



Supplemental Information
March 31, 2011

Supplemental Information
Table of Contents
March 31, 2011

Schedule	Page
Summary and Corporate Information	i, ii and iii
Consolidated Statements of Income/(Loss)	1
Funds from Operations and Additional Information	2
Consolidated Balance Sheets	3
Components of Net Asset Value	4
Components of Discontinued Operations	5
Capitalization	6
Long-Term Debt Summary	7
Long-Term Debt Detail	8
Portfolio Summary	9, 10 and 11
Occupancy Trends	12
Leasing Statistics	13, 14 and 15
Leasing Statistics by Market	16
Rental Rate Comparisons by Market	17
Lease Expirations	18 and 19
Office Lease Expirations by Market by Quarter	20
Industrial Lease Expirations by Market by Quarter	21
Office Lease Expirations by Market by Year	22
Industrial Lease Expirations by Market by Year	23
Customer Diversification	24
Same Property Performance	25
Disposition Activity	26
Development Activity	27
Development Land	28
Acquisition Activity	29
Unconsolidated Joint Ventures Assets, Debt and Liabilities	30
Unconsolidated Joint Ventures Income	31
Unconsolidated Joint Ventures Long-Term Debt Detail	32
Joint Ventures Portfolio Summary	33
Joint Ventures Lease Expirations	34
Joint Venture Acquisition and Disposition Activity	35
Joint Venture Development Activity	36

The information within refers to all Highwoods Properties' wholly-owned entities, except pages 30 to 36, unless noted otherwise. Wholly-owned entities include properties classified as both continuing operations and discontinued operations.

All financial information contained in this document is unaudited. In addition, certain matters discussed in this supplemental, including estimates of net operating income, pre-leasing commitments and the cost, timing and stabilization of announced development projects, are forward-looking statements within the meaning of the federal securities laws. Although Highwoods believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. Factors that could cause actual results to differ materially from Highwoods' current expectations include general economic conditions, local real estate conditions, the timely development and lease-up of properties, and other risks listed at the end of our first quarter earnings press release and detailed from time to time in the Company's SEC reports. Highwoods assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

This supplemental also includes non-GAAP financial measures, such as Funds From Operations (FFO) and net operating income (NOI). Definitions of FFO and NOI and an explanation of management's view of the usefulness and risks of FFO and NOI can be found toward the end of the first quarter earnings press release.

Summary

Amounts in thousands, except %'s and per share amounts

	<i>Three Months Ended</i>				
	<u>03/31/11</u>	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>
Shares and units:					
Common shares outstanding at end of period	72,130	71,690	71,656	71,615	71,602
Common units outstanding at end of period	3,788	3,794	3,797	3,797	3,798
Weighted average common shares outstanding - basic	71,817	71,661	71,631	71,601	71,414
Weighted average common shares outstanding - diluted	75,792	75,724	75,638	75,607	75,397
Share price:					
At end of period	\$ 35.01	\$ 31.85	\$ 32.47	\$ 27.76	\$ 31.73
High close during period	35.01	35.16	33.07	33.43	32.52
Low close during period	31.63	29.55	26.54	27.76	27.53
Financial information:					
Lease termination income	\$ 266	\$ 375	\$ 362	\$ 1,688	\$ 567
Straight line rental income	3,492	3,433	2,975	3,519	1,328
Capitalized interest	207	305	392	370	353
Acquisition costs	(37)	(149)	(249)	(92)	(35)
(Loss) on debt extinguishment	-	(620)	(85)	-	-
Gains/(losses) on disposition of for-sale residential condominiums, net of partner's interest 2/	38	(140)	493	140	169
Gains on disposition of depreciable properties	-	19	19	17	193
Gains on disposition of investment in unconsolidated affiliates	-	-	-	25,330	-
(Impairments) on depreciable properties	-	-	-	(260)	-
Funds from operations per share - diluted	\$ 0.61	\$ 0.62	\$ 0.57	\$ 0.64	\$ 0.61
Funds from operations per share - diluted, excluding certain items 1/	\$ 0.61	\$ 0.63	\$ 0.58	\$ 0.65	\$ 0.61
Wholly - owned property information:					
In-Service rentable square feet:					
Office	20,446	20,502	20,423	20,072	20,603
Industrial	5,827	5,827	5,827	5,827	6,463
Retail	854	853	853	864	869
Total	27,127	27,182	27,103	26,763	27,935
In-Service occupancy:					
Office	89.9%	89.9%	88.2%	88.6%	87.7%
Industrial	89.8%	90.4%	90.5%	90.8%	87.2%
Retail	94.9%	97.8%	95.1%	95.8%	94.5%
Total	90.1%	90.3%	88.9%	89.3%	87.8%

1/ Excludes impairments on depreciable assets, gains/(losses) on debt extinguishments, and acquisition costs.

2/ Acquired partner's non-controlling interest on December 30, 2010.

Corporate Information

Board of Directors

O. Temple Sloan Jr., Chairman
Thomas W. Adler
Gene H. Anderson
Edward J. Fritsch
David J. Hartzell, Ph.D.
Lawrence S. Kaplan
Sherry A. Kellett
L. Glenn Orr Jr.

Corporate Officers

Edward J. Fritsch
President, Chief Executive Officer and Director

Michael E. Harris
Executive Vice President and Chief Operating Officer

Terry L. Stevens
Senior Vice President, Chief Financial Officer

Daniel L. Clemmens
Vice President, Chief Accounting Officer

S. Hugh Esleeck
Treasurer

Carman J. Liuzzo
Vice President, Investments

Art H. McCann
Chief Information Officer

Jeffrey D. Miller
Vice President, General Counsel and
Secretary

Kevin E. Penn
Vice President, Strategy

Michael D. Starchville
Vice President, Asset Management

Tabitha N. Zane
Vice President, Investor Relations and
Corporate Communications

Divisional Officers

Atlanta, GA
James V. Bacchetta, Vice President

Kansas City, MO
Glenn E. Stephenson, Vice President

Memphis, TN
Steven L. Guinn, Vice President

Nashville, TN; Greenville, SC
W. Brian Reames - Senior Vice President

Orlando, FL
Steven J. Garrity, Vice President

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E. F. "Rick" Dehnert, Vice President

Raleigh, NC
Thomas "Skip" Hill, Vice President

Richmond, VA
Paul W. Kreckman, Vice President

Tampa, FL
Daniel E. Woodward, Vice President

Corporate Information

Research Coverage

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Michael Bilerman - 212-816-1383

Cowen and Company
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John Guinee - 443-224-1307
Erin Aslakson - 443-224-1350

Wells Fargo Securities, LLC
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Corporate Headquarters

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Stock Exchange

NYSE Trading Symbol: HIW

Investor Relations Contact

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Information Request

To request a Supplemental Package or Annual Report or to be added to our e-mail distribution list, please contact Tabitha Zane at the contact information listed above.

The Company

Highwoods Properties, Inc., a member of the S&P MidCap 400 Index, is a fully integrated, self-administered and self-managed equity real estate investment trust ("REIT") that provides leasing, management, development, construction and other customer-related services for its properties and for third parties. As of March 31, 2011, the Company owned or had an interest in 329 in-service office, industrial and retail properties encompassing approximately 32.4 million square feet. Highwoods also wholly-owned 610 acres of development land. Highwoods is based in Raleigh, North Carolina, and its properties and development land are located in Florida, Georgia, Maryland, Mississippi, Missouri, North Carolina, South Carolina, Tennessee, and Virginia. For more information about Highwoods Properties, please visit our website at www.highwoods.com.



Consolidated Statements of Income

Amounts in thousands, except per share amounts

	Three Months Ended				
	03/31/11	12/31/10	09/30/10	06/30/10	03/31/10
Rental and other revenues	\$ 115,592	\$ 117,865	\$ 116,063	\$ 114,339	\$ 115,054
Operating expenses:					
Rental property and other expenses	41,379	40,844	43,505	38,324	41,715
Depreciation and amortization	33,812	35,430	34,281	33,353	32,729
General and administrative	7,793	8,579	8,882	6,980	8,507
Total operating expenses	<u>82,984</u>	<u>84,853</u>	<u>86,668</u>	<u>78,657</u>	<u>82,951</u>
Interest expense:					
Contractual	22,431	22,199	22,020	21,705	21,802
Amortization of deferred financing costs	821	857	858	835	835
Financing obligations	291	931	460	394	476
	<u>23,543</u>	<u>23,987</u>	<u>23,338</u>	<u>22,934</u>	<u>23,113</u>
Other income:					
Interest and other income	1,873	1,986	1,710	966	1,700
(Loss) on debt extinguishment	-	(620)	(85)	-	-
	<u>1,873</u>	<u>1,366</u>	<u>1,625</u>	<u>966</u>	<u>1,700</u>
Income from continuing operations before disposition of property, condominiums and investment in unconsolidated affiliates and equity in earnings of unconsolidated affiliates	<u>10,938</u>	<u>10,391</u>	<u>7,682</u>	<u>13,714</u>	<u>10,690</u>
Gains on disposition of property	-	19	19	17	19
Gains/(losses) on disposition of for-sale residential condominiums	38	(131)	54	163	190
Gains on disposition of investment in unconsolidated affiliates	-	-	-	25,330	-
Equity in earnings of unconsolidated affiliates	1,467	1,120	1,018	888	795
Income from continuing operations	<u>12,443</u>	<u>11,399</u>	<u>8,773</u>	<u>40,112</u>	<u>11,694</u>
Discontinued operations:					
Income from discontinued operations	-	-	-	197	214
Net gains/(losses) on disposition of discontinued operations	-	-	-	(260)	174
	<u>-</u>	<u>-</u>	<u>-</u>	<u>(63)</u>	<u>388</u>
Net income	<u>12,443</u>	<u>11,399</u>	<u>8,773</u>	<u>40,049</u>	<u>12,082</u>
Net (income) attributable to noncontrolling interests in the Operating Partnership	(507)	(501)	(366)	(1,933)	(520)
Net (income)/loss attributable to noncontrolling interests in consolidated affiliates	(123)	(204)	148	(215)	(214)
Dividends on preferred stock	(1,677)	(1,677)	(1,677)	(1,677)	(1,677)
Net income available for common stockholders	<u>\$ 10,136</u>	<u>\$ 9,017</u>	<u>\$ 6,878</u>	<u>\$ 36,224</u>	<u>\$ 9,671</u>
Earnings per common share - diluted:					
Income from continuing operations available for common stockholders	\$ 0.14	\$ 0.13	\$ 0.10	\$ 0.50	\$ 0.13
Income from discontinued operations available for common stockholders	-	-	-	-	0.01
Net income available for common stockholders	<u>\$ 0.14</u>	<u>\$ 0.13</u>	<u>\$ 0.10</u>	<u>\$ 0.50</u>	<u>\$ 0.14</u>
Weighted average common shares outstanding - diluted	<u>75,792</u>	<u>75,724</u>	<u>75,638</u>	<u>75,607</u>	<u>75,397</u>
Dividends declared and paid per common share	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>
Net income available for common stockholders:					
Income from continuing operations available for common stockholders	\$ 10,136	\$ 9,017	\$ 6,878	\$ 36,284	\$ 9,303
Income/(loss) from discontinued operations available for common stockholders	-	-	-	(60)	368
Net income available for common stockholders	<u>\$ 10,136</u>	<u>\$ 9,017</u>	<u>\$ 6,878</u>	<u>\$ 36,224</u>	<u>\$ 9,671</u>

