

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
SQUARE FEET EXPIRING
As of December 31, 2013

OFFICE

As of December 31, 2013, the Company's office portfolio included 17 commercial office properties. The weighted average remaining lease term of these office properties was approximately seven 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>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</u>	<u>2023 & Thereafter</u>	<u>Total</u>
Square Feet Expiring	775,135	920,155	1,424,355	1,448,891	1,224,965	687,206	789,999	877,178	822,830	3,177,550	12,148,264
% of Leased Space	6%	7%	12%	12%	10%	6%	6%	7%	7%	27%	100%
Annual Contractual Rent (\$000s) (1)	\$ 14,540	\$ 18,508	\$ 27,017	\$ 29,273	\$ 25,803	\$ 15,542	\$ 18,271	\$ 21,055	\$ 16,797	\$ 79,521	\$ 266,327
Annual Contractual Rent per Square Foot (1)	\$ 18.76	\$ 20.11	\$ 18.97	\$ 20.20	\$ 21.06	\$ 22.62	\$ 23.13	\$ 24.00	\$ 20.41	\$ 25.03	\$ 21.92

RETAIL

As of December 31, 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>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</u>	<u>2023 & Thereafter</u>	<u>Total</u>
Square Feet Expiring (2)	12,896	6,666	6,048	16,265	18,739	5,015	4,546	8,545	15,026	238,513	332,259
% of Leased Space	4%	2%	2%	4%	6%	2%	1%	3%	5%	71%	100%
Annual Contractual Rent (\$000s) (1)	\$ 234	\$ 131	\$ 112	\$ 422	\$ 450	\$ 115	\$ 99	\$ 244	\$ 479	\$ 3,243	\$ 5,529
Annual Contractual Rent per Square Foot (1)	\$ 18.16	\$ 19.64	\$ 18.48	\$ 25.92	\$ 24.04	\$ 23.02	\$ 21.74	\$ 28.50	\$ 31.91	\$ 13.60	\$ 16.64

(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.