

WEINGARTEN REALTY INVESTORS /TX/  
Form FWP  
March 20, 2013

Issuer Free Writing Prospectus dated March 19, 2013

(Relating to the Preliminary Prospectus Supplement

dated March 19, 2013 and the Prospectus dated

October 7, 2011)

Filed Pursuant to Rule 433

Registration No. 333-177218

**Weingarten Realty Investors**

3.50% Notes due 2023

<b>Issuer:</b>	Weingarten Realty Investors
<b>Security:</b>	Senior Unsecured Notes
<b>Format:</b>	SEC registered
<b>Principal Amount:</b>	\$300,000,000
<b>Trade Date:</b>	March 19, 2013
<b>Settlement Date:</b>	March 22, 2013 (T+3)
<b>Maturity Date:</b>	April 15, 2023
<b>Coupon:</b>	3.50% per annum (payable semi-annually)
<b>Interest Payment Dates:</b>	April 15 and October 15, beginning October 15, 2013
<b>Benchmark Treasury:</b>	2.00% due February 15, 2023
<b>Benchmark Treasury Price / Yield:</b>	100-27 / 1.906%
<b>Spread to Benchmark Treasury:</b>	+165bps
<b>Yield to Maturity:</b>	3.556%
<b>Price to Public:</b>	99.528%
<b>Optional Redemption:</b>	We may redeem the notes, in whole or in part at any time or from time to time, prior to maturity. If the notes are redeemed before January 15, 2023, the redemption price will equal the greater of (i) 100% of the principal amount of the notes to be redeemed; or (ii) the sum of the present values of the remaining scheduled payments of principal and interest on the notes to be redeemed discounted to the redemption date on a semi-annual basis at the Treasury Rate plus 25 basis points; plus, in either case, accrued and unpaid interest on the principal amount of the notes to be redeemed to, but excluding, the redemption date. If the notes are redeemed on or after January 15, 2023, the redemption price will equal 100% of the principal amount of the notes to be redeemed, plus accrued and unpaid interest on the principal amount of the notes to be redeemed to, but excluding, the redemption date.

**CUSIP / ISIN:** 948741 AJ2 / US948741AJ29  
**Joint Book-Running Managers:** Merrill Lynch, Pierce, Fenner & Smith

Incorporated

U.S. Bancorp Investments, Inc.

Wells Fargo Securities, LLC

**Co-Managers:** Regions Securities LLC

PNC Capital Markets LLC

Scotia Capital (USA) Inc.

The Williams Capital Group, L.P.

SMBC Nikko Capital Markets Limited

**The issuer has filed a registration statement (including a preliminary prospectus supplement and a related prospectus) with the Securities and Exchange Commission, or SEC, for the offering to which this communication relates. Before you invest, you should read the preliminary prospectus supplement and the related prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at [www.sec.gov](http://www.sec.gov). Alternatively, the issuer or any underwriter participating in the offering will arrange to send you the prospectus supplement and related prospectus, when available, if you request it by calling Merrill Lynch, Pierce, Fenner & Smith Incorporated at (800) 294-1322, U.S. Bancorp Investments, Inc. at (877) 558-2607 or Wells Fargo Securities, LLC at (800) 326-5897.**

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