

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of December 31, 2011

OFFICE

As of December 31, 2011, the Company's office portfolio included 21 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of December 31, 2011. 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	217,735	346,284	234,657	498,898	815,404	530,964	340,448	295,599	236,122	1,888,600	5,404,711
% of Leased Space	4%	6%	4%	9%	15%	10%	6%	6%	5%	35%	100%
Annual Contractual Rent (\$000's) (1)	\$ 3,495	\$ 7,603	\$ 4,839	\$ 10,993	\$ 16,918	\$ 13,618	\$ 9,478	\$ 7,236	\$ 6,197	\$ 47,319	\$ 127,696
Annual Contractual Rent/Sq. Ft. (1)	\$ 16.05	\$ 21.96	\$ 20.62	\$ 22.04	\$ 20.75	\$ 25.65	\$ 27.84	\$ 24.48	\$ 26.25	\$ 25.06	\$ 23.63

RETAIL

As of December 31, 2011, the Company's retail portfolio included 17 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of December 31, 2011. 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)	127,262	71,185	96,825	99,422	278,960	145,676	328,597	325,956	92,130	536,430	2,102,443
% of Leased Space	6%	3%	5%	5%	13%	7%	16%	15%	4%	26%	100%
Annual Contractual Rent (\$000's) (1)	\$ 2,084	\$ 1,721	\$ 2,013	\$ 2,236	\$ 6,376	\$ 3,402	\$ 7,367	\$ 6,943	\$ 1,364	\$ 6,398	\$ 39,904
Annual Contractual Rent/Sq. Ft. (1)	\$ 16.37	\$ 24.18	\$ 20.79	\$ 22.49	\$ 22.86	\$ 23.36	\$ 22.42	\$ 21.30	\$ 14.81	\$ 11.93	\$ 18.98

(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.