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## Equity One Inc. Q2 2008 Earnings Call Transcript

### Earnings Call Excerpt

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Equity One Inc. (EQY)

Q2 2008 Earnings Call

July 30, 2008 9:00 am ET

#### **Executives**

Feryal Akin - Director IR

Jeff Olson - CEO

Tom Caputo - President

Greg Andrews - CFO

#### **Analysts**

Paul Adornato - BMO Capital Markets

Craig Schmidt - Merrill Lynch

Paul Morgan - FBR

Lou Taylor - Deutsche Bank

Joe Dazio - JPMorgan

Nathan Isbee - Stifel Nicolaus

RJ Milligan - Raymond James

Richard Moore - RBC Capital Markets

Jim Sullivan - Green Street Advisors

#### **Presentation**

#### **Operator**

Good day ladies and gentlemen and welcome to the Second Quarter 2008 Equity One Earnings Call. My name is Eric, and I'll be your coordinator for today. Now at this time all participants are in a listen-only mode. We will facilitate a question-and-answer session at the end of the conference. (Operator Instructions).

I will now like to turn your presentation over to host Ms. Feryal Akin, Director of Investor Relations. Please proceed.

**Feryal Akin**

Thank you Eric, good morning ladies and gentlemen, thank you all for joining the Equity One second quarter 2008 earnings call. With me on the call this morning are Jeff Olson, Chief Executive Officer; Tom Caputo, President; Greg Andrew, Chief Financial Officer; Tom McDonough, Chief Investment Officer; Arthur Gallagher, General Counsel, and Lauren Holden, VP of Portfolio Management.

Before we start, I would like to address forward-looking statements that may be addressed on the call. Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements.

Please refer to the documents filed by Equity One with the SEC, specifically the most recent report on Forms 10-K and 10-Q which identify important risk factors that could cause actual results to differ from those contained in the forward-looking statement. We will open the conference up for Q&A after the presentation.

I will turn the call over to Jeff Olson.

**Jeff Olson**

Great. Thank you Feryal and good morning. Thank you for joining us for our second quarter 2008 earnings call. Consistent with our previous calls, I'd like to share with you the positives and negatives of the quarter as seen from our vantage point, and then discuss how we are responding to the recent changes in the economy.

For the quarter on the positive side, first we are pleased to have increased our same-property occupancy by 40 basis points, when compared to March 31<sup>st</sup>, 2008. For the quarter, we signed 256,000 square feet of new leases driven by national credit tenants including Office Depo, Tractor Supply, Corinthian College, AT&T, UPS, GameStop, Big Lots and Dollar Tree.

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