

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of June 30, 2012

OFFICE

As of June 30, 2012, the Company's office portfolio included 19 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of June 30, 2012. Most of the major tenant leases in these buildings provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

| | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021 & Thereafter</u> | <u>Total</u> |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------|
| <u>Company Share</u> | | | | | | | | | | | |
| Square Feet Expiring | 129,616 | 290,265 | 355,272 | 508,386 | 701,429 | 548,644 | 346,071 | 300,251 | 248,568 | 1,813,477 | 5,241,979 |
| % of Leased Space | 2% | 5% | 7% | 10% | 13% | 10% | 7% | 6% | 5% | 35% | 100% |
| Annual Contractual Rent (\$000's) (1) | \$ 1,700 | \$ 6,401 | \$ 7,134 | \$ 11,305 | \$ 13,620 | \$ 14,079 | \$ 9,667 | \$ 7,401 | \$ 6,515 | \$ 46,084 | \$ 123,906 |
| Annual Contractual Rent/Sq. Ft. (1) | \$ 13.12 | \$ 22.05 | \$ 20.08 | \$ 22.24 | \$ 19.42 | \$ 25.66 | \$ 27.93 | \$ 24.65 | \$ 26.21 | \$ 25.41 | \$ 23.64 |

RETAIL

As of June 30, 2012, the Company's retail portfolio included 16 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of June 30, 2012. Most of the major tenant leases in these retail properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

| | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021 & Thereafter</u> | <u>Total</u> |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------|
| <u>Company Share</u> | | | | | | | | | | | |
| Square Feet Expiring (2) | 32,931 | 80,519 | 90,079 | 68,377 | 134,424 | 139,298 | 320,166 | 301,904 | 63,963 | 399,449 | 1,631,110 |
| % of Leased Space | 2% | 5% | 6% | 4% | 8% | 9% | 20% | 18% | 4% | 24% | 100% |
| Annual Contractual Rent (\$000's) (1) | \$ 491 | \$ 1,860 | \$ 1,765 | \$ 1,390 | \$ 2,750 | \$ 3,151 | \$ 7,039 | \$ 6,711 | \$ 1,170 | \$ 5,932 | \$ 32,259 |
| Annual Contractual Rent/Sq. Ft. (1) | \$ 14.90 | \$ 23.10 | \$ 19.59 | \$ 20.33 | \$ 20.46 | \$ 22.62 | \$ 21.99 | \$ 22.23 | \$ 18.29 | \$ 14.85 | \$ 19.78 |

(1) Annual Contractual Rent shown is the estimated rate in the year of expiration. It includes the minimum contractual rent paid by the tenant which, in most of the office leases, includes a base year of operating expenses.

(2) Certain leases contain termination options, with or without penalty, if co-tenancy clauses or sales volume levels are not achieved. The expiration date per the lease is used for these leases in the above table, although early termination is possible.