

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of December 31, 2009

OFFICE

As of December 31, 2009, 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 December 31, 2009. 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>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring	181,190	466,219	213,348	514,632	280,820	339,659	719,907	451,364	218,379	1,590,406	4,975,924
% of Leased Space	4%	9%	4%	10%	6%	7%	15%	9%	4%	32%	100%
Annual Contractual Rent (000's) (1)	\$ 2,528	\$ 5,651	\$ 3,126	\$ 8,875	\$ 4,954	\$ 6,309	\$ 13,202	\$ 10,928	\$ 5,914	\$ 32,882	\$ 94,369
Annual Contractual Rent/Sq. Ft. (1)	\$ 13.95	\$ 12.12	\$ 14.65	\$ 17.25	\$ 17.64	\$ 18.57	\$ 18.34	\$ 24.21	\$ 27.08	\$ 20.68	\$ 18.97
<u>Wholly Owned:</u>											
Square Feet Expiring	176,022	454,653	169,407	363,165	254,269	316,415	178,568	369,541	199,431	1,209,207	3,690,678 (2)
% of Leased Space	5%	12%	5%	10%	7%	8%	5%	10%	5%	33%	100%
Annual Contractual Rent (000's) (1)	\$ 2,439	\$ 5,476	\$ 2,315	\$ 6,032	\$ 4,335	\$ 5,991	\$ 3,181	\$ 8,859	\$ 5,363	\$ 26,232	\$ 70,223
Annual Contractual Rent/Sq. Ft. (1)	\$ 13.85	\$ 12.04	\$ 13.66	\$ 16.61	\$ 17.05	\$ 18.93	\$ 17.81	\$ 23.97	\$ 26.89	\$ 21.69	\$ 19.03
<u>Joint Venture:</u>											
Square Feet Expiring	7,296	25,094	116,146	288,432	51,558	33,364	1,079,059	163,646	36,068	535,650	2,336,313 (3)
% of Leased Space	0%	1%	5%	12%	2%	2%	46%	7%	2%	23%	100%
Annual Contractual Rent (000's) (1)	\$ 129	\$ 392	\$ 2,236	\$ 5,537	\$ 1,228	\$ 512	\$ 20,005	\$ 4,138	\$ 1,082	\$ 10,826	\$ 46,085
Annual Contractual Rent/Sq. Ft. (1)	\$ 17.64	\$ 15.61	\$ 19.25	\$ 19.20	\$ 23.82	\$ 15.34	\$ 18.54	\$ 25.29	\$ 30.00	\$ 20.21	\$ 19.73

(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 December 31, 2009 out of approximately 4,388,000 total rentable square feet.

(3) Rentable square feet leased as of December 31, 2009 out of approximately 2,501,000 total rentable square feet.

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of December 31, 2009

RETAIL

As of December 31, 2009, 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 December 31, 2009. 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>
<i>Total (including Company's % share of Joint Venture Properties):</i>											
Square Feet Expiring (1)	78,671	83,363	80,765	55,076	47,906	99,678	339,023	183,964	330,123	638,100	1,936,669
% of Leased Space	4%	4%	4%	3%	2%	5%	19%	9%	17%	33%	100%
Annual Contractual Rent (000's) (2)	\$ 908	\$ 2,220	\$ 1,791	\$ 1,393	\$ 1,146	\$ 2,478	\$ 8,796	\$ 5,419	\$ 7,641	\$ 10,824	\$ 42,616
Annual Contractual Rent/Sq. Ft. (2)	\$ 11.54	\$ 26.63	\$ 22.17	\$ 25.29	\$ 23.93	\$ 24.86	\$ 25.94	\$ 29.46	\$ 23.15	\$ 16.96	\$ 22.00
<i>Wholly Owned:</i>											
Square Feet Expiring (1)	34,343	59,176	46,259	15,422	10,529	48,478	312,049	137,757	64,357	249,686	978,056 (3)
% of Leased Space	3%	6%	5%	2%	1%	5%	32%	14%	7%	25%	100%
Annual Contractual Rent (000's) (2)	\$ 492	\$ 1,820	\$ 1,080	\$ 403	\$ 278	\$ 1,421	\$ 8,204	\$ 4,438	\$ 1,721	\$ 3,178	\$ 23,035
Annual Contractual Rent/Sq. Ft. (2)	\$ 14.33	\$ 30.75	\$ 23.36	\$ 26.10	\$ 26.36	\$ 29.31	\$ 26.29	\$ 32.21	\$ 26.74	\$ 12.73	\$ 23.55
<i>Joint Venture:</i>											
Square Feet Expiring (1)	197,500	227,956	296,289	169,424	201,814	306,468	194,096	238,163	443,543	799,327	3,074,580 (4)
% of Leased Space	6%	7%	10%	6%	7%	10%	6%	8%	14%	26%	100%
Annual Contractual Rent (000's) (2)	\$ 2,912	\$ 3,691	\$ 5,896	\$ 4,327	\$ 4,466	\$ 6,207	\$ 3,885	\$ 5,068	\$ 9,848	\$ 12,781	\$ 59,081
Annual Contractual Rent/Sq. Ft. (2)	\$ 14.75	\$ 16.19	\$ 19.90	\$ 25.54	\$ 22.13	\$ 20.25	\$ 20.02	\$ 21.28	\$ 22.20	\$ 15.99	\$ 19.22

(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 December 31, 2009 out of approximately 1,069,000 total gross leasable area.

(4) Gross leasable area leased as of December 31, 2009 out of approximately 3,586,000 total gross leasable area.

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of December 31, 2009

INDUSTRIAL

As of December 31, 2009, the Company's industrial portfolio included three buildings. The weighted average remaining lease term of these properties was approximately four years as of December 31, 2009. 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>Total</u>
<i>Company's % share of Joint Venture Properties:</i>			
Square Feet Expiring	355,621	508,050	863,671
% of Leased Space	41%	59%	100%
Annual Contractual Rent (000's) (1)	\$1,149	\$1,471	\$2,620
Annual Contractual Rent/Sq. Ft. (1)	\$3.23	\$2.90	\$3.03

Joint Venture:

Square Feet Expiring	355,621	677,400	1,033,021 (2)
% of Leased Space	34%	66%	100%
Annual Contractual Rent (000's) (1)	\$ 1,149	\$ 1,962	\$ 3,111
Annual Contractual Rent/Sq. Ft. (1)	\$ 3.23	\$ 2.90	\$ 3.01

- (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 December 31, 2009 out of approximately 2,004,000 total rentable square feet.