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WEINGARTEN REALTY INVESTORS /TX/

Form 424B3

January 13, 2004

Pricing Supplement No. 4  
Dated January 9, 2004  
Cusip # 948 74R CN4

Filing under Rule 424(b)(3)  
Registration File No. 333-104560

WEINGARTEN REALTY INVESTORS  
MEDIUM-TERM NOTES, SERIES A

|   |                              |
|---|------------------------------|
| Principal amount: \$50,000,000                                | Floating Rate Notes: N/A     |
| Interest Rate (if fixed rate): 4.857%                         | Interest rate basis: N/A     |
| Stated Maturity: 01/15/14                                     | Paper Rate                   |
| Specified Currency: U.S. \$                                   | Prime Rate                   |
| Applicable Exchange Rate (if any):<br>U.S. \$1.00 = N/A       | LIBOR                        |
| Issue price (as a percentage of<br>principal amount): 99.375% | Treasury Rate                |
| Selling Agent's commission (%): .625%                         | CD Rate                      |
| Purchasing Agent's discount<br>or commission (%): N/A         | Federal Funds Rate           |
| Settlement date (original<br>issue date): 01/14/04            | Other                        |
| Redemption Commencement<br>Date (if any): N/A                 | Index Maturity: N/A          |
| Interest Determination Date(s): N/A                           | Spread Multiplier: N/A       |
| Calculation Date(s): N/A                                      | Maximum Rate: N/A            |
| Interest Payment Date (s): 3/15, 9/15                         | Minimum Rate: N/A            |
| Regular Record Date(s): 3/1, 9/1                              | Initial Interest Rate: N/A   |
|   | Interest Reset Date(s): N/A  |
|   | Optional Repayment Date: N/A |
|   | Cusip # 948 74RCN4           |

Redemption prices (if any): The Redemption Price shall initially be N/A % of the principal amount of such Notes to be redeemed.

If such Notes are denominated in other than U.S. dollars, the applicable Foreign Currency Supplement is attached hereto.

Additional terms: N/A

As of the date of this Pricing Supplement, the aggregate initial public offering price (or its equivalent in other currencies) of the Debt Securities (as defined in the Prospectus) which have been sold (including the Notes to which this Pricing Supplement relates) is \$125,000,000.

"N/A" as used herein means "Not Applicable."

BANC OF AMERICA SECURITIES  
GOLDMAN, SACHS & CO.  
JPMORGAN CHASE