

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

OFFICE

As of June 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 June 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>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring (1)	247,140	223,124	508,869	205,598	464,256	269,666	286,782	718,726	480,330	1,689,887	5,094,378
% of Leased Space	5%	4%	10%	4%	9%	5%	6%	14%	10%	33%	100%
Annual Contractual Rent (000's) (2)	\$ 3,014	\$ 3,527	\$ 6,967	\$ 3,471	\$ 8,864	\$ 5,620	\$ 5,467	\$ 13,320	\$ 11,291	\$ 38,259	\$ 99,800
Annual Contractual Rent/Sq. Ft. (2)	\$ 12.19	\$ 15.81	\$ 13.69	\$ 16.88	\$ 19.09	\$ 20.84	\$ 19.06	\$ 18.53	\$ 23.51	\$ 22.64	\$ 19.59

Wholly Owned:

Square Feet Expiring (1)	231,783	215,223	498,554	158,469	318,069	245,041	268,372	181,119	397,231	1,310,533	3,824,394 (3)
% of Leased Space	6%	6%	13%	4%	8%	7%	7%	5%	10%	34%	100%
Annual Contractual Rent (000's) (2)	\$ 2,869	\$ 3,382	\$ 6,834	\$ 2,555	\$ 6,173	\$ 5,011	\$ 5,195	\$ 3,355	\$ 9,253	\$ 31,581	\$ 76,208
Annual Contractual Rent/Sq. Ft. (2)	\$ 12.38	\$ 15.72	\$ 13.71	\$ 16.12	\$ 19.41	\$ 20.45	\$ 19.36	\$ 18.52	\$ 23.29	\$ 24.10	\$ 19.93

Joint Venture:

Square Feet Expiring (1)	17,641	11,933	22,592	124,083	278,700	49,250	23,697	1,071,594	165,089	531,241	2,295,820 (4)
% of Leased Space	1%	1%	1%	5%	12%	2%	1%	47%	7%	23%	100%
Annual Contractual Rent (000's) (2)	\$ 169	\$ 224	\$ 323	\$ 2,456	\$ 5,185	\$ 1,218	\$ 370	\$ 19,869	\$ 4,078	\$ 10,798	\$ 44,690
Annual Contractual Rent/Sq. Ft. (2)	\$ 9.55	\$ 18.76	\$ 14.31	\$ 19.80	\$ 18.60	\$ 24.73	\$ 15.60	\$ 18.54	\$ 24.70	\$ 20.33	\$ 19.47

- (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 June 30, 2009 out of approximately 4,389,000 total rentable square feet.
- (4) Rentable square feet leased as of June 30, 2009 out of approximately 2,343,000 total rentable square feet.

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RETAIL

As of June 30, 2009, the Company's retail portfolio included 13 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 June 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)	46,369	48,584	90,721	71,232	43,423	35,192	91,274	338,936	188,378	774,301	1,728,410
% of Leased Space	3%	3%	5%	4%	2%	2%	5%	20%	11%	45%	100%
Annual Contractual Rent (000's) (2)	\$ 428	\$ 666	\$ 2,348	\$ 1,643	\$ 1,182	\$ 917	\$ 2,352	\$ 14,108	\$ 5,512	\$ 14,605	\$ 43,761
Annual Contractual Rent/Sq. Ft. (2)	\$ 9.24	\$ 13.71	\$ 25.88	\$ 23.06	\$ 27.23	\$ 26.05	\$ 25.77	\$ 41.63	\$ 29.26	\$ 18.86	\$ 25.32
<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	287,350	943,605 (3)
% of Leased Space	1%	1%	7%	4%	2%	1%	6%	33%	15%	30%	100%
Annual Contractual Rent (000's) (2)	\$ 158	\$ 169	\$ 1,913	\$ 974	\$ 403	\$ 258	\$ 1,541	\$ 13,560	\$ 4,550	\$ 4,344	\$ 27,870
Annual Contractual Rent/Sq. Ft. (2)	\$ 11.85	\$ 20.38	\$ 30.39	\$ 25.65	\$ 26.10	\$ 27.64	\$ 29.20	\$ 43.26	\$ 31.87	\$ 15.12	\$ 29.53
<u>Joint Venture:</u>											
Square Feet Expiring (1)	162,676	214,582	263,125	299,733	153,614	160,579	215,579	200,520	233,098	945,976	2,849,482 (4)
% of Leased Space	6%	8%	9%	10%	5%	6%	8%	7%	8%	33%	100%
Annual Contractual Rent (000's) (2)	\$ 1,643	\$ 4,192	\$ 4,039	\$ 5,874	\$ 3,980	\$ 3,826	\$ 4,539	\$ 4,177	\$ 4,890	\$ 17,301	\$ 54,461
Annual Contractual Rent/Sq. Ft. (2)	\$ 10.10	\$ 19.53	\$ 15.35	\$ 19.60	\$ 25.91	\$ 23.82	\$ 21.05	\$ 20.83	\$ 20.98	\$ 18.29	\$ 19.11

(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 June 30, 2009 out of approximately 1,076,000 total gross leasable area.

(4) Gross leasable area leased as of June 30, 2009 out of approximately 3,338,000 total gross leasable area.

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INDUSTRIAL

As of June 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>
<u>Company's % share of Joint Venture Properties:</u>		
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 June 30, 2009 out of approximately 2,004,000 total rentable square feet.