

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of September 30, 2012**

**OFFICE**

As of September 30, 2012, the Company's office portfolio included 20 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of September 30, 2012. 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>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</u>	<u>2021 &amp; Thereafter</u>	<u>Total</u>
<b><u>Company Share</u></b>											
Square Feet Expiring	131,430	300,445	405,501	489,826	870,000	658,052	379,081	340,982	278,454	1,957,322	5,811,093
% of Leased Space	2%	5%	7%	8%	15%	11%	7%	6%	5%	34%	100%
Annual Contractual Rent (\$000's) (1)	\$ 1,619	\$ 6,516	\$ 8,139	\$ 10,848	\$ 16,487	\$ 15,882	\$ 10,352	\$ 8,326	\$ 7,209	\$ 48,680	\$ 134,058
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.32	\$ 21.69	\$ 20.07	\$ 22.15	\$ 18.95	\$ 24.13	\$ 27.31	\$ 24.42	\$ 25.89	\$ 24.87	\$ 23.07

**RETAIL**

As of September 30, 2012, 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 September 30, 2012. 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>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</u>	<u>2021 &amp; Thereafter</u>	<u>Total</u>
<b><u>Company Share</u></b>											
Square Feet Expiring (2)	25,777	73,861	93,255	71,045	134,424	149,062	338,235	301,904	63,963	538,910	1,790,436
% of Leased Space	1%	4%	5%	4%	8%	8%	19%	17%	4%	30%	100%
Annual Contractual Rent (\$000's) (1)	\$ 335	\$ 1,675	\$ 1,847	\$ 1,452	\$ 2,750	\$ 3,432	\$ 7,356	\$ 6,711	\$ 1,170	\$ 7,917	\$ 34,645
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.99	\$ 22.67	\$ 19.81	\$ 20.43	\$ 20.46	\$ 23.02	\$ 21.75	\$ 22.23	\$ 18.29	\$ 14.69	\$ 19.35

(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.