Funds from Operations and Additional Information

Amounts in thousands, except per share amounts

	Three Months Ended				
	03/31/11	12/31/10	09/30/10	06/30/10	03/31/10
Funds from operations:					
Net income	\$ 12,443	\$ 11,399	\$ 8,773	\$ 40,049	\$ 12,082
Net (income) attributable to noncontrolling interests in the Operating Partnership	(507)	(501)	(366)	(1,933)	(520)
Net (income)/loss attributable to noncontrolling interests in consolidated affiliates	(123)	(204)	148	(215)	(214)
Dividends on preferred stock	(1,677)	(1,677)	(1,677)	(1,677)	(1,677)
Net income available for common stockholders	<u>10,136</u>	<u>9,017</u>	<u>6,878</u>	<u>36,224</u>	<u>9,671</u>
Add/(deduct):					
Depreciation and amortization of real estate assets	33,378	34,986	33,837	32,926	32,309
(Gains) on disposition of depreciable properties	-	(19)	(19)	(17)	(19)
(Gains) on disposition of investment in unconsolidated affiliates	-	-	-	(25,330)	-
Net income attributable to noncontrolling interests from the Operating Partnership	507	501	366	1,933	520
Unconsolidated affiliates:					
Depreciation and amortization of real estate assets	2,093	2,278	2,115	2,737	3,341
Discontinued operations:					
Depreciation and amortization of real estate assets	-	-	-	182	183
(Gains) on disposition of depreciable properties	-	-	-	-	(174)
Funds from operations	<u>\$ 46,114</u>	<u>\$ 46,763</u>	<u>\$ 43,177</u>	<u>\$ 48,655</u>	<u>\$ 45,831</u>
Funds from operations per share - diluted:					
Net income available for common stockholders	\$ 0.14	\$ 0.13	\$ 0.10	\$ 0.50	\$ 0.14
Add/(deduct):					
Depreciation and amortization of real estate assets	0.44	0.46	0.44	0.44	0.43
(Gains) on disposition of depreciable properties	-	-	-	-	-
(Gains) on disposition of investment in unconsolidated affiliates	-	-	-	(0.34)	-
Unconsolidated affiliates:					
Depreciation and amortization of real estate assets	0.03	0.03	0.03	0.04	0.04
Discontinued operations:					
Depreciation and amortization of real estate assets	-	-	-	-	-
(Gains) on disposition of depreciable properties	-	-	-	-	-
Funds from operations per share - diluted	<u>\$ 0.61</u>	<u>\$ 0.62</u>	<u>\$ 0.57</u>	<u>\$ 0.64</u>	<u>\$ 0.61</u>
Weighted average shares outstanding - diluted	<u>75,792</u>	<u>75,724</u>	<u>75,638</u>	<u>75,607</u>	<u>75,397</u>
Additional information: 1/					
Funds from operations per share, excluding certain items 2/	<u>\$ 0.61</u>	<u>\$ 0.63</u>	<u>\$ 0.58</u>	<u>\$ 0.65</u>	<u>\$ 0.61</u>
Funds from operations, excluding certain items 2/	<u>\$ 46,151</u>	<u>\$ 47,532</u>	<u>\$ 43,511</u>	<u>\$ 49,007</u>	<u>\$ 45,866</u>
Straight line rental income	\$ (3,492)	\$ (3,433)	\$ (2,975)	\$ (3,519)	\$ (1,328)
Amortization of lease incentives	338	432	270	276	261
Depreciation of non-real estate assets	286	292	294	280	270
Ground lease straight line rent expense	30	30	33	34	34
Stock-based compensation expense	2,026	1,512	1,563	1,442	2,055
Amortization of deferred financing costs	821	857	858	835	835
Amortization of accumulated other comprehensive loss	(29)	(26)	(25)	(26)	(24)
Amortization of Harborview FMV	(328)	(270)	(252)	(236)	(223)
Amortization of FAS 141 market leases	161	186	173	36	40
Non-incremental revenue generating capital expenditures paid: 3/					
Building improvements	(1,427)	(2,731)	(3,061)	(5,590)	(4,539)
2nd generation tenant improvements	(8,515)	(12,824)	(6,348)	(6,429)	(5,253)
2nd generation lease commissions	(3,870)	(3,777)	(5,345)	(4,991)	(2,817)
Common dividends and unit distributions paid	<u>(32,021)</u>	<u>(32,058)</u>	<u>(32,058)</u>	<u>(32,059)</u>	<u>(31,937)</u>

1/ Increase or (decrease) to cash flows.

2/ Excludes impairments on depreciable assets, gains/(losses) on debt extinguishments, and acquisition costs.

3/ Excludes capital expenditures paid for buildings sold prior to March 31, 2011 and capital expenditures paid within 12 months of planned dispositions when such expenditures are expected to be fully recovered from the sales proceeds.

Consolidated Balance Sheets

Dollars in thousands

Assets:	<u>03/31/11</u>	<u>12/31/10</u>
Real estate assets, at cost:		
Land	\$ 347,876	\$ 347,876
Buildings and tenant improvements	2,897,791	2,895,779
Development in process	6,882	4,524
Land held for development	107,837	108,067
	<u>3,360,386</u>	<u>3,356,246</u>
Less-accumulated depreciation	(854,423)	(835,165)
Net real estate assets	2,505,963	2,521,081
For-sale residential condominiums	7,753	8,225
Real estate and other assets, net, held for sale	1,863	1,852
Cash and cash equivalents	30,810	14,206
Restricted cash	6,509	4,399
Accounts receivable, net of allowance of \$3,274 and \$3,595, respectively	21,862	20,716
Mortgages and notes receivable, net of allowance of \$497 and \$868, respectively	18,911	19,044
Accrued straight-line rents receivable, net of allowance of \$1,397 and \$2,209, respectively	96,927	93,435
Investment in unconsolidated affiliates	63,983	63,607
Deferred financing and leasing costs, net of accumulated amortization of \$61,015 and \$59,383, respectively	86,040	85,059
Prepaid expenses and other assets	36,608	40,211
Total Assets	<u>\$ 2,877,229</u>	<u>\$ 2,871,835</u>
Liabilities, Noncontrolling Interests in the Operating Partnership and Equity:		
Mortgages and notes payable	\$ 1,552,577	\$ 1,522,945
Accounts payable, accrued expenses and other liabilities	93,775	106,716
Financing obligations	33,040	33,114
Total Liabilities	<u>1,679,392</u>	<u>1,662,775</u>
Noncontrolling interests in the Operating Partnership	132,630	120,838
Equity:		
Preferred stock	81,592	81,592
Common stock	721	717
Additional paid-in capital	1,764,404	1,766,886
Distributions in excess of net income available for common stockholders	(782,060)	(761,785)
Accumulated other comprehensive loss	(3,812)	(3,648)
Total Stockholders' Equity	<u>1,060,845</u>	<u>1,083,762</u>
Noncontrolling interests in consolidated affiliates	4,362	4,460
Total Equity	<u>1,065,207</u>	<u>1,088,222</u>
Total Liabilities, Noncontrolling Interests in the Operating Partnership and Equity	<u>\$ 2,877,229</u>	<u>\$ 2,871,835</u>

Components of Net Asset Value

Dollars in thousands

Note: The purpose of providing the following information at the beginning of each year is to enable readers to derive their own estimate of net asset value. The Company updates this information annually based on management's assumptions regarding projected current year net operating income as of the date of initial publication, and it will not be updated to reflect any facts, circumstances or changes in financial or operating assumptions that may occur during the year. This information is not intended to be an asset-by-asset or enterprise valuation.

Consolidated properties projected net operating income (NOI) 1/

Office	\$ 240,513
Retail	18,766
Industrial/Other	19,480
Deduct partner's share of consolidated JV's (Office)	(4,799)
Total Net Operating Income	\$ 273,960

Highwoods' share of unconsolidated joint ventures, projected NOI

Office	\$ 16,580
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Other income

Development, leasing and management fees	\$ 4,755
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Add other assets:

Completed, not stabilized development and condos at cost 1/	\$ 48,307
In-service assets not fairly valued by capitalized NOI valuation method 1/	122,374
Land held for development at market value 2/	147,500
Cash and cash equivalents	14,206
Restricted cash	4,399
Accounts receivable, net	20,716
Notes receivable and prepaid expenses	59,255
Highwoods' share of unconsolidated JV's other assets	13,653
Deduct partner's share of consolidated JV's other assets	(3,094)
Total other assets	\$ 427,316

Liabilities:

Accounts payable, accrued expenses and other liabilities	\$ 106,716
Mortgages and notes payable	1,522,945
Deduct partner's share of Consolidated JV's liabilities and mortgages	(35,696)
Market value of debt adjustment 3/	57,945
Preferred stock, at liquidation value	81,592
Highwoods' share of unconsolidated joint ventures liabilities	158,364
Market value of debt adjustment for JV debt 3/	638
Total deductions	\$ 1,892,504

Estimated diluted common shares and common units for 2011 (000's)	75,900
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1/ Projected 2011 NOI excludes straight line income, lease termination fee income, fee income, NOI related to completed not stabilized developments, and NOI related to assets undervalued by capitalized NOI method. For the assets in the last two categories, a NOI capitalization approach is not appropriate and accordingly an alternative valuation methodology has been applied.

