

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of June 30, 2011

OFFICE

As of June 30, 2011, the Company's office portfolio included 21 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of June 30, 2011. 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>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</u>	<u>2020 & Thereafter</u>	<u>Total</u>
<u>Company Share</u>											
Square Feet Expiring (3)	276,905	178,476	549,669	288,851	443,798	706,665	482,551	273,120	540,155	1,580,307	5,320,497
% of Leased Space	6%	3%	10%	6%	8%	13%	9%	5%	10%	30%	100%
Annual Contractual											
Rent (\$'000's) (1)	\$ 4,304	\$ 3,396	\$ 12,564	\$ 5,922	\$ 9,519	\$ 13,681	\$ 12,571	\$ 7,920	\$ 12,476	\$ 38,290	\$ 120,643
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 15.54	\$ 19.03	\$ 22.86	\$ 20.50	\$ 21.45	\$ 19.36	\$ 26.05	\$ 29.00	\$ 23.10	\$ 24.23	\$ 22.68

RETAIL

As of June 30, 2011, the Company's retail portfolio included 17 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of June 30, 2011. 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>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</u>	<u>2020 & Thereafter</u>	<u>Total</u>
<u>Company Share</u>											
Square Feet Expiring (2)	53,088	85,196	71,221	99,124	103,944	280,583	131,490	329,465	319,686	615,161	2,088,958
% of Leased Space	3%	4%	3%	5%	5%	13%	6%	16%	15%	30%	100%
Annual Contractual											
Rent (\$'000's) (1)	\$ 1,075	\$ 1,426	\$ 1,726	\$ 1,993	\$ 2,310	\$ 6,275	\$ 3,249	\$ 7,402	\$ 6,796	\$ 7,496	\$ 39,748
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 20.24	\$ 16.74	\$ 24.24	\$ 20.10	\$ 22.22	\$ 22.37	\$ 24.71	\$ 22.47	\$ 21.26	\$ 12.18	\$ 19.03

(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.

(3) Subsequent to quarter end, AGL Services Company renewed for 238,000 square feet extending their lease to 2026 and Bombardier renewed for 86,000 square feet extending their lease to 2023.