

WEINGARTEN REALTY INVESTORS /TX/

Form 8-K

July 29, 2005

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

**FORM 8-K**

**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

Date of report (Date of earliest event reported): July 27, 2005

**WEINGARTEN REALTY INVESTORS**

*(Exact name of Registrant as specified in its Charter)*

|   |                                 |  |
|---|---------------------------------|--|
| Texas   | 1-9876                          | 74-1464203   |
| <i>(State or other jurisdiction of<br/>incorporation or organization)</i> | <i>(Commission file number)</i> | <i>(I.R.S. Employer<br/>Identification Number)</i> |

2600 Citadel Plaza Drive, Suite 300, Houston, Texas 77008  
*(Address of principal executive offices) (Zip Code)*

Registrant's telephone number, including area code: (713) 866-6000

Not applicable  
*(Former name or former address, if changed since last report)*

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**Item 2.02. Results of Operations and Financial Condition.**

On July 27, 2005, we issued a press release describing our results of operations for the second quarter ended June 30, 2005, as well as supplemental financial information pertaining to our operations. A copy of the press release and supplemental financial information are attached as Exhibit 99.1 and Exhibit 99.2 to this report.

The information, including exhibits hereto, in this Current Report on Form 8-K is being furnished and shall not be deemed "filed" with the Securities and Exchange Commission and shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended, except as otherwise expressly stated in such filing.

**Item 9.01. Financial Statements and Exhibits.**

99.1 Press release dated July 27, 2005, regarding our results of operations for the quarter ended June 30, 2005.

99.2 Supplemental Financial Information.

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: July 29, 2005

WEINGARTEN REALTY INVESTORS

By: /s/ Joe D. Shafer  
Joe D. Shafer  
Vice President/Controller

**INDEX TO EXHIBITS**

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