2/ Includes Highwoods' share of JV land held for development totaling \$4.9 million.

3/ In accordance with prior practice, we included an adjustment to mark our debt including our pro rata share of unconsolidated joint ventures to estimated fair value as of December 31, 2010.

Components of Discontinued Operations

Dollars in thousands

	<i>Three Months Ended</i>				
	<u>03/31/11</u>	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>
Rental and other revenues	\$ -	\$ -	\$ -	\$ 653	\$ 779
Operating expenses:					
Rental property and other expenses	-	-	-	274	382
Depreciation and amortization	-	-	-	182	183
Total operating expenses	-	-	-	456	565
Income before gains/(losses) on disposition of discontinued operations	-	-	-	197	214
Net gains/(losses) on disposition of discontinued operations	-	-	-	(260)	174
Total discontinued operations	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (63)</u>	<u>\$ 388</u>

Capitalization

Dollars, shares, and units in thousands

	<u>03/31/11</u>	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>
Long-Term Debt (see pages 7 & 8):	\$ 1,552,577	\$ 1,522,945	\$ 1,501,624	\$ 1,463,727	\$ 1,466,441
Financing Obligations:	\$ 33,040	\$ 33,114	\$ 33,625	\$ 33,603	\$ 33,574
Preferred Stock (at liquidation value):					
Series A 8 5/8% Cumulative Redeemable	\$ 29,092	\$ 29,092	\$ 29,092	\$ 29,092	\$ 29,092
Series B 8% Cumulative Redeemable	52,500	52,500	52,500	52,500	52,500
Total preferred stock	\$ 81,592	\$ 81,592	\$ 81,592	\$ 81,592	\$ 81,592
Common Shares and Units Outstanding:					
Common stock outstanding	72,130	71,690	71,656	71,615	71,602
Noncontrolling interest partnership units	3,788	3,794	3,797	3,797	3,798
Total common shares and units outstanding	75,918	75,484	75,453	75,412	75,400
Stock price at period end	\$ 35.01	\$ 31.85	\$ 32.47	\$ 27.76	\$ 31.73
Market value of common equity	\$ 2,657,889	\$ 2,404,165	\$ 2,449,959	\$ 2,093,437	\$ 2,392,442
Total market capitalization with debt and obligations	\$ 4,325,098	\$ 4,041,816	\$ 4,066,800	\$ 3,672,359	\$ 3,974,049

See pages 30 to 36 for information regarding Highwoods' Joint Ventures.

Long-Term Debt Summary

Dollars in thousands

	<u>3/31/11</u>	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>
Balances Outstanding:					
Secured:					
Conventional fixed rate 1/	\$ 699,392	\$ 702,290	\$ 710,998	\$ 673,499	\$ 676,243
Variable rate debt	<u>52,109</u>	<u>52,109</u>	<u>52,109</u>	<u>41,741</u>	<u>41,741</u>
Secured total	<u>751,501</u>	<u>754,399</u>	<u>763,107</u>	<u>715,240</u>	<u>717,984</u>
Unsecured:					
Fixed rate bonds and notes	591,076	591,046	591,017	590,987	590,957
Bank term loans	210,000	147,500	147,500	157,500	157,500
Credit facility	-	30,000	-	-	-
Unsecured total	<u>801,076</u>	<u>768,546</u>	<u>738,517</u>	<u>748,487</u>	<u>748,457</u>
Total	<u>\$ 1,552,577</u>	<u>\$ 1,522,945</u>	<u>\$ 1,501,624</u>	<u>\$ 1,463,727</u>	<u>\$ 1,466,441</u>

End of Period Weighted Average Interest Rates:

Secured:					
Conventional fixed rate	6.52%	6.52%	6.52%	6.52%	6.52%
Variable rate debt	<u>1.11%</u>	<u>1.12%</u>	<u>1.11%</u>	<u>1.17%</u>	<u>1.08%</u>
Secured total	<u>6.14%</u>	<u>6.14%</u>	<u>6.15%</u>	<u>6.21%</u>	<u>6.21%</u>
Unsecured:					
Fixed rate bonds	6.41%	6.41%	6.41%	6.41%	6.41%
Bank term loans	2.52%	1.53%	1.53%	1.76%	1.67%
Credit facility	<u>3.14%</u> 2/	<u>3.16%</u>	<u>3.16%</u> 2/	<u>3.25%</u> 2/	<u>3.15%</u> 2/
Unsecured total	<u>5.39%</u>	<u>5.35%</u>	<u>5.43%</u>	<u>5.43%</u>	<u>5.41%</u>
Weighted Average	<u>5.75%</u>	<u>5.74%</u>	<u>5.80%</u>	<u>5.81%</u>	<u>5.80%</u>

Maturity Schedule:

Year	<i>Future Maturities of Debt</i>			Average Interest Rate
	Secured Debt 3/	Unsecured Debt	Total Debt 3/	
2011	\$ 52,109 4/	\$ -	\$ 52,109	1.11%
2012	206,894	10,000	216,894	6.81%
2013	250,330	-	250,330	5.89%
2014	34,737	-	34,737	5.79%
2015	40,196	-	40,196	6.43%
2016	167,235	200,000	367,235	4.56%
2017	-	391,076	391,076	5.85%
2018	-	200,000	200,000	7.50%
2019	-	-	-	-
2020	-	-	-	-
Total maturities	<u>\$ 751,501</u>	<u>\$ 801,076</u>	<u>\$ 1,552,577</u>	<u>5.75%</u>

Weighted average maturity = 4.2 years

1/ Includes a \$21.4 million loan related to a consolidated 20% owned joint venture (Harborview) and \$34.7 million in loans at March 31, 2011 related to a consolidated 50% joint venture (Markel).

2/ No balances were outstanding at period end.

3/ All periods exclude annual principal amortization.

4/ Maturity does not reflect one-year extension option.

Long-Term Debt Detail

Dollars in thousands

Secured Loans

<u>Lender</u>	<u>Rate</u>	<u>Maturity Date</u>	<u>Loan Balance 3/31/11</u>	<u>Undepreciated Book Value of Assets Secured</u>
Northwestern Mutual	7.05%	Jan-12	\$ 185,501	\$ 303,209
Northwestern Mutual	6.03%	Mar-13	127,368	180,343
Massachusetts Mutual Life Ins. Co. 1/	5.68%	Dec-13	113,066	214,009
New York Life Insurance Company	6.88%	Jan-16	112,524	217,609
PNC/Regions/Union Bank/U.S. Bank 2/ 3/	1.11%	Dec-11	52,109	55,580
Western-Southern Life Assurance Company	7.50%	Aug-16	46,545	71,920
Bank of America 4/	6.43%	Nov-15	40,196	52,600
Metropolitan Life Ins. Co. 5/	6.06%	Oct-12	21,392	38,933
Principal Life Insurance Company 6/	5.79%	Jan-14	10,649	13,067
Principal Life Insurance Company 6/	5.79%	Jan-14	10,649	18,872
Massachusetts Mutual Life Ins. Co. 1/	6.48%	Dec-13	10,077	
Principal Life Insurance Company 6/	5.74%	Jan-14	8,393	14,463
State Farm Life Insurance	7.65%	Feb-16	7,623	15,205
Principal Life Insurance Company 6/	5.89%	Jan-14	5,047	7,514
American United Life	9.00%	Jun-13	362	3,306
	<u>6.14%</u>		<u>751,501</u>	<u>\$ 1,206,630</u>

Unsecured Bonds

Bonds	5.85%	Mar-17	391,076
Bonds	7.50%	Apr-18	200,000
	<u>6.41%</u>		<u>591,076</u>

Unsecured Loans

Credit facility 2/	3.14%	Feb-13	-
Bank term loan 2/	2.45%	Feb-16	200,000
Bank term loan 2/ 7/	3.90%	Mar-12	10,000
	<u>2.52%</u>		<u>210,000</u>

Total Debt

	<u>5.75%</u>		<u>\$ 1,552,577</u>
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Revolving Credit Facility

<u>Name of Lender</u>	<u>Total Commitment</u>	<u>Amount Outstanding at 3/31/11</u>	<u>Unfunded Commitment at 3/31/11</u>
Bank of America, N.A.	\$ 55,000	\$ -	\$ 55,000
Wells Fargo Bank, N.A.	55,000	-	55,000
Branch Banking and Trust Co.	45,000	-	45,000
PNC Bank, N.A.	45,000	-	45,000
US Bank	32,500	-	32,500
Regions Bank	27,500	-	27,500
Capital One	25,000	-	25,000
Comerica Bank	25,000	-	25,000
Morgan Stanley	25,000	-	25,000
RBC Bank	25,000	-	25,000
Union Bank, N.A.	25,000	-	25,000
First Tennessee Bank	15,000	-	15,000
	<u>\$ 400,000</u>	<u>\$ -</u>	<u>\$ 400,000</u>

1/ These two loans are secured by the same assets.

2/ Floating rate loans based on one month libor.

3/ Maturity date does not reflect one-year extension option.

4/ This loan's stated interest rate is 5.17% related to outstanding principal of \$42.3 million. Also, the undepreciated book value of assets securing this loan includes planned near-term building improvements.

5/ Loan relates to a consolidated 20% owned joint venture (Harborview).

6/ Loans relate to a consolidated 50% owned joint venture (Markel).

