

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of December 31, 2012**

**OFFICE**

As of December 31, 2012, the Company's office portfolio included 14 commercial office properties. The weighted average remaining lease term of these office properties was approximately six years as of December 31, 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>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</u>	<u>2022 &amp; Thereafter</u>	<u>Total</u>
<b><u>Company Share</u></b>											
Square Feet Expiring	341,823	324,807	507,656	855,524	653,729	333,857	338,038	290,306	502,502	1,429,527	5,577,769
% of Leased Space	6%	6%	9%	15%	12%	6%	6%	5%	9%	26%	100%
Annual Contractual											
Rent (\$000's) (1)	\$ 6,684	\$ 6,734	\$ 11,268	\$ 16,194	\$ 15,742	\$ 9,208	\$ 8,260	\$ 7,889	\$ 12,707	\$ 34,017	\$ 128,703
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 19.55	\$ 20.73	\$ 22.20	\$ 18.93	\$ 24.08	\$ 27.58	\$ 24.43	\$ 27.17	\$ 25.29	\$ 23.80	\$ 23.07

**RETAIL**

As of December 31, 2012, the Company's retail portfolio included 16 retail properties. The weighted average remaining lease term of these retail properties was approximately nine years as of December 31, 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>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</u>	<u>2022 &amp; Thereafter</u>	<u>Total</u>
<b><u>Company Share</u></b>											
Square Feet Expiring (2)	44,332	51,254	55,863	66,176	90,812	214,923	150,656	32,593	19,027	363,070	1,088,706
% of Leased Space	4%	5%	5%	6%	8%	20%	14%	3%	2%	33%	100%
Annual Contractual											
Rent (\$000's) (1)	\$ 911	\$ 952	\$ 1,047	\$ 1,226	\$ 1,908	\$ 4,420	\$ 2,971	\$ 624	\$ 527	\$ 3,844	\$ 18,430
Annual Contractual											
Rent/Sq. Ft. (1)	\$ 20.55	\$ 18.58	\$ 18.75	\$ 18.53	\$ 21.01	\$ 20.57	\$ 19.72	\$ 19.16	\$ 27.71	\$ 10.59	\$ 16.93

(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.