

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of March 31, 2013

OFFICE

As of March 31, 2013, the Company's office portfolio included 15 commercial office properties. The weighted average remaining lease term of these office properties was approximately six years as of March 31, 2013. 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>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</u> | <u>2022 & Thereafter</u> | <u>Total</u> |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|--------------|
| <u>Company Share</u> | | | | | | | | | | | |
| Square Feet Expiring | 258,283 | 510,730 | 546,266 | 1,127,768 | 533,153 | 766,640 | 326,001 | 291,283 | 556,580 | 1,815,183 | 6,731,887 |
| % of Leased Space | 4% | 8% | 8% | 17% | 8% | 11% | 5% | 4% | 8% | 27% | 100% |
| Annual Contractual | | | | | | | | | | | |
| Rent (\$000's) (1) | \$ 4,518 | \$ 10,627 | \$ 11,918 | \$ 21,171 | \$ 11,856 | \$ 16,134 | \$ 7,635 | \$ 7,907 | \$ 13,868 | \$ 43,611 | \$ 149,245 |
| Annual Contractual | | | | | | | | | | | |
| Rent/Sq. Ft. (1) | \$ 17.49 | \$ 20.81 | \$ 21.82 | \$ 18.77 | \$ 22.24 | \$ 21.05 | \$ 23.42 | \$ 27.15 | \$ 24.92 | \$ 24.03 | \$ 22.17 |

RETAIL

As of March 31, 2013, the Company's retail portfolio included 16 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of March 31, 2013. 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>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</u> | <u>2022 & Thereafter</u> | <u>Total</u> |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|--------------|
| <u>Company Share</u> | | | | | | | | | | | |
| Square Feet Expiring (2) | 48,172 | 52,747 | 56,336 | 69,374 | 91,312 | 223,067 | 151,401 | 18,516 | 19,027 | 369,514 | 1,099,466 |
| % of Leased Space | 4% | 5% | 5% | 6% | 8% | 20% | 14% | 2% | 2% | 34% | 100% |
| Annual Contractual | | | | | | | | | | | |
| Rent (\$000's) (1) | \$ 686 | \$ 956 | \$ 1,060 | \$ 1,318 | \$ 1,934 | \$ 4,604 | \$ 2,993 | \$ 315 | \$ 527 | \$ 4,008 | \$ 18,401 |
| Annual Contractual | | | | | | | | | | | |
| Rent/Sq. Ft. (1) | \$ 14.24 | \$ 18.13 | \$ 18.81 | \$ 18.99 | \$ 21.17 | \$ 20.64 | \$ 19.77 | \$ 16.99 | \$ 27.71 | \$ 10.85 | \$ 16.74 |

(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.