

Equity One, Inc.
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For additional information:
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FOR IMMEDIATE RELEASE:

Equity One Announces Tax Treatment of 2011 Dividend Distributions

North Miami Beach, FL. January 25, 2012 - Equity One, Inc. (NYSE:EQY), an owner, developer, and operator of shopping centers, announced today the tax treatment of the 2011 dividend distributions on shares of its common stock.

The federal income tax characteristics of the 2011 distributions paid with respect to Equity One, Inc. common stock (CUSIP #294752100 and traded under ticker symbol EQY) are as follows:

Record Date	Payable Date	(Boxes 1a + 2a + 3) Cash Distribution Per Share	Box 1a Ordinary Taxable Dividend (1)	Box 2a Total Capital Gain Distr.	Box 2b Unrecap Sec. 1250 Gain (2)	Box 3 Nondividend Distributions (3)
3/15/11	3/31/11	\$0.220000	\$0.113950	\$0.019956	\$0.016931	\$0.086094
6/15/11	6/30/11	\$0.220000	\$0.113950	\$0.019956	\$0.016931	\$0.086094
9/15/11	9/30/11	\$0.220000	\$0.113950	\$0.019956	\$0.016931	\$0.086094
12/16/11	12/31/11	\$0.220000	\$0.113950	\$0.019956	\$0.016931	\$0.086094
Totals		\$0.880000	\$0.455800	\$0.079824	\$0.067724	\$0.344376

(1) None of the ordinary dividend represents "qualified dividend income."

(2) Amounts in Box 2b are included in Box 2a.

(3) Amounts in Box 3 are also known as Return of Capital.

Shareholders are advised to consult their tax advisor about the specific tax treatment of Equity One's 2011 dividends.

ABOUT EQUITY ONE, INC.

As of September 30, 2011, Equity One owned or had interests in 199 properties, consisting of 176 shopping centers comprising approximately 20.7 million square feet, eight development or redevelopment properties, eight non-retail properties, and seven land parcels. Additionally, Equity One had joint venture interests in 16 shopping centers and two office buildings totaling approximately 2.7 million square feet.