

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

OFFICE

As of March 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 March 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>2011</u>	<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 & Thereafter</u>	<u>Total</u>
<u>Company Share</u>											
Square Feet Expiring	409,248	176,921	541,308	264,310	427,725	706,665	471,734	272,724	540,155	1,561,297	5,372,087
% of Leased Space	8%	3%	10%	5%	8%	13%	9%	5%	10%	29%	100%
Annual Contractual Rent (\$000's) (1)	\$ 6,512	\$ 3,426	\$ 12,406	\$ 5,529	\$ 9,206	\$ 13,681	\$ 12,321	\$ 7,909	\$ 12,476	\$ 37,785	\$ 121,251
Annual Contractual Rent/Sq. Ft. (1)	\$ 15.91	\$ 19.37	\$ 22.92	\$ 20.92	\$ 21.52	\$ 19.36	\$ 26.12	\$ 29.00	\$ 23.10	\$ 24.20	\$ 22.57

RETAIL

As of March 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 March 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>2011</u>	<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 & Thereafter</u>	<u>Total</u>
<u>Company Share</u>											
Square Feet Expiring (2)	74,360	67,208	70,643	99,124	104,855	273,127	128,112	329,465	319,525	599,751	2,066,170
% of Leased Space	4%	3%	4%	5%	5%	13%	6%	16%	15%	29%	100%
Annual Contractual Rent (\$000's) (1)	\$ 1,281	\$ 1,210	\$ 1,716	\$ 1,993	\$ 2,330	\$ 6,175	\$ 3,206	\$ 7,402	\$ 6,791	\$ 7,088	\$ 39,192
Annual Contractual Rent/Sq. Ft. (1)	\$ 17.22	\$ 18.01	\$ 24.28	\$ 20.10	\$ 22.23	\$ 22.61	\$ 25.03	\$ 22.47	\$ 21.25	\$ 11.82	\$ 18.97

(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.