

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of September 30, 2009

OFFICE

As of September 30, 2009, the Company's office portfolio included 21 commercial office buildings, excluding all properties currently under development and/or in lease-up. The weighted average remaining lease term of these office buildings was approximately eight years as of September 30, 2009. 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>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018 & Thereafter</u>	<u>Total</u>
<i>Total (including Company's % share of Joint Venture Properties):</i>											
Square Feet Expiring (1)	87,446	220,782	505,088	205,715	469,215	282,507	296,613	718,726	478,514	1,673,107	4,937,713
% of Leased Space	2%	4%	10%	4%	9%	6%	6%	15%	10%	34%	100%
Annual Contractual Rent (000's) (2)	\$ 1,338	\$ 3,496	\$ 6,914	\$ 3,488	\$ 8,923	\$ 5,805	\$ 5,632	\$ 13,254	\$ 11,217	\$ 37,878	\$ 97,945
Annual Contractual Rent/Sq. Ft. (2)	\$ 15.30	\$ 15.83	\$ 13.69	\$ 16.96	\$ 19.02	\$ 20.55	\$ 18.99	\$ 18.44	\$ 23.44	\$ 22.64	\$ 19.84

Wholly Owned:

Square Feet Expiring (1)	74,196	213,139	494,773	159,452	323,028	255,546	277,581	181,119	395,415	1,293,753	3,668,002 (3)
% of Leased Space	2%	6%	13%	4%	9%	7%	8%	5%	11%	35%	100%
Annual Contractual Rent (000's) (2)	\$ 1,211	\$ 3,357	\$ 6,780	\$ 2,585	\$ 6,232	\$ 5,169	\$ 5,346	\$ 3,288	\$ 9,178	\$ 31,120	\$ 74,266
Annual Contractual Rent/Sq. Ft. (2)	\$ 16.32	\$ 15.75	\$ 13.70	\$ 16.21	\$ 19.29	\$ 20.23	\$ 19.26	\$ 18.16	\$ 23.21	\$ 24.05	\$ 20.25

Joint Venture:

Square Feet Expiring (1)	14,972	11,416	22,592	120,790	278,700	52,440	24,941	1,071,594	165,089	531,241	2,293,775 (4)
% of Leased Space	1%	1%	1%	5%	12%	2%	1%	47%	7%	23%	100%
Annual Contractual Rent (000's) (2)	\$ 144	\$ 212	\$ 323	\$ 2,430	\$ 5,185	\$ 1,260	\$ 398	\$ 19,869	\$ 4,078	\$ 10,889	\$ 44,788
Annual Contractual Rent/Sq. Ft. (2)	\$ 9.59	\$ 18.55	\$ 14.31	\$ 20.12	\$ 18.60	\$ 24.02	\$ 15.95	\$ 18.54	\$ 24.70	\$ 20.50	\$ 19.53

(1) Where a tenant has the option to cancel its lease without penalty, the lease expiration date used in the table above reflects the cancellation option date rather than the lease expiration date.

(2) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.

(3) Rentable square feet leased as of September 30, 2009 out of approximately 4,390,000 total rentable square feet.

(4) Rentable square feet leased as of September 30, 2009 out of approximately 2,343,000 total rentable square feet.

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RETAIL

As of September 30, 2009, the Company's retail portfolio included 14 retail properties, excluding all properties currently under development and/or in lease-up. The weighted average remaining lease term of these retail properties was approximately nine years as of September 30, 2009. 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>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring (1)	36,942	59,628	86,890	73,661	45,103	46,271	99,044	338,307	188,615	958,422	1,932,883
% of Leased Space	2%	3%	4%	4%	2%	2%	5%	18%	10%	50%	100%
Annual Contractual Rent (000's) (2)	\$ 320	\$ 799	\$ 2,312	\$ 1,706	\$ 1,206	\$ 1,111	\$ 2,474	\$ 14,091	\$ 5,518	\$ 18,291	\$ 47,828
Annual Contractual Rent/Sq. Ft. (2)	\$ 8.65	\$ 13.39	\$ 26.61	\$ 23.16	\$ 26.75	\$ 24.00	\$ 24.98	\$ 41.65	\$ 29.25	\$ 19.09	\$ 24.74
<u>Wholly Owned:</u>											
Square Feet Expiring (1)	13,301	8,290	62,953	37,993	15,422	9,316	52,767	313,459	142,754	310,336	966,591 (3)
% of Leased Space	1%	1%	7%	4%	2%	1%	5%	32%	15%	32%	100%
Annual Contractual Rent (000's) (2)	\$ 158	\$ 169	\$ 1,913	\$ 974	\$ 403	\$ 258	\$ 1,541	\$ 13,560	\$ 4,550	\$ 4,701	\$ 28,227
Annual Contractual Rent/Sq. Ft. (2)	\$ 11.85	\$ 20.38	\$ 30.39	\$ 25.65	\$ 26.10	\$ 27.64	\$ 29.20	\$ 43.26	\$ 31.87	\$ 15.15	\$ 29.20
<u>Joint Venture:</u>											
Square Feet Expiring (1)	93,503	202,510	225,706	306,393	154,673	198,032	287,248	195,056	235,155	1,139,721	3,037,997 (4)
% of Leased Space	3%	7%	7%	10%	5%	7%	9%	6%	8%	38%	100%
Annual Contractual Rent (000's) (2)	\$ 960	\$ 3,475	\$ 3,677	\$ 6,071	\$ 3,994	\$ 4,325	\$ 5,642	\$ 4,029	\$ 4,943	\$ 21,437	\$ 58,553
Annual Contractual Rent/Sq. Ft. (2)	\$ 10.26	\$ 17.16	\$ 16.29	\$ 19.81	\$ 25.82	\$ 21.84	\$ 19.64	\$ 20.65	\$ 21.02	\$ 18.81	\$ 19.27

(1) 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.

(2) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable and any percentage rents due. The contractual rental rate shown is the estimated rate in the year of expiration.

(3) Gross leasable area leased as of September 30, 2009 out of approximately 1,076,000 total gross leasable area.

(4) Gross leasable area leased as of September 30, 2009 out of approximately 3,587,000 total gross leasable area.

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INDUSTRIAL

As of September 30, 2009, the Company's operating industrial portfolio consisted of King Mill Distribution Park - Building 3, Lakeside Ranch Business Park - Building 20 and Jefferson Mill Business Park - Building A. The leases provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2012</u>	<u>Total</u>
<i>Company's % share of Joint Venture Properties:</i>		
Square Feet Expiring	746,671	746,671
% of Leased Space	100%	100%
Annual Contractual Rent (000's) (1)	\$2,266	\$2,266
Annual Contractual Rent/Sq. Ft. (1)	\$3.04	\$3.04

Joint Venture:

Square Feet Expiring	877,021	877,021	(2)
% of Leased Space	100%	100%	
Annual Contractual Rent (000's) (1)	\$ 2,639	\$ 2,639	
Annual Contractual Rent/Sq. Ft. (1)	\$ 3.01	\$ 3.01	

(1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. The contractual rental rate shown is the estimated rate in the year of expiration.

(2) Rentable square feet leased as of September 30, 2009 out of approximately 2,004,000 total rentable square feet.