

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



For additional information:  
Mark Langer, EVP and  
Chief Financial Officer

**FOR IMMEDIATE RELEASE:**

**Equity One Declares \$0.30 per Share Dividend for the Third Quarter of 2009**

NORTH MIAMI BEACH, FL; August 4, 2009 – 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 September 30, 2009, payable on September 30, 2009 to stockholders of record on September 16, 2009. The \$0.30 per share dividend represents an annualized rate of \$1.20 per share.

**ABOUT EQUITY ONE, INC.**

As of June 30, 2009, Equity One owned or had interests in 181 properties, consisting of 167 shopping centers comprising approximately 19.0 million square feet, four projects in development/redevelopment, six non-retail properties, and four parcels of land. Additionally, Equity One had joint venture interests in twelve shopping centers and one office building totaling approximately 1.9 million square feet. For further information, please visit our website at [www.equityone.net](http://www.equityone.net).