 35.55	553,862	$ 102,014	$ 1,321	$ 23,222	6.52%	3.3
Northeast Total	**24**	**$ 1,286,161**	**3,145,458**	**97.4%**	**99.6%**	**89.4%**	**$ 23.70**	**339,687**	**$ 121,907**	**$ 629**	**$ 127,104**	**5.99%**	**4.6**
North Florida													
Orlando/Central Florida	5	$ 91,500	683,608	67.2%	58.7%	75.7%	$ 16.93	72,054	$ 77,341	-	$ -	-	-
Tampa/St. Petersburg/Venice/Cape Coral	2	$ 45,600	187,241	95.6%	100.0%	87.4%	$ 19.26	48,708	$ 77,898	$ 460	$ 15,808	5.75%	2.4
North Palm Coast	3	$ 55,200	313,494	92.0%	100.0%	77.7%	$ 13.13	34,821	$ 64,041	$ 747	$ 11,288	6.04%	4.5
Jacksonville/North Florida	4	$ 102,600	694,485	87.5%	100.0%	67.6%	$ 13.48	41,343	$ 84,626	-	$ -	-	-
North Florida Total	**14**	**$ 294,900**	**1,878,828**	**81.7%**	**87.1%**	**74.2%**	**$ 15.12**	**50,790**	**$ 77,472**	**$ 678**	**$ 27,096**	**5.87%**	**3.3**
South Florida													
Miami-Dade/Broward/Palm Beach	35	$ 975,102	4,529,324	92.4%	99.6%	81.6%	$ 15.38	131,105	$ 74,026	$ 606	$ 97,482	6.34%	5.7
Naples/Port St. Lucie/Stuart	4	$ 49,900	358,817	87.9%	100.0%	72.6%	$ 13.53	44,377	$ 96,626	$ 325	$ -	-	-
South Florida Total	**39**	**$ 1,025,002**	**4,888,141**	**92.1%**	**99.6%**	**80.8%**	**$ 15.25**	**126,883**	**$ 75,126**	**$ 594**	**$ 97,482**	**6.34%**	**5.7**
Southeast													
Atlanta	6	$ 185,200	685,331	96.1%	100.0%	90.4%	$ 18.77	99,251	$ 109,428	$ 574	$ 7,200	7.94%	7.3
Louisiana	1	$ 12,600	146,697	90.9%	100.0%	72.3%	$ 10.52	61,459	$ 81,552	-	$ -	-	-
North Carolina	1	$ 10,300	128,498	93.1%	100.0%	80.2%	$ 8.58	40,410	$ 58,405	$ 423	$ -	-	-
Southeast Total	**8**	**$ 208,100**	**960,526**	**94.9%**	**100.0%**	**86.8%**	**$ 16.22**	**94,050**	**$ 105,215**	**$ 530**	**$ 7,200**	**7.94%**	**7.3**
West Coast													
Los Angeles	5	$ 208,200	591,521	96.0%	100.0%	89.8%	$ 22.01	241,424	$ 89,721	$ 498	$ 85,695	5.46%	7.9
San Francisco	6	$ 669,431	1,698,350	97.0%	100.0%	90.9%	$ 22.97	211,225	$ 94,746	$ 826	$ 90,446	5.83%	2.2
West Coast Total	**11**	**$ 877,631**	**2,289,871**	**96.7%**	**100.0%**	**90.6%**	**$ 22.72**	**218,389**	**$ 93,554**	**$ 619**	**$ 176,141**	**5.65%**	**5.0**
Total - Core Portfolio	**96**	**$ 3,691,794**	**13,162,824**	**92.8%**	**98.1%**	**83.1%**	**$ 18.72**	**214,845**	**$ 97,688**	**$ 610**	**$ 435,024**	**5.96%**	**5.0**
NON-CORE PROPERTIES													
Atlanta	3	$ 10,600	197,995	78.8%	100.0%	53.0%	$ 8.81	64,321	$ 54,982	-	$ -	-	-
Louisiana	10	$ 73,878	1,036,904	94.2%	95.7%	91.2%	$ 8.68	63,125	$ 76,438	$ 239	$ -	-	-
Tampa/St. Petersburg/Venice/Cape Coral	5	$ 32,700	484,467	82.2%	95.9%	59.8%	$ 8.50	40,187	$ 50,480	$ 227	$ -	-	-
North Palm Coast	2	$ 23,200	203,210	90.7%	100.0%	79.7%	$ 11.05	27,112	$ 53,870	$ 593	$ -	-	-
Jacksonville/North Florida	3	$ 16,600	212,188	86.1%	100.0%	51.4%	$ 8.73	41,661	$ 54,426	$ 427	$ -	-	-
Orlando/Central Florida	2	$ 17,100	246,375	57.2%	52.3%	64.6%	$ 11.53	98,832	$ 56,829	$ 212	$ -	-	-
North Carolina	2	$ 14,300	308,137	95.0%	100.0%	77.3%	$ 5.94	18,476	$ 42,444	$ 255	$ -	-	-
Central/South Georgia	1	$ 11,965	173,952	96.6%	100.0%	90.2%	$ 8.38	82,219	$ 47,606	$ 547	$ -	-	-
Virginia	1	$ 5,500	126,841	97.2%	100.0%	87.7%	$ 6.01	6,718	$ 54,231	$ 217	$ -	-	-
Total - Non-Core Properties	**29**	**$ 205,843**	**2,990,069**	**87.7%**	**94.2%**	**75.1%**	**$ 8.53**	**53,220**	**$ 60,631**	**$ 337**	**$ -**	**-**	**-**
Grand Total (4)	**125**	**$ 3,897,637**	**16,152,893**	**91.9%**	**97.4%**	**81.6%**	**$ 16.90**	**206,309**	**$ 95,731**	**$ 569**	**$ 435,024**	**5.96%**	**5.0**

(1) Fair value of Westwood Center in Bethesda, MD is based on the purchase price for the two parcels acquired in January 2014; Occupancy for the two parcels is as of 1/31/2014.

