

EASTGROUP PROPERTIES INC  
Form SC 13G  
February 16, 2010

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**SCHEDULE 13G**

**Under the Securities Exchange Act of 1934  
(Amendment No. )\***

**EastGroup Properties Inc.**

(Name of Issuer)

**Common Stock**

(Title of Class of Securities)

**277276101**

(CUSIP Number)

**December 31, 2009**

(Date of Event Which Requires Filing of this Statement)

Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

- Rule 13d-1(b)
- Rule 13d-1(c)
- Rule 13d-1(d)

\*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in a prior cover page.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

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CUSIP No.

- 1. Names of Reporting Persons  
Brookfield Investment Management Inc.
- 2. Check the Appropriate Box if a Member of a Group (See Instructions)
  - (a)
  - (b)

3. SEC Use Only

4. Citizenship or Place of Organization  
Delaware

Number of  
Shares  
Beneficially  
Owned by  
Each  
Reporting  
Person With

- 5. Sole Voting Power  
256,802
- 6. Shared Voting Power  
None
- 7. Sole Dispositive Power  
1,367,112
- 8. Shared Dispositive Power  
None

9. Aggregate Amount Beneficially Owned by Each Reporting Person  
1,367,112

10. Check if the Aggregate Amount in Row (9) Excludes Certain Shares (See Instructions)

11. Percent of Class Represented by Amount in Row (9)  
5.23%

12. Type of Reporting Person (See Instructions)  
IA

**Item 1.**

- (a) Name of Issuer  
EastGroup Properties Inc.
- (b) Address of Issuer's Principal Executive Offices  
190 East Capitol Street, Suite 400  
  
Jackson, Mississippi 39201

**Item 2.**

- (a) Name of Person Filing  
Brookfield Investment Management Inc.  
  
AMP Capital Brookfield (US) LLC
- (b) (together, the Reporting Person )  
Address of Principal Business Office or, if none, Residence  
Brookfield Investment Management Inc.  
  
Three World Financial Center  
  
200 Vesey Street  
  
New York, NY 10281  
  
AMP Capital Brookfield (US) LLC  
  
71 S. Wacker Drive, Suite 3400  
  
Chicago, IL 60606
- (c) Citizenship  
Brookfield Investment Management Inc. Delaware
- (d) AMP Capital Brookfield (US) LLC Delaware  
Title of Class of Securities  
Common stock
- (e) CUSIP Number  
277276101

**Item 3.**

- If this statement is filed pursuant to §§240.13d-1(b) or 240.13d-2(b) or (c), check whether the person filing is a:**
- (a)  Broker or dealer registered under section 15 of the Act (15 U.S.C. 78o);
  - (b)  Bank as defined in section 3(a)(6) of the Act (15 U.S.C. 78c);
  - (c)  Insurance company as defined in section 3(a)(19) of the Act (15 U.S.C. 78c);
  - (d)  Investment company registered under section 8 of the Investment Company Act of 1940 (15 U.S.C. 80a-8);
  - (e)  An investment adviser in accordance with §240.13d-1(b)(1)(ii)(E);
  - (f)  An employee benefit plan or endowment fund in accordance with §240.13d-1(b)(1)(ii)(F);
  - (g)  A parent holding company or control person in accordance with §240.13d-1(b)(1)(ii)(G);
  - (h)  A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813);
  - (i)  A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15 U.S.C. 80a-3);

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- (j)           o           A non-U.S. institution in accordance with § 240.13d 1(b)(1)(ii)(J);
- (k)           o           Group, in accordance with § 240.13d 1(b)(1)(ii)(K). If filing as a non-U.S. institution in accordance with § 240.13d 1(b)(1)(ii)(J), please specify the type of institution:\_\_\_\_\_

**Item 4. Ownership**

Provide the following information regarding the aggregate number and percentage of the class of securities of the issuer identified in Item 1.

- (a) Amount beneficially owned:  
  
See the response(s) to Item 9 on the attached cover page(s).
  - (b) Percent of class:  
  
See the response(s) to Item 11 on the attached cover page(s).
  - (c) Number of shares as to which the person has:
    - (i) Sole power to vote or to direct the vote
    - (ii) See the response(s) to Item 5 on the attached cover page(s).  
Shared power to vote or to direct the vote
    - (iii) See the response(s) to Item 6 on the attached cover page(s).  
Sole power to dispose or to direct the disposition of
    - (iv) See the response(s) to Item 7 on the attached cover page(s).  
Shared power to dispose or to direct the disposition of
- See the response(s) to Item 8 on the attached cover page(s).

**Item 5. Ownership of Five Percent or Less of a Class**

If this statement is being filed to report the fact that as of the date hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following .

Not applicable

**Item 6. Ownership of More than Five Percent on Behalf of Another Person**

Clients of the Reporting Person have or may have the right to receive or the power to direct the receipt of dividends from, or the proceeds from the sale of, securities held in their accounts. No such client is known to have such right or power to more than 5% of the class of securities to which this report relates.

**Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on By the Parent Holding Company or Control Person**

Not applicable

**Item 8. Identification and Classification of Members of the Group**

Not applicable

**Item 9. Notice of Dissolution of Group**

Not applicable

**Item 10.**

**Certification**

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired and are held in the ordinary course of business and were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect.

*Signature.*

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: February 12, 2010

Brookfield Investment Management Inc.

By: /s/ Seth Gelman  
Name: Seth Gelman  
Title: Chief Compliance Officer

AMP Capital Brookfield (US) LLC

By: /s/ Seth Gelman  
Name: Seth Gelman  
Title: Chief Compliance Officer