7/ This loan was paid off on April 1, 2011 without penalty.

Portfolio Summary - Wholly-Owned Properties Only 1/

(Rentable Square Feet)

Office Industrial & Retail	<u>3/31/11</u>	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>
In-Service:					
Office	20,446,000	20,502,000	20,423,000	20,072,000	20,603,000
Industrial	5,827,000	5,827,000	5,827,000	5,827,000	6,463,000
Retail 2/	854,000	853,000	853,000	864,000	869,000
Total 3/	<u>27,127,000</u>	<u>27,182,000</u>	<u>27,103,000</u>	<u>26,763,000</u>	<u>27,935,000</u>
Development Completed - Not Stabilized:					
Office	265,000	265,000	148,000	148,000	148,000
Industrial	-	-	-	-	200,000
Retail	-	-	-	-	-
Total	<u>265,000</u>	<u>265,000</u>	<u>148,000</u>	<u>148,000</u>	<u>348,000</u>
Development - In Process:					
Office	60,000	-	60,000	60,000	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>60,000</u>	<u>-</u>	<u>60,000</u>	<u>60,000</u>	<u>-</u>
Total:					
Office	20,771,000	20,767,000	20,631,000	20,280,000	20,751,000
Industrial	5,827,000	5,827,000	5,827,000	5,827,000	6,663,000
Retail 2/	854,000	853,000	853,000	864,000	869,000
Total 3/	<u>27,452,000</u>	<u>27,447,000</u>	<u>27,311,000</u>	<u>26,971,000</u>	<u>28,283,000</u>
Same Property					
Office	19,893,000	19,893,000	19,893,000	19,893,000	19,893,000
Industrial	5,627,000	5,627,000	5,627,000	5,627,000	5,627,000
Retail	854,000	854,000	854,000	854,000	854,000
Total	<u>26,374,000</u>	<u>26,374,000</u>	<u>26,374,000</u>	<u>26,374,000</u>	<u>26,374,000</u>
Percent Leased/Pre-Leased:					
In-Service:					
Office	89.9%	89.9%	88.2%	88.6%	87.7%
Industrial	89.8%	90.4%	90.5%	90.8%	87.2%
Retail	94.9%	97.8%	95.1%	95.8%	94.5%
Total	<u>90.1%</u>	<u>90.3%</u>	<u>88.9%</u>	<u>89.3%</u>	<u>87.8%</u>
Development Completed - Not Stabilized:					
Office	23.5%	13.4%	24.3%	24.3%	19.0%
Industrial	-	-	-	-	50.0%
Retail	-	-	-	-	-
Total	<u>23.5%</u>	<u>13.4%</u>	<u>24.3%</u>	<u>24.3%</u>	<u>36.8%</u>
Development - In Process:					
Office	100.0%	-	100.0%	100.0%	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>100.0%</u>	<u>-</u>	<u>100.0%</u>	<u>100.0%</u>	<u>-</u>
Same Property					
Office	90.1%	90.2%	88.4%	88.7%	89.1%
Industrial	90.6%	91.2%	92.0%	92.2%	91.6%
Retail	94.9%	97.8%	95.0%	97.0%	96.2%
Total	<u>90.3%</u>	<u>90.6%</u>	<u>89.4%</u>	<u>89.7%</u>	<u>89.9%</u>

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Excludes 211,000 square feet of basement space in the Country Club Plaza.

3/ Excludes minor "for rent" apartment building.

Portfolio Summary

(Continued)

As of March 31, 2011

Summary by Location, Wholly-Owned Properties Only 1/:

<u>Market</u>	<u>Rentable</u>		<u>Percentage of Annualized Cash Revenue 2/</u>			
	<u>Square Feet</u>	<u>Occupancy</u>	<u>Office</u>	<u>Industrial</u>	<u>Retail</u>	<u>Total</u>
Raleigh 3/	4,196,000	90.5%	16.6%	-	-	16.6%
Atlanta	5,815,000	90.3%	10.9%	3.7%	-	14.6%
Tampa	2,879,000	89.4%	14.4%	-	-	14.4%
Nashville	3,094,000	89.5%	13.6%	-	-	13.6%
Kansas City	1,505,000 4/	89.4%	3.2%	-	6.5%	9.7%
Memphis	1,920,000	89.9%	9.1%	-	-	9.1%
Richmond	2,231,000	93.6%	8.7%	-	-	8.7%
Piedmont Triad 5/	4,173,000	90.0%	5.2%	2.9%	-	8.1%
Greenville	898,000	86.6%	3.3%	-	-	3.3%
Orlando	416,000	84.8%	1.9%	-	-	1.9%
Total	27,127,000	90.1%	86.9%	6.6%	6.5%	100.0%

Summary by Location, Including Joint Venture Properties:

<u>Market</u>	<u>Rentable</u>		<u>Percentage of Annualized Cash Revenue 2/ 6/</u>			
	<u>Square Feet</u>	<u>Occupancy</u>	<u>Office</u>	<u>Industrial</u>	<u>Retail</u>	<u>Total</u>
Raleigh	5,010,000	90.7%	16.1%	-	-	16.1%
Atlanta	6,650,000	87.7%	10.9%	3.5%	-	14.4%
Tampa	3,084,000	88.8%	13.5%	-	-	13.5%
Nashville	3,094,000	89.5%	12.6%	-	-	12.6%
Kansas City	2,223,000 4/	87.4%	4.3%	-	6.1%	10.4%
Richmond	2,644,000	94.6%	8.7%	-	-	8.7%
Memphis	1,920,000	89.9%	8.5%	-	-	8.5%
Piedmont Triad	4,431,000	87.3%	5.0%	2.7%	-	7.7%
Orlando	2,270,000	83.0%	4.9%	-	-	4.9%
Greenville	898,000	86.6%	3.1%	-	-	3.1%
Charlotte	148,000	100.0%	0.1%	-	-	0.1%
Total	32,372,000	88.8%	87.7%	6.2%	6.1%	100.0%

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

3/ Raleigh Market encompasses Raleigh, Durham, Cary, and Research Triangle metropolitan area.

4/ Excludes 211,000 square feet of basement space in the Country Club Plaza.

5/ Piedmont Triad Market encompasses Greensboro, Winston-Salem metropolitan area.

6/ Includes Highwoods' share of Joint Venture Annualized Cash Revenue, see page 33.

Portfolio Summary - Wholly-Owned Properties Only

(Continued)

As of March 31, 2011

<u>Market</u>	<u>Office Properties 1/</u>			<u>Industrial</u>		
	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Office Annualized Cash Revenue 2/</u>	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Industrial Annualized Cash Revenue 2/</u>
Raleigh	4,196,000	90.5%	19.1%	-	-	-
Tampa	2,879,000	89.4%	16.5%	-	-	-
Nashville	3,094,000	89.5%	15.6%	-	-	-
Atlanta	2,533,000	92.5%	12.6%	3,282,000	88.6%	56.5%
Memphis	1,920,000	89.9%	10.5%	-	-	-
Richmond	2,231,000	93.6%	10.0%	-	-	-
Piedmont Triad	1,628,000	87.7%	6.0%	2,545,000	91.4%	43.5%
Greenville	898,000	86.6%	3.8%	-	-	-
Kansas City	651,000	82.1%	3.7%	-	-	-
Orlando	416,000	84.8%	2.2%	-	-	-
	<u>20,446,000</u>	<u>89.9%</u>	<u>100.0%</u>	<u>5,827,000</u>	<u>89.8%</u>	<u>100.0%</u>

<u>Market</u>	<u>Retail</u>		
	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Retail Annualized Cash Revenue 2/</u>
Kansas City 3/	854,000	94.9%	100.0%
	<u>854,000</u>	<u>94.9%</u>	<u>100.0%</u>

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

3/ Excludes 211,000 square feet of basement space in the Country Club Plaza.

Occupancy Trends - Office, Industrial and Retail Properties 1/

<u>Market</u>	<u>Measurement</u>	<u>3/31/11</u>	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>
Atlanta	Rentable Square Feet	5,815,000	5,869,000	5,853,000	5,853,000	5,653,000
	Occupancy	90.3%	90.1%	89.8%	90.5%	90.5%
	Current Properties 2/	91.0%	91.2%	91.5%	92.2%	90.9%
Greenville	Rentable Square Feet	898,000	898,000	898,000	897,000	897,000
	Occupancy	86.6%	88.0%	88.0%	86.5%	86.3%
	Current Properties 2/	86.6%	88.0%	88.0%	86.4%	86.3%
Kansas City 3/	Rentable Square Feet	1,505,000	1,504,000	1,504,000	1,503,000	1,508,000
	Occupancy	89.4%	91.3%	89.3%	91.3%	90.8%
	Current Properties 2/	89.4%	91.2%	89.3%	91.2%	91.0%
Memphis	Rentable Square Feet	1,920,000	1,920,000	1,920,000	1,582,000	1,582,000
	Occupancy	89.9%	91.0%	89.2%	88.6%	89.3%
	Current Properties 2/	90.1%	91.5%	89.3%	88.6%	89.4%
Nashville	Rentable Square Feet	3,094,000	3,096,000	3,096,000	3,096,000	3,094,000
	Occupancy	89.5%	89.8%	89.0%	90.6%	90.9%
	Current Properties 2/	89.5%	89.9%	89.1%	90.6%	90.9%
Orlando	Rentable Square Feet	416,000	416,000	416,000	416,000	416,000
	Occupancy	84.8%	85.6%	84.8%	92.2%	93.0%
	Current Properties 2/	84.8%	85.6%	84.8%	92.2%	93.0%
Piedmont Triad	Rentable Square Feet	4,173,000	4,173,000	4,173,000	4,173,000	5,482,000
	Occupancy	90.0%	89.4%	88.5%	88.6%	81.8%
	Current Properties 2/	90.0%	89.4%	88.5%	88.6%	90.2%
Raleigh	Rentable Square Feet	4,196,000	4,196,000	4,134,000	4,134,000	4,194,000
	Occupancy	90.5%	90.6%	86.3%	86.0%	83.5%
	Current Properties 2/	90.3%	90.4%	86.3%	86.0%	84.7%
Richmond	Rentable Square Feet	2,231,000	2,231,000	2,231,000	2,231,000	2,231,000
	Occupancy	93.6%	93.4%	92.3%	89.3%	90.9%
	Current Properties 2/	93.6%	93.4%	92.3%	89.3%	90.9%
Tampa	Rentable Square Feet	2,879,000	2,879,000	2,878,000	2,878,000	2,878,000
	Occupancy	89.4%	90.0%	89.5%	90.8%	92.0%
	Current Properties 2/	89.4%	90.0%	89.5%	90.8%	92.0%
Total	Rentable Square Feet	27,127,000	27,182,000	27,103,000	26,763,000	27,935,000
	Occupancy	90.1%	90.3%	88.9%	89.3%	87.8%
	Current Properties 2/	90.2%	90.5%	89.3%	89.6%	89.7%

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Only includes properties that were owned and in-service for all periods shown.

3/ Excludes 211,000 square feet of basement space in the Country Club Plaza.

Leasing Statistics

Office Portfolio 1/

	Three Months Ended					Five Quarter
	<u>3/31/11 2/</u>	<u>12/31/10 3/</u>	<u>9/30/10 4/</u>	<u>6/30/10 5/</u>	<u>3/31/10 6/</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	118	109	126	149	117	124
Rentable square footage leased	866,360	614,392	1,054,688	808,156	947,587	858,237
Square footage of Renewal Deals	612,388	463,478	803,096	580,139	691,950	630,210
Renewed square footage (% of total)	70.7%	75.4%	76.1%	71.8%	73.0%	73.4%
New Leases square footage (% of total)	29.3%	24.6%	23.9%	28.2%	27.0%	26.6%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 20.42	\$ 19.98	\$ 19.92	\$ 19.44	\$ 17.93	\$ 19.54
Tenant improvements	(1.63)	(1.96)	(1.96)	(1.54)	(1.30)	(1.68)
Leasing commissions 7/	(0.53)	(0.62)	(0.60)	(0.56)	(0.50)	(0.56)
Rent concessions	(0.55)	(0.48)	(0.59)	(0.92)	(0.68)	(0.64)
Effective rent	17.71	16.92	16.77	16.42	15.45	16.66
Expense stop	(5.51)	(6.29)	(6.67)	(6.62)	(5.51)	(6.12)
Equivalent effective net rent	\$ 12.20	\$ 10.63	\$ 10.10	\$ 9.80	\$ 9.94	\$ 10.54
Weighted average term in years	5.1	4.2	5.9	4.8	4.7	4.9
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 8,663,114	\$ 5,478,825	\$ 13,417,000	\$ 7,812,890	\$ 8,881,638	\$ 8,850,693
Rentable square feet	866,360	614,392	1,054,688	808,156	947,587	858,237
Per rentable square foot	\$ 10.00	\$ 8.92	\$ 12.72	\$ 9.67	\$ 9.37	\$ 10.31
Leasing Commissions:						
Total dollars committed under signed leases 7/	\$ 2,212,959	\$ 1,590,222	\$ 4,146,494	\$ 2,327,641	\$ 2,982,143	\$ 2,651,892
Rentable square feet	866,360	614,392	1,054,688	808,156	947,587	858,237
Per rentable square foot	\$ 2.55	\$ 2.59	\$ 3.93	\$ 2.88	\$ 3.15	\$ 3.09
Total:						
Total dollars committed under signed leases	\$ 10,876,073	\$ 7,069,047	\$ 17,563,494	\$ 10,140,531	\$ 11,863,781	\$ 11,502,585
Rentable square feet	866,360	614,392	1,054,688	808,156	947,587	858,237
Per rentable square foot	\$ 12.55	\$ 11.51	\$ 16.65	\$ 12.55	\$ 12.52	\$ 13.40

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Includes 37K square feet of leases that start in 2013 or later.

3/ Includes 82K square feet of leases that start in 2013 or later.

4/ Includes 223K square feet of leases that start in 2012 or later.

5/ Includes 119K square feet of leases that start in 2012 or later.

6/ Includes 171K square feet of leases that start in 2012 or later.

7/ Excludes a full allocation of internal leasing costs.

Leasing Statistics

Industrial Portfolio

	Three Months Ended					Five Quarter
	<u>3/31/11</u> ^{1/}	<u>12/31/10</u> ^{2/}	<u>9/30/10</u> ^{3/}	<u>6/30/10</u> ^{4/}	<u>3/31/10</u> ^{5/}	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	13	17	18	16	16	16
Rentable square footage leased	265,875	394,301	287,985	511,426	280,300	347,977
Square footage of Renewal Deals	156,305	357,651	163,940	328,096	124,955	226,189
Renewed square footage (% of total)	58.8%	90.7%	56.9%	64.2%	44.6%	65.0%
New Leases square footage (% of total)	41.2%	9.3%	43.1%	35.8%	55.4%	35.0%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 4.07	\$ 4.04	\$ 4.89	\$ 3.73	\$ 4.48	\$ 4.24
Tenant improvements	(0.63)	(0.44)	(0.43)	(0.37)	(0.59)	(0.49)
Leasing commissions ^{6/}	(0.12)	(0.11)	(0.14)	(0.09)	(0.13)	(0.12)
Rent concessions	(0.14)	(0.07)	(0.18)	(0.24)	(0.18)	(0.16)
Effective rent	3.18	3.42	4.14	3.03	3.58	3.47
Expense stop	(0.10)	(0.17)	(0.20)	(0.21)	(0.30)	(0.20)
Equivalent effective net rent	\$ 3.08	\$ 3.25	\$ 3.94	\$ 2.82	\$ 3.28	\$ 3.27
Weighted average term in years	4.6	6.3	5.4	4.4	4.8	5.1
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 1,058,037	\$ 1,363,845	\$ 674,763	\$ 1,068,076	\$ 988,367	\$ 1,030,618
Rentable square feet	265,875	394,301	287,985	511,426	280,300	347,977
Per rentable square foot	\$ 3.98	\$ 3.46	\$ 2.34	\$ 2.09	\$ 3.53	\$ 2.96
Leasing Commissions:						
Total dollars committed under signed leases ^{6/}	\$ 206,138	\$ 226,065	\$ 192,048	\$ 215,500	\$ 212,098	\$ 210,370
Rentable square feet	265,875	394,301	287,985	511,426	280,300	347,977
Per rentable square foot	\$ 0.78	\$ 0.57	\$ 0.67	\$ 0.42	\$ 0.76	\$ 0.60
Total:						
Total dollars committed under signed leases	\$ 1,264,175	\$ 1,589,910	\$ 866,811	\$ 1,283,576	\$ 1,200,465	\$ 1,240,987
Rentable square feet	265,875	394,301	287,985	511,426	280,300	347,977
Per rentable square foot	\$ 4.75	\$ 4.03	\$ 3.01	\$ 2.51	\$ 4.28	\$ 3.57

^{1/} Includes 5K square feet of leases that start in 2013 or later.

^{2/} Includes 229K square feet of leases that start in 2013 or later.

^{3/} Includes 35K square feet of leases that start in 2012 or later.

^{4/} Includes 44K square feet of leases that start in 2012 or later. Also includes a 188K square foot lease in a building that was sold on June 24, 2010.

^{5/} Includes 38K square feet of leases that start in 2012 or later.

^{6/} Excludes a full allocation of internal leasing costs.

Leasing Statistics

Retail Portfolio

	Three Months Ended					Five Quarter
	<u>3/31/11</u>	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10 1/</u>	<u>3/31/10 2/</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	10	4	5	13	6	8
Rentable square footage leased	73,804	11,955	11,751	53,242	37,406	37,632
Square footage of Renewal Deals	68,123	10,155	11,751	45,560	19,030	30,924
Renewed square footage (% of total)	92.3%	84.9%	100.0%	85.6%	50.9%	82.2%
New Leases square footage (% of total)	7.7%	15.1%	0.0%	14.4%	49.1%	17.8%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 19.83	\$ 47.58	\$ 28.15	\$ 30.00	\$ 35.74	\$ 32.26
Tenant improvements	(1.12)	(1.43)	(1.66)	(0.46)	(4.41)	(1.82)
Leasing commissions 3/	(0.37)	(0.80)	(0.32)	(0.19)	(0.24)	(0.38)
Rent concessions	(0.01)	(0.70)	0.00	(0.04)	(0.23)	(0.20)
Effective rent	18.33	44.65	26.17	29.31	30.86	29.86
Expense stop	0.00	0.00	0.00	0.00	0.00	0.00
Equivalent effective net rent	\$ 18.33	\$ 44.65	\$ 26.17	\$ 29.31	\$ 30.86	\$ 29.86
Weighted average term in years	4.1	5.2	1.8	5.2	5.8	4.4
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 813,393	\$ 180,000	\$ 58,560	\$ 212,080	\$ 1,090,042	\$ 470,815
Rentable square feet	73,804	11,955	11,751	53,242	37,406	37,632
Per rentable square foot	\$ 11.02	\$ 15.06	\$ 4.98	\$ 3.98	\$ 29.14	\$ 12.51
Leasing Commissions:						
Total dollars committed under signed leases 3/	\$ 262,962	\$ 64,019	\$ 12,244	\$ 86,142	\$ 46,391	\$ 94,352
Rentable square feet	73,804	11,955	11,751	53,242	37,406	37,632
Per rentable square foot	\$ 3.56	\$ 5.35	\$ 1.04	\$ 1.62	\$ 1.24	\$ 2.51
Total:						
Total dollars committed under signed leases	\$ 1,076,355	\$ 244,019	\$ 70,804	\$ 298,222	\$ 1,136,433	\$ 565,167
Rentable square feet	73,804	11,955	11,751	53,242	37,406	37,632
Per rentable square foot	\$ 14.58	\$ 20.41	\$ 6.03	\$ 5.60	\$ 30.38	\$ 15.02

1/ Includes 31K square feet of leases that start in 2012 or later.

