

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
SQUARE FEET EXPIRING
As of June 30, 2014

OFFICE

As of June 30, 2014, the Company's office portfolio included 16 commercial office properties. The weighted average remaining lease term of these office properties was 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:

<i><u>Company Share</u></i>	<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	481,627	900,123	1,444,868	1,349,517	1,206,150	763,928	810,363	893,827	810,671	3,492,043	12,153,117
% of Leased Space	4%	7%	12%	11%	10%	6%	7%	7%	7%	29%	100%
Annual Contractual Rent (\$000s) (1)	\$ 7,462	\$ 18,074	\$ 27,721	\$ 26,949	\$ 25,270	\$ 17,146	\$ 18,851	\$ 21,386	\$ 16,580	\$ 87,790	\$ 267,229
% of Annual Contractual Rent (1)	3%	7%	10%	10%	10%	6%	7%	8%	6%	33%	100%
Annual Contractual Rent per Square Foot (1)	\$ 15.49	\$ 20.08	\$ 19.19	\$ 19.97	\$ 20.95	\$ 22.44	\$ 23.26	\$ 23.93	\$ 20.45	\$ 25.14	\$ 21.99

RETAIL

As of June 30, 2014, the Company's retail portfolio included 6 retail properties. The weighted average remaining lease term of these retail properties was twelve 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:

<i><u>Company Share</u></i>	<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)	4,453	7,373	6,048	16,961	20,149	15,542	4,546	2,246	15,113	247,525	339,956
% of Leased Space	1%	2%	2%	5%	6%	5%	1%	1%	4%	73%	100%
Annual Contractual Rent (\$000s) (1)	\$ 71	\$ 140	\$ 112	\$ 437	\$ 489	\$ 334	\$ 99	\$ 70	\$ 443	\$ 3,527	\$ 5,722
% of Annual Contractual Rent (1)	1%	2%	2%	8%	8%	6%	2%	1%	8%	62%	100%
Annual Contractual Rent per Square Foot (1)	\$ 15.88	\$ 18.92	\$ 18.48	\$ 25.74	\$ 24.25	\$ 21.47	\$ 21.74	\$ 31.35	\$ 29.31	\$ 14.25	\$ 16.83

(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.