(2) Fair value of Broadway Plaza is based on the budgeted construction cost, as it is currently in development.

(3) New York Occupancy rate would be 99%, excluding The Gallery at Westbury Plaza, which was 91% leased. Excludes Broadway Plaza in Occupancy.

(4) Excludes land, non-retail assets, and unconsolidated JV properties. Includes acquisitions and dispositions under contract as of 2/19/2014, and includes development and redevelopment properties.

Summary of Capital Recycling – 2009 to Date Pro Forma Portfolio

EQUITY ONE INC.

	Pro Forma 12/31/2008 [1]	+	Acquisitions [2]	-	Dispositions [3]	=	Pro Forma 2/19/2014 [4]	-	Remaining Non-Core Properties [5]	=	Core Portfolio
Number of Properties [6]	171		39		85		125		29		96
Total Gross Leasable Area (GLA) [6]	18,945,330		6,222,085		8,861,255		16,152,893		2,990,069		13,162,824
Average GLA per Property	110,791		159,541		104,250		129,223		103,106		137,113
Property Value (000s) [7]	$ 2,730,789		$ 1,968,924		$ 1,090,490		$ 3,897,637		$ 205,843		$ 3,691,794
Property Value PSF	$ 144		$ 316		$ 123		$ 241		$ 69		$ 280
Average Property Value (000s)	$ 15,970		$ 50,485		$ 12,829		$ 31,181		$ 7,098		$ 38,456
Demographics [8]											
3-Mile Population	81,238		280,323		53,155		206,309		53,220		214,845
3-Mile Household Income	$ 76,077		$ 109,409		$ 72,572		$ 95,731		$ 60,631		$ 97,688
Grocer Sales PSF [9]	$ 473		$ 825		$ 435		$ 569		$ 337		$ 610
Average Rent PSF [9]	$ 11.97		$ 23.33		$ 11.31		$ 16.90		$ 8.53		$ 18.72

Please see footnotes on following page.

Summary of Capital Recycling – 2009 to Date Pro Forma Portfolio, Footnotes

EQUITY ONE INC.

1) Includes 21 DIM Vastgoed properties. Equity One owned 48% of the outstanding shares of DIM at 12/31/2008, and increased its voting control to 75% during 1Q 2009. The 12/31/2008 property value ascribed to DIM properties is the value paid through 12/31/2013 for all DIM equity, plus assumed mortgage debt at assessed market value as of 3/31/2009.
2) Acquisitions include properties acquired subsequent to 12/31/2008 or under contract for purchase as of 2/19/2014, as well as the budgeted cost of ground up development activities.
3) Dispositions include properties sold subsequent to 12/31/2008 or under contract for sale as of 2/19/2014, and excludes the sales of outparcels.
4) Includes properties under development or redevelopment based on 12/31/2013 IFRS fair values, except for Broadway Plaza, which is included at budgeted construction cost. Includes properties under contract for purchase as of 2/19/2014. Excludes properties under contract for sale as of 2/19/2014, which are included within Dispositions.
5) Remaining Non-Core Properties consist of retail properties which are inconsistent with the company's long-term strategy and which may be sold in the future. These properties are generally in smaller, secondary or tertiary markets.
6) Number of Properties and associated value exclude Other/Non Retail Properties (except for those properties acquired and subsequently disposed between 12/31/2008 and 2/19/2014) and Land Held for Development. Gross Leasable Area (GLA) does not cross foot from 12/31/2008 to 2/19/2014 due to additions and reductions of GLA from redevelopment activities, outparcel sales, and other activities that affect GLA.
7) Property Value is based on IFRS fair value except for (i) Acquisitions and Dispositions, which are based on purchase price and sale price, respectively, (ii) the value of DIM Vastgoed assets (see footnote above), and (iii) in-process ground up development, which is based on budgeted construction cost. 12/31/2008 Property Value is based on IFRS fair value as of 12/31/2008; 2/19/2014 Property Value is based on IFRS fair value as of 12/31/2013.
8) Demographic information derived from a third-party source. All demographic information, including with respect to properties sold prior to 2013, is as of May 2013.
9) All per square foot amounts are weighted and based on the gross leasable area (GLA). Grocer Sales PSF exclude grocers who have vacated but are still paying rent. Average Rent PSF for Pro Forma 12/31/2008 and for Dispositions is as of 12/31/2008, except DIM Vastgoed properties which are as of 12/31/2009; Average Rent PSF for Acquisitions and Pro Forma 2/19/2014 is as of 12/31/2013 and is weighted by GLA.

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