

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
SQUARE FEET EXPIRING
As of March 31, 2014

OFFICE

As of March 31, 2014, the Company's office portfolio included 16 commercial office properties. The weighted average remaining lease term of these office properties was seven 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>Company Share</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</u>	<u>2023 & Thereafter</u>	<u>Total</u>
Square Feet Expiring	707,405	888,835	1,389,238	1,432,012	1,201,369	720,744	809,699	884,844	806,475	3,234,773	12,075,394
% of Leased Space	6%	7%	11%	12%	10%	6%	7%	7%	7%	27%	100%
Annual Contractual Rent (\$000s) (1)	\$ 11,775	\$ 17,862	\$ 26,413	\$ 28,921	\$ 25,216	\$ 16,403	\$ 18,757	\$ 21,257	\$ 16,490	\$ 81,214	\$ 264,308
% of Annual Contractual Rent (1)	4%	7%	10%	11%	10%	6%	7%	8%	6%	31%	100%
Annual Contractual Rent per Square Foot (1)	\$ 16.64	\$ 20.10	\$ 19.01	\$ 20.20	\$ 20.99	\$ 22.76	\$ 23.16	\$ 24.02	\$ 20.45	\$ 25.11	\$ 21.89

RETAIL

As of March 31, 2014, the Company's retail portfolio included 6 retail properties. The weighted average remaining lease term of these retail properties was thirteen 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>Company Share</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</u>	<u>2023 & Thereafter</u>	<u>Total</u>
Square Feet Expiring (2)	11,482	6,666	6,048	15,561	20,149	7,694	4,546	2,246	15,113	244,725	334,230
% of Leased Space	3%	2%	2%	5%	6%	2%	1%	1%	5%	73%	100%
Annual Contractual Rent (\$000s) (1)	\$ 208	\$ 131	\$ 112	\$ 399	\$ 489	\$ 187	\$ 99	\$ 70	\$ 443	\$ 3,453	\$ 5,591
% of Annual Contractual Rent (1)	4%	2%	2%	7%	9%	3%	2%	1%	8%	62%	100%
Annual Contractual Rent per Square Foot (1)	\$ 18.12	\$ 19.64	\$ 18.48	\$ 25.67	\$ 24.25	\$ 24.32	\$ 21.74	\$ 31.35	\$ 29.31	\$ 14.11	\$ 16.73

(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.