2/ Includes 17K square feet of leases that start in 2012 or later.

3/ Excludes a full allocation of internal leasing costs.

Leasing Statistics by Market

For the Three Months Ended March 31, 2011

Office Portfolio 1/ <u>Market</u>	Rentable Square Feet <u>Leased</u>	Average <u>Term</u>	GAAP Rental <u>Rate</u>	TI's <u>Per SF</u>	Lease Commissions <u>Per SF 2/ 3/</u>
Raleigh	193,220	5.0	\$ 18.19	\$ 9.80	\$ 3.44
Richmond	176,873	7.4	15.32	17.89	3.58
Nashville	150,807	3.8	21.23	6.16	2.03
Atlanta	134,750	4.6	23.81	7.60	0.59
Memphis	94,256	4.7	21.21	5.84	0.73
Tampa	50,310	4.0	23.96	9.95	3.19
Piedmont Triad	44,673	3.4	16.91	6.16	1.67
Kansas City	21,471	5.5	28.88	15.11	8.19
	866,360	5.1	\$ 19.87	\$ 10.00	\$ 2.55

Industrial Portfolio <u>Market</u>	Rentable Square Feet <u>Leased</u>	Average <u>Term</u>	GAAP Rental <u>Rate</u>	TI's <u>Per SF</u>	Lease Commissions <u>Per SF 2/ 3/</u>
Piedmont Triad	162,901	1.9	\$ 4.04	\$ 1.33	0.13
Atlanta	102,974	9.0	3.75	8.18	\$ 1.77
	265,875	4.6	\$ 3.93	\$ 3.98	\$ 0.78

Retail Portfolio <u>Market</u>	Rentable Square Feet <u>Leased</u>	Average <u>Term</u>	GAAP Rental <u>Rate</u>	TI's <u>Per SF</u>	Lease Commissions <u>Per SF 2/ 3/</u>
Kansas City	73,804	4.1	\$ 19.82	\$ 11.02	\$ 3.56
	73,804	4.1	\$ 19.82	\$ 11.02	\$ 3.56

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Lease commissions by market per square foot excludes capitalized internal leasing costs.

3/ The amount of capitalized internal leasing cost not allocated to individual deals or product types was \$697K.

Rental Rate Comparisons by Market

For the Three Months Ended March 31, 2011

Office Portfolio 1/ <u>Market</u>	Rentable Square Feet <u>Leased</u>	Current Rent	Previous Rent	Percentage Change Rent
Raleigh	193,220	\$ 18.19	\$ 18.38	-1.0%
Richmond	176,873	15.32	15.30	0.1%
Nashville	150,807	21.23	19.46	9.1%
Atlanta	134,750	23.81	23.85	-0.2%
Memphis	94,256	21.21	21.45	-1.1%
Tampa	50,310	23.96	24.32	-1.5%
Piedmont Triad	44,673	16.91	17.08	-1.0%
Kansas City	21,471	28.88	24.86	16.2%
GAAP Rent Growth	866,360	\$ 19.87	\$ 19.57	1.5%
Cash Rent Growth	866,360	\$ 19.95	\$ 21.57	-7.5%

Industrial Portfolio <u>Market</u>	Rentable Square Feet <u>Leased</u>	Current Rent	Previous Rent	Percentage Change Rent
Piedmont Triad	162,901	\$ 4.04	\$ 4.20	-3.8%
Atlanta	102,974	3.75	5.51	-32.0%
GAAP Rent Growth	265,875	\$ 3.93	\$ 4.71	-16.5%
Cash Rent Growth	265,875	\$ 3.90	\$ 5.37	-27.4%

Retail Portfolio <u>Market</u>	Rentable Square Feet <u>Leased</u>	Current Rent	Previous Rent 2/	Percentage Change Rent
Kansas City	73,804	\$ 19.82	\$ 18.45	7.4%
GAAP Rent Growth	73,804	\$ 19.82	\$ 18.45	7.4%
Cash Rent Growth	73,804	\$ 19.04	\$ 17.75	7.3%

Average Cash Rental Rates for All In Place Leases as of: 1/ 3/

<u>Type</u>	<u>3/31/11</u>	<u>3/31/10</u>	<u>3/31/09</u>	<u>3/31/08</u>	<u>3/31/07</u>
Office	\$ 20.30	\$ 20.57	\$ 20.18	\$ 19.80	\$ 18.99
Industrial	5.45	5.26	5.20	5.27	5.11
Retail 2/	34.55	34.60	33.16	32.64	30.04
Weighted average rate	\$ 17.60	\$ 17.48	\$ 17.35	\$ 16.93	\$ 16.19
Annual % growth rate	0.7%	0.7%	2.5%	4.6%	

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Excludes percentage rent.

3/ Annualized Cash Revenue is March cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Lease Expirations

March 31, 2011

Dollars in thousands

<u>Year</u>	<u>Rentable Square Feet Expiring</u>	<u>Percent of Rentable Square Feet</u>	<u>Annualized Cash Revenue 1/</u>	<u>Average Rental Rate</u>	<u>Percent of Annualized Cash Revenue 1/</u>
Office: 2/					
2011 /3	1,761,934	9.6%	\$ 35,054	\$ 19.90	9.4%
2012	2,475,869	13.4%	50,066	20.22	13.4%
2013	2,621,287	14.1%	56,912	21.71	15.2%
2014	2,295,591	12.5%	47,940	20.88	12.8%
2015	2,231,568	12.1%	47,233	21.17	12.6%
2016	1,878,462	10.2%	31,226	16.62	8.3%
2017	1,380,768	7.5%	28,449	20.60	7.6%
2018	914,988	5.0%	19,273	21.06	5.2%
2019	684,303	3.7%	14,108	20.62	3.8%
2020	420,525	2.3%	10,183	24.21	2.7%
2021 and thereafter	1,761,191	9.6%	33,688	19.13	9.0%
	<u>18,426,486</u>	<u>100.0%</u>	<u>\$ 374,132</u>	<u>\$ 20.30</u>	<u>100.0%</u>
Industrial:					
2011 /4	650,532	12.4%	\$ 3,582	\$ 5.51	12.6%
2012	597,077	11.4%	3,588	6.01	12.6%
2013	640,832	12.2%	3,794	5.92	13.3%
2014	907,708	17.3%	4,879	5.38	17.1%
2015	440,072	8.4%	2,132	4.84	7.5%
2016	601,863	11.5%	2,508	4.17	8.8%
2017	208,099	4.0%	1,122	5.39	3.9%
2018	88,467	1.7%	303	3.43	1.1%
2019	176,024	3.4%	808	4.59	2.8%
2020	86,908	1.7%	369	4.25	1.3%
2021 and thereafter	835,808	16.0%	5,411	6.47	19.0%
	<u>5,233,390</u>	<u>100.0%</u>	<u>\$ 28,496</u>	<u>\$ 5.45</u>	<u>100.0%</u>

1/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

2/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

3/ Includes 145,000 square feet of leases that are on a month to month basis or 0.4% of total annualized revenue.

4/ Includes 92,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

Note: 2011 and beyond expirations that have been renewed are reflected above based on the renewal expiration date.

Lease Expirations

March 31, 2011

(Continued)

Dollars in thousands

<u>Year</u>	<u>Rentable Square Feet Expiring</u>	<u>Percent of Rentable Square Feet</u>	<u>Annualized Cash Revenue 1/</u>	<u>Average Rental Rate</u>	<u>Percent of Annualized Cash Revenue 1/</u>
Retail:					
2011 2/	41,961	5.2%	\$ 800	\$ 19.07	2.9%
2012	59,875	7.4%	2,388	39.88	8.5%
2013	73,207	9.0%	1,896	25.90	6.8%
2014	37,899	4.7%	1,909	50.37	6.8%
2015	63,726	7.9%	3,193	50.11	11.4%
2016	63,397	7.8%	3,061	48.28	10.9%
2017	93,570	11.5%	2,070	22.12	7.4%
2018	73,702	9.1%	3,282	44.53	11.7%
2019	96,624	11.9%	2,958	30.61	10.6%
2020	67,675	8.4%	2,002	29.58	7.1%
2021 and thereafter	138,786	17.1%	4,445	32.03	15.9%
	810,422	100.0%	\$ 28,004	\$ 34.55	100.0%
Total:					
2011 3/ 4/	2,454,427	10.0%	\$ 39,436	\$ 16.07	9.2%
2012	3,132,821	12.8%	56,042	17.89	13.0%
2013	3,335,326	13.6%	62,602	18.77	14.6%
2014	3,241,198	13.2%	54,728	16.89	12.7%
2015	2,735,366	11.2%	52,558	19.21	12.2%
2016	2,543,722	10.4%	36,795	14.47	8.5%
2017	1,682,437	6.9%	31,641	18.81	7.3%
2018	1,077,157	4.4%	22,858	21.22	5.3%
2019	956,951	3.9%	17,874	18.68	4.2%
2020	575,108	2.4%	12,554	21.83	2.9%
2021 and thereafter	2,735,785	11.2%	43,544	15.92	10.1%
	24,470,298	100.0%	\$ 430,632	\$ 17.60	100.0%

1/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

2/ Includes 5,000 square feet of leases that are on a month to month basis or 0.0% of total annualized revenue.

3/ Includes 242,000 square feet of leases that are on a month to month basis or 0.5% of total annualized revenue.

4/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

Note: 2011 and beyond expirations that have been renewed are reflected above based on the renewal expiration date.

Office Lease Expirations by Market by Quarter 1/

Dollars in thousands

		<i>Three Months Ended</i>				
		<u>6/30/11</u> ^{2/}	<u>9/30/11</u>	<u>12/31/11</u>	<u>3/31/12</u>	Total
Atlanta	RSF	86,659	104,622	2,541	390,097	583,919
	% of Total Office RSF	0.5%	0.6%	0.0%	2.1%	3.2%
	Annualized Cash Revenue ^{3/}	\$ 1,368	\$ 1,929	\$ 50	\$ 7,559	\$ 10,906
	% of Total Office Annl Cash Rev	0.4%	0.5%	0.0%	2.0%	2.9%
Greenville	RSF	6,761	27,926	84,667	95,212	214,566
	% of Total Office RSF	0.0%	0.2%	0.5%	0.5%	1.2%
	Annualized Cash Revenue ^{3/}	\$ 158	\$ 524	\$ 1,581	\$ 1,744	\$ 4,007
	% of Total Office Annl Cash Rev	0.0%	0.1%	0.4%	0.5%	1.1%
Kansas City	RSF	41,516	14,637	9,985	5,224	71,362
	% of Total Office RSF	0.2%	0.1%	0.1%	0.0%	0.4%
	Annualized Cash Revenue ^{3/}	\$ 1,024	\$ 280	\$ 236	\$ 93	\$ 1,633
	% of Total Office Annl Cash Rev	0.3%	0.1%	0.1%	0.0%	0.4%
Memphis	RSF	43,802	33,349	78,998	69,032	225,181
	% of Total Office RSF	0.2%	0.2%	0.4%	0.4%	1.2%
	Annualized Cash Revenue ^{3/}	\$ 737	\$ 712	\$ 1,836	\$ 1,572	\$ 4,857
	% of Total Office Annl Cash Rev	0.2%	0.2%	0.5%	0.4%	1.3%
Nashville	RSF	40,468	57,173	52,160	57,887	207,688
	% of Total Office RSF	0.2%	0.3%	0.3%	0.3%	1.1%
	Annualized Cash Revenue ^{3/}	\$ 942	\$ 1,219	\$ 1,187	\$ 1,315	\$ 4,663
	% of Total Office Annl Cash Rev	0.3%	0.3%	0.3%	0.4%	1.2%
Orlando	RSF	43,427	103,716	0	2,389	149,532
	% of Total Office RSF	0.2%	0.6%	0.0%	0.0%	0.8%
	Annualized Cash Revenue ^{3/}	\$ 290	\$ 2,372	\$ -	\$ 42	\$ 2,704
	% of Total Office Annl Cash Rev	0.1%	0.6%	0.0%	0.0%	0.7%
Piedmont Triad	RSF	54,109	32,133	33,869	197,362	317,473
	% of Total Office RSF	0.3%	0.2%	0.2%	1.1%	1.7%
	Annualized Cash Revenue ^{3/}	\$ 1,047	\$ 518	\$ 657	\$ 3,728	\$ 5,950
	% of Total Office Annl Cash Rev	0.3%	0.1%	0.2%	1.0%	1.6%
Raleigh	RSF	113,162	175,959	87,142	220,672	596,935
	% of Total Office RSF	0.6%	1.0%	0.5%	1.2%	3.2%
	Annualized Cash Revenue ^{3/}	\$ 2,126	\$ 3,968	\$ 1,770	\$ 4,301	\$ 12,165
	% of Total Office Annl Cash Rev	0.6%	1.1%	0.5%	1.1%	3.3%
Richmond	RSF	99,130	119,627	139,503	93,198	451,458
	% of Total Office RSF	0.5%	0.6%	0.8%	0.5%	2.5%
	Annualized Cash Revenue ^{3/}	\$ 1,498	\$ 2,366	\$ 2,723	\$ 1,409	\$ 7,996
	% of Total Office Annl Cash Rev	0.4%	0.6%	0.7%	0.4%	2.1%
Tampa	RSF	27,696	20,429	26,768	18,158	93,051
	% of Total Office RSF	0.2%	0.1%	0.1%	0.1%	0.5%
	Annualized Cash Revenue ^{3/}	\$ 781	\$ 462	\$ 693	\$ 468	\$ 2,404
	% of Total Office Annl Cash Rev	0.2%	0.1%	0.2%	0.1%	0.6%
Total	RSF	556,730	689,571	515,633	1,149,231	2,911,165
	% of Total Office RSF	3.0%	3.7%	2.8%	6.2%	15.8%
	Annualized Cash Revenue ^{3/}	\$ 9,971	\$ 14,350	\$ 10,733	\$ 22,231	\$ 57,285
	% of Total Office Annl Cash Rev	2.7%	3.8%	2.9%	5.9%	15.3%

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Includes 145,000 square feet of leases that are on a month to month basis or 0.4% of total annualized revenue.

3/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Industrial Lease Expirations by Market by Quarter

Dollars in thousands

		<i>Three Months Ended</i>				
		<u>6/30/11</u> ^{1/}	<u>9/30/11</u>	<u>12/31/11</u>	<u>3/31/12</u>	<u>Total</u>
Atlanta	RSF	84,065	286,254	25,200	28,839	424,358
	% of Total Industrial RSF	1.6%	5.5%	0.5%	0.6%	8.1%
	Annualized Cash Revenue ^{2/}	\$ 372	\$ 1,811	\$ 131	\$ 158	\$ 2,472
	% of Total Industrial Annl Cash Rev	1.3%	6.4%	0.5%	0.6%	8.7%
Piedmont Triad	RSF	185,476	22,638	46,899	97,816	352,829
	% of Total Industrial RSF	3.5%	0.4%	0.9%	1.9%	6.7%
	Annualized Cash Revenue ^{2/}	\$ 883	\$ 145	\$ 241	\$ 567	\$ 1,836
	% of Total Industrial Annl Cash Rev	3.1%	0.5%	0.8%	2.0%	6.4%
Total	RSF	269,541	308,892	72,099	126,655	777,187
	% of Total Industrial RSF	5.2%	5.9%	1.4%	2.4%	14.9%
	Annualized Cash Revenue ^{2/}	\$ 1,255	\$ 1,956	\$ 372	\$ 725	\$ 4,308
	% of Total Industrial Annl Cash Rev	4.4%	6.9%	1.3%	2.5%	15.1%

^{1/} Includes 92,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

^{2/} Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Office Lease Expirations by Market by Year 1/

Dollars in thousands

		<u>2011 2/</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Thereafter</u>
Atlanta	RSF	193,822	486,065	355,551	243,778	1,063,805
	% of Total Office RSF	1.1%	2.6%	1.9%	1.3%	5.8%
	Annualized Cash Revenue 3/	\$ 3,347	\$ 9,367	\$ 6,834	\$ 4,400	\$ 23,119
	% of Total Office Annl Cash Rev	0.9%	2.5%	1.8%	1.2%	6.2%
Greenville	RSF	119,354	220,902	132,006	117,516	187,199
	% of Total Office RSF	0.6%	1.2%	0.7%	0.6%	1.0%
	Annualized Cash Revenue 3/	\$ 2,262	\$ 3,914	\$ 2,418	\$ 2,604	\$ 3,066
	% of Total Office Annl Cash Rev	0.6%	1.0%	0.6%	0.7%	0.8%
Kansas City	RSF	66,138	75,970	25,172	38,550	328,678
	% of Total Office RSF	0.4%	0.4%	0.1%	0.2%	1.8%
	Annualized Cash Revenue 3/	\$ 1,540	\$ 1,789	\$ 597	\$ 933	\$ 9,079
	% of Total Office Annl Cash Rev	0.4%	0.5%	0.2%	0.2%	2.4%
Memphis	RSF	156,149	157,351	231,855	206,883	1,008,960
	% of Total Office RSF	0.8%	0.9%	1.3%	1.1%	5.5%
	Annualized Cash Revenue 3/	\$ 3,286	\$ 3,589	\$ 5,756	\$ 4,221	\$ 22,500
	% of Total Office Annl Cash Rev	0.9%	1.0%	1.5%	1.1%	6.0%
Nashville	RSF	149,801	234,191	411,031	425,377	1,548,725
	% of Total Office RSF	0.8%	1.3%	2.2%	2.3%	8.4%
	Annualized Cash Revenue 3/	\$ 3,348	\$ 5,204	\$ 8,338	\$ 9,077	\$ 32,343
	% of Total Office Annl Cash Rev	0.9%	1.4%	2.2%	2.4%	8.6%
Orlando	RSF	147,143	6,449	27,521	11,608	160,389
	% of Total Office RSF	0.8%	0.0%	0.1%	0.1%	0.9%
	Annualized Cash Revenue 3/	\$ 2,662	\$ 192	\$ 720	\$ 302	\$ 4,509
	% of Total Office Annl Cash Rev	0.7%	0.1%	0.2%	0.1%	1.2%
Piedmont Triad	RSF	120,111	371,954	190,269	113,212	633,366
	% of Total Office RSF	0.7%	2.0%	1.0%	0.6%	3.4%
	Annualized Cash Revenue 3/	\$ 2,221	\$ 6,850	\$ 3,082	\$ 1,986	\$ 8,383
	% of Total Office Annl Cash Rev	0.6%	1.8%	0.8%	0.5%	2.2%
Raleigh	RSF	376,263	451,472	329,306	476,338	2,162,478
	% of Total Office RSF	2.0%	2.5%	1.8%	2.6%	11.7%
	Annualized Cash Revenue 3/	\$ 7,864	\$ 8,975	\$ 6,506	\$ 9,659	\$ 38,111
	% of Total Office Annl Cash Rev	2.1%	2.4%	1.7%	2.6%	10.2%
Richmond	RSF	358,260	205,149	269,345	180,604	1,075,810
	% of Total Office RSF	1.9%	1.1%	1.5%	1.0%	5.8%
	Annualized Cash Revenue 3/	\$ 6,587	\$ 3,566	\$ 5,421	\$ 3,487	\$ 18,437
	% of Total Office Annl Cash Rev	1.8%	1.0%	1.4%	0.9%	4.9%
Tampa	RSF	74,893	266,366	649,231	481,725	1,102,395
	% of Total Office RSF	0.4%	1.4%	3.5%	2.6%	6.0%
	Annualized Cash Revenue 3/	\$ 1,937	\$ 6,621	\$ 17,240	\$ 11,270	\$ 24,614
	% of Total Office Annl Cash Rev	0.5%	1.8%	4.6%	3.0%	6.6%
Total	RSF	1,761,934	2,475,869	2,621,287	2,295,591	9,271,805
	% of Total Office RSF	9.6%	13.4%	14.2%	12.5%	50.3%
	Annualized Cash Revenue 3/	\$ 35,054	\$ 50,067	\$ 56,912	\$ 47,939	\$ 184,161
	% of Total Office Annl Cash Rev	9.4%	13.4%	15.2%	12.8%	49.2%

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Includes 145,000 square feet of leases that are on a month to month basis or 0.4% of total annualized revenue.

3/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Industrial Lease Expirations by Market by Year

Dollars in thousands

		<u>2011 1/</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Thereafter</u>
Atlanta	RSF	395,519	239,203	308,239	546,406	1,417,323
	% of Total Industrial RSF	7.6%	4.6%	5.9%	10.4%	27.1%
	Annualized Cash Revenue 2/	\$ 2,314	\$ 1,389	\$ 1,592	\$ 3,066	\$ 7,729
	% of Total Industrial Annl Cash Rev	8.1%	4.9%	5.6%	10.8%	27.1%
Piedmont Triad	RSF	255,013	357,874	332,593	361,302	1,019,918
	% of Total Industrial RSF	4.9%	6.8%	6.4%	6.9%	19.5%
	Annualized Cash Revenue 2/	\$ 1,268	\$ 2,199	\$ 2,202	\$ 1,814	\$ 4,925
	% of Total Industrial Annl Cash Rev	4.4%	7.7%	7.7%	6.4%	17.3%
Total	RSF	650,532	597,077	640,832	907,708	2,437,241
	% of Total Industrial RSF	12.4%	11.4%	12.2%	17.3%	46.6%
	Annualized Cash Revenue 2/	\$ 3,582	\$ 3,588	\$ 3,794	\$ 4,880	\$ 12,654
	% of Total Industrial Annl Cash Rev	12.6%	12.6%	13.3%	17.1%	44.4%

1/ Includes 92,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Customer Diversification 1/

March 31, 2011

Dollars in thousands

Top 20 Customers

<u>Customer</u>	<u>RSF</u>	<u>Annualized Cash Revenue 2/</u>	<u>Percent of Annualized Cash Revenue 2/</u>	<u>Average Remaining Lease Term in Years</u>
Federal Government	1,969,470	\$ 41,282	9.59%	7.4
AT&T	800,779	15,293	3.55%	2.3
PricewaterhouseCoopers	318,647	8,461	1.96%	2.1
State of Georgia	415,744	7,413	1.72%	6.6
Healthways	290,689	6,691	1.55%	11.1
Metropolitan Life Insurance	296,595	6,087	1.41%	6.9
BB&T	363,466	5,795	1.35%	3.2
T-Mobile USA	210,971	5,458	1.27%	2.8
HCA Corporation	231,176	5,218	1.21%	3.9
Lockton Companies	170,743	5,002	1.16%	3.9
Syniverse Technologies	198,750	4,055	0.94%	5.6
RBC Bank	164,271	3,914	0.91%	15.7
SCI Services 3/	162,784	3,734	0.87%	6.3
Volvo	298,321	3,577	0.83%	3.5
Fluor Enterprises	190,038	3,523	0.82%	0.9
Vanderbilt University	166,490	3,501	0.81%	4.5
Lifepoint Corporate Services	147,489	3,101	0.72%	3.8
Jacobs Engineering Group	181,794	3,030	0.70%	4.5
Talecris Biotherapeutics	145,783	2,456	0.57%	11.2
HDR Engineering, Inc.	77,767	2,382	0.55%	6.9
	<u>6,801,767</u>	<u>\$ 139,973</u>	<u>32.49%</u>	<u>5.7</u>

By Industry

<u>Category</u>	<u>Percent of Annualized Cash Revenue 2/</u>
Professional, Scientific, and Technical Services	20.2%
Government/Public Administration	11.9%
Finance/Banking	11.7%
Health Care and Social Assistance	8.0%
Insurance	7.8%
Manufacturing	5.4%
Wholesale Trade	5.2%
Telecommunication	5.2%
Retail Trade	5.1%
Information	4.4%
Administrative and Support Services	3.4%
Real Estate Rental and Leasing	3.1%
Accommodation and Food Services	2.7%
Educational Services	2.2%
Transportation and Warehousing	2.1%
Other Services (except Public Administration)	1.6%
	<u>100.0%</u>

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

3/ SCI Services is a wholly owned subsidiary of Morgan Stanley.

Same Property Performance

Dollars and Square Feet in thousands

	Three months ended March 31,		Percentage Change
	<u>2011</u>	<u>2010</u>	
Rental revenues 1/	\$ 104,778	\$ 108,539	-3.5%
Operating expenses	(37,723)	(38,437)	1.9%
	67,055	70,102	-4.3%
Straight line rent	3,141	759	313.8%
	70,196	70,861	-0.9%
Lease termination fees	266	567	-53.1%
Net operating income	\$ 70,462	\$ 71,428	-1.4%
Average occupancy	90.3%	89.6%	0.8%
Rentable square feet	26,374	26,374	

<u>Market</u>	First Quarter: 2011 vs 2010	
	NOI 2/ Percentage Change	Occupancy Percentage Change
	Atlanta	-2.8%
Greenville	4.7%	0.0%
Kansas City	8.0%	-2.1%
Memphis	-13.6%	0.4%
Nashville	-2.4%	-1.4%
Orlando	-26.5%	-11.2%
Piedmont Triad	8.4%	-0.7%
Raleigh	2.1%	7.2%
Richmond	0.3%	1.9%
Tampa	-3.6%	-1.2%
	-0.9%	0.8%

1/ Excludes straight line rents and lease termination fees.

2/ Includes straight line rents and excludes lease termination fees.

Disposition Activity

Dollars in thousands

<u>Name</u>	<u>Market</u>	<u>Type 1/</u>	<u>Date Sold</u>	<u>Square Footage</u>	<u>Occupancy</u>	<u>Gross Sales Price</u>
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First quarter 2011:

None

Development Activity

Dollars in thousands

<u>Property</u>	<u>Market</u>	<u>Type</u>	<u>Rentable Square Feet</u>	<u>Anticipated Total Investment</u>	<u>Investment As Of 03/31/11</u>	<u>Pre Leased %</u>	<u>Estimated Completion Date</u>	<u>Estimated Stabilization Date</u>
<u>In - Process</u>								
Atlanta GSA 1/	Atlanta	O	60,000	\$ 11,518	\$ 5,650	100%	4Q 11	4Q 11
In - Process Total			<u>60,000</u>	<u>\$ 11,518</u>	<u>\$ 5,650</u>	<u>100%</u>		
<u>Completed Not Stabilized 2/</u>								
Independence Park 3/	Tampa	O	117,000	\$ 12,700	\$ 7,180	0%	n/a	1Q 13
Triad Centre III	Memphis	O	148,000	\$ 33,825	\$ 33,625	42%	4Q 09	2Q 11
Completed Not Stabilized Total			<u>265,000</u>	<u>\$ 46,525</u>	<u>\$ 40,805</u>	<u>23%</u>		
Grand Total or Weighted Average			<u>325,000</u>	<u>\$ 58,043</u>	<u>\$ 46,455</u>	<u>38%</u>		
				\$ Weighted %		<u>44%</u>		

For Sale Residential Condominiums

<u>Property</u>	<u>Market</u>	<u>Units For Sale</u>	<u>Units Sold</u>	<u>Gross Sale Proceeds</u>	<u>Net Gain 6/</u>
RBC Plaza Condominiums 4/ 5/	Raleigh	24	115	\$ 47,405	\$ 6,397

1/ Redevelopment property, the investment amounts shown include original Land and Building basis, net of accumulated depreciation, in addition to the incremental redevelopment costs.

2/ "Completed Not Stabilized" properties are recorded in the Consolidated Balance Sheet in the Land and Building accounts, not Development-in-Process.

3/ Property acquired 12/29/10. Building classified as development during stabilization period.

4/ Units Sold, Gross Sale Proceeds and Net Gain are as of 5/2/11.

5/ As of 3/31/11, 115 units were sold, Gross Sale Proceeds were \$47.4 million and Net Gain was \$6.4 Million. 1Q11 Net Gain to the Company was 38K.

6/ Gains include any forfeited deposits.

Development Land March 31, 2011

Dollars in thousands

<u>Market</u>	<u>Usable Acres</u>	<u>Total Estimated Market Value</u>
Atlanta	233	\$ 32,654
Raleigh	190	40,934
Tampa	53	19,317
Greensboro	47	9,087
Richmond	31	8,233
Nashville	16	11,099
Orlando	16	12,576
Memphis	13	2,960
Baltimore	7	1,800
Winston-Salem	3	1,250
Kansas City	1	2,100
Total 1/2	610	\$ 142,010

1/ Developable square footage on core land holdings, which constitute 523 of the total 610 acres, is approximately 5.7 million of office space and 2.7 million of industrial space.

2/ Includes 7.2 acres (\$2.0 million based on expected gross proceeds) included in property held for sale at March 31, 2011.

Acquisition Activity

Dollars in thousands

<u>Name</u>	<u>Market</u>	<u>Type</u>	<u>Date Acquired</u>	<u>Square Footage</u>	<u>Total Cost</u>
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First quarter 2011:

None

Unconsolidated Joint Ventures Assets, Debt and Liabilities

March 31, 2011

Dollars in thousands

<u>Joint Venture</u>	<u>Type 1/</u>	<u>Own %</u>	<u>Venture's Books</u>		
			<u>Total Assets</u>	<u>Debt</u>	<u>Total Liabilities</u>
Board of Trade Investment Co.	O	49.0%	\$ 7,161	\$ -	\$ 177
Kessinger/Hunter, LLC	-	26.5%	6,091	-	811
4600 Madison Associates, LP	O	12.5%	14,352	10,432	11,018
Highwoods DLF 98/29, LP	O	22.8%	126,634	65,973	70,312
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	90,966	47,900	51,015
Concourse Center Associates, LLC	O	50.0%	12,727	8,175	8,311
Plaza Colonnade, LLC	O/R