

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of June 30, 2013

OFFICE

As of June 30, 2013, the Company's office portfolio included 16 commercial office properties. The weighted average remaining lease term of these office properties was approximately six years. 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	178,450	590,256	591,643	1,135,036	551,442	834,120	333,084	299,829	622,726	2,041,653	7,178,239
% of Leased Space	2%	8%	8%	16%	8%	12%	5%	4%	9%	28%	100%
Annual Contractual											
Rent (\$000's) (1)	\$ 2,900	\$ 12,326	\$ 12,822	\$ 21,529	\$ 12,251	\$ 17,594	\$ 7,790	\$ 8,083	\$ 15,365	\$ 49,233	\$ 159,893
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 16.25	\$ 20.88	\$ 21.67	\$ 18.97	\$ 22.22	\$ 21.09	\$ 23.39	\$ 26.96	\$ 24.67	\$ 24.11	\$ 22.27

RETAIL

As of June 30, 2013, the Company's retail portfolio included 16 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years. 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)	28,003	52,517	57,066	68,626	90,795	226,713	155,705	19,189	16,407	372,779	1,087,800
% of Leased Space	3%	5%	5%	6%	8%	21%	14%	2%	2%	34%	100%
Annual Contractual											
Rent (\$000's) (1)	\$ 502	\$ 944	\$ 1,075	\$ 1,291	\$ 1,925	\$ 4,706	\$ 3,079	\$ 331	\$ 442	\$ 4,111	\$ 18,406
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 17.93	\$ 17.97	\$ 18.84	\$ 18.81	\$ 21.20	\$ 20.76	\$ 19.78	\$ 17.27	\$ 26.91	\$ 11.03	\$ 16.92

(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.