

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of September 30, 2011

OFFICE

As of September 30, 2011, the Company's office portfolio included 20 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately eight years as of September 30, 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	209,025	168,292	329,341	243,158	427,850	702,551	503,823	311,777	255,461	1,796,850	4,948,128
% of Leased Space	5%	3%	7%	5%	9%	14%	10%	6%	5%	36%	100%
Annual Contractual Rent (\$000's) (1)	\$ 3,131	\$ 3,081	\$ 7,244	\$ 5,075	\$ 9,181	\$ 13,595	\$ 13,004	\$ 8,709	\$ 6,468	\$ 43,700	\$ 113,188
Annual Contractual Rent/Sq. Ft. (1)	\$ 14.98	\$ 18.31	\$ 22.00	\$ 20.87	\$ 21.46	\$ 19.35	\$ 25.81	\$ 27.93	\$ 25.32	\$ 24.32	\$ 22.87

RETAIL

As of September 30, 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 September 30, 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)	32,090	81,633	71,198	98,271	97,379	288,225	146,076	328,656	325,956	644,592	2,114,076
% of Leased Space	2%	4%	3%	5%	5%	14%	7%	16%	15%	30%	100%
Annual Contractual Rent (\$000's) (1)	\$ 613	\$ 1,304	\$ 1,727	\$ 1,982	\$ 2,193	\$ 6,463	\$ 3,501	\$ 7,376	\$ 6,943	\$ 8,068	\$ 40,170
Annual Contractual Rent/Sq. Ft. (1)	\$ 19.11	\$ 15.97	\$ 24.25	\$ 20.17	\$ 22.52	\$ 22.42	\$ 23.97	\$ 22.44	\$ 21.30	\$ 12.52	\$ 19.00

(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.