

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of March 31, 2010

OFFICE

As of March 31, 2010, the Company's office portfolio included 22 commercial office buildings, excluding all properties currently under development and/or in lease-up. The weighted average remaining lease term of these office buildings was approximately seven years as of March 31, 2010. 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>2010</u>	<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 & Thereafter</u>	<u>Total</u>
<i>Total (including Company's % share of Joint Venture Properties):</i>											
Square Feet Expiring	216,846	460,883	215,371	527,571	269,001	357,747	728,422	443,850	261,770	1,587,372	5,068,833
% of Leased Space	4%	9%	4%	10%	5%	7%	15%	9%	5%	32%	100%
Annual Contractual Rent (000's) (1)	\$ 2,745	\$ 5,458	\$ 3,153	\$ 9,037	\$ 4,556	\$ 6,611	\$ 13,326	\$ 10,625	\$ 6,897	\$ 32,783	\$ 95,191
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.66	\$ 11.84	\$ 14.64	\$ 17.13	\$ 16.94	\$ 18.48	\$ 18.29	\$ 23.94	\$ 26.35	\$ 20.65	\$ 18.78
<i>Wholly Owned:</i>											
Square Feet Expiring	213,020	449,317	172,680	374,762	241,776	334,503	187,083	361,859	199,431	1,205,091	3,739,522 (2)
% of Leased Space	6%	12%	5%	10%	6%	9%	5%	10%	5%	32%	100%
Annual Contractual Rent (000's) (1)	\$ 2,680	\$ 5,283	\$ 2,364	\$ 6,167	\$ 3,924	\$ 6,293	\$ 3,305	\$ 8,552	\$ 5,465	\$ 26,116	\$ 70,149
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.58	\$ 11.76	\$ 13.69	\$ 16.46	\$ 16.23	\$ 18.81	\$ 17.66	\$ 23.63	\$ 27.40	\$ 21.67	\$ 18.76
<i>Joint Venture:</i>											
Square Feet Expiring	4,612	25,094	106,398	291,116	52,320	33,364	1,079,059	163,981	122,850	545,063	2,423,857 (3)
% of Leased Space	0%	1%	4%	12%	2%	2%	45%	7%	5%	22%	100%
Annual Contractual Rent (000's) (1)	\$ 80	\$ 392	\$ 2,071	\$ 5,592	\$ 1,242	\$ 512	\$ 20,005	\$ 4,146	\$ 2,844	\$ 10,979	\$ 47,863
Annual Contractual Rent/Sq. Ft. (1)	\$ 17.36	\$ 15.61	\$ 19.46	\$ 19.21	\$ 23.74	\$ 15.34	\$ 18.54	\$ 25.29	\$ 23.15	\$ 20.14	\$ 19.75

(1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.

(2) Rentable square feet leased as of March 31, 2010 out of approximately 4,387,000 total rentable square feet.

(3) Rentable square feet leased as of March 31, 2010 out of approximately 2,501,000 total rentable square feet.

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RETAIL

As of March 31, 2010, the Company's retail portfolio included 14 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of March 31, 2010. 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>2010</u>	<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 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring (1)	64,735	85,573	80,524	52,583	47,060	105,427	332,824	183,964	330,387	657,074	1,940,151
% of Leased Space	3%	4%	4%	3%	2%	5%	18%	10%	17%	34%	100%
Annual Contractual Rent (000's) (2)	\$ 679	\$ 2,225	\$ 1,785	\$ 1,326	\$ 1,121	\$ 2,613	\$ 8,646	\$ 5,419	\$ 7,565	\$ 11,065	\$ 42,444
Annual Contractual Rent/Sq. Ft. (2)	\$ 10.48	\$ 26.00	\$ 22.16	\$ 25.21	\$ 23.83	\$ 24.79	\$ 25.98	\$ 29.46	\$ 22.90	\$ 16.84	\$ 21.88
 <i>Wholly Owned:</i>											
Square Feet Expiring (1)	25,714	62,415	46,259	12,699	10,529	49,678	299,403	137,757	62,557	253,516	960,527 (3)
% of Leased Space	3%	6%	5%	1%	1%	6%	31%	14%	7%	26%	100%
Annual Contractual Rent (000's) (2)	\$ 351	\$ 1,838	\$ 1,080	\$ 329	\$ 278	\$ 1,471	\$ 7,934	\$ 4,438	\$ 1,613	\$ 3,133	\$ 22,465
Annual Contractual Rent/Sq. Ft. (2)	\$ 13.65	\$ 29.45	\$ 23.36	\$ 25.91	\$ 26.36	\$ 29.62	\$ 26.50	\$ 32.21	\$ 25.79	\$ 12.36	\$ 23.39
 <i>Joint Venture:</i>											
Square Feet Expiring (1)	151,356	216,954	294,189	171,424	200,858	327,638	203,031	238,163	463,543	866,488	3,133,644 (4)
% of Leased Space	5%	7%	9%	5%	6%	11%	6%	8%	15%	28%	100%
Annual Contractual Rent (000's) (2)	\$ 2,144	\$ 3,549	\$ 5,842	\$ 4,381	\$ 4,438	\$ 6,497	\$ 4,061	\$ 5,068	\$ 10,148	\$ 14,381	\$ 60,509
Annual Contractual Rent/Sq. Ft. (2)	\$ 14.17	\$ 16.36	\$ 19.86	\$ 25.56	\$ 22.10	\$ 19.83	\$ 20.00	\$ 21.28	\$ 21.89	\$ 16.60	\$ 19.31

(1) 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.

(2) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable and any percentage rents due. The contractual rental rate shown is the estimated rate in the year of expiration.

(3) Gross leasable area leased as of March 31, 2010 out of approximately 1,046,000 total gross leasable area.

(4) Gross leasable area leased as of March 31, 2010 out of approximately 3,575,000 total gross leasable area.

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INDUSTRIAL

As of March 31, 2010, the Company's industrial portfolio included three buildings. The weighted average remaining lease term of these properties was approximately four years as of March 31, 2010. The leases provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2012</u>	<u>2015</u>	<u>2016</u>	<u>Total</u>
<i>Company's % share of Joint Venture Properties:</i>				
Square Feet Expiring	355,621	508,050	223,190	1,086,861
% of Leased Space	33%	46%	21%	100%
Annual Contractual Rent (000's) (1)	\$1,149	\$1,471	\$714	\$3,334
Annual Contractual Rent/Sq. Ft. (1)	\$3.23	\$2.90	\$3.20	\$3.07

Joint Venture:

Square Feet Expiring	355,621	677,400	223,190	1,256,211 (2)
% of Leased Space	28%	54%	18%	100%
Annual Contractual Rent (000's) (1)	\$ 1,149	\$ 1,962	\$ 714	\$ 3,825
Annual Contractual Rent/Sq. Ft. (1)	\$ 3.23	\$ 2.90	\$ 3.20	\$ 3.04

(1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. The contractual rental rate shown is the estimated rate in the year of expiration.

(2) Rentable square feet leased as of March 31, 2010 out of approximately 2,004,000 total rentable square feet.