

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
SQUARE FEET EXPIRING
As of September 30, 2013

OFFICE

As of September 30, 2013, the Company's office portfolio included 18 commercial office properties. The weighted average remaining lease term of these office properties was approximately six years. 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>Company Share</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</u>	<u>2022 & Thereafter</u>	<u>Total</u>
Square Feet Expiring	386,165	903,294	1,011,066	1,406,699	1,513,729	1,201,881	580,035	654,773	812,525	3,852,116	12,322,283
% of Leased Space	3%	7%	8%	11%	12%	10%	5%	5%	7%	32%	100%
Annual Contractual Rent (\$000s) (1)	\$ 4,986	\$ 17,492	\$ 20,594	\$ 26,580	\$ 30,283	\$ 25,541	\$ 12,811	\$ 15,674	\$ 19,334	\$ 92,099	\$ 265,394
Annual Contractual Rent per Square Foot (1)	\$ 12.91	\$ 19.36	\$ 20.37	\$ 18.90	\$ 20.01	\$ 21.25	\$ 22.09	\$ 23.94	\$ 23.80	\$ 23.91	\$ 21.54

RETAIL

As of September 30, 2013, the Company's retail portfolio included 6 retail properties. The weighted average remaining lease term of these retail properties was approximately thirteen years. 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>Company Share</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</u>	<u>2022 & Thereafter</u>	<u>Total</u>
Square Feet Expiring (2)	6,001	12,189	6,666	4,634	18,298	14,239	3,418	3,426	8,530	253,536	330,937
% of Leased Space	2%	4%	2%	1%	5%	4%	1%	1%	3%	77%	100%
Annual Contractual Rent (\$000s) (1)	\$ 126	\$ 223	\$ 131	\$ 92	\$ 484	\$ 335	\$ 84	\$ 63	\$ 243	\$ 2,841	\$ 4,622
Annual Contractual Rent per Square Foot (1)	\$ 21.03	\$ 18.31	\$ 19.64	\$ 19.96	\$ 26.46	\$ 23.55	\$ 24.51	\$ 18.39	\$ 28.50	\$ 11.20	\$ 13.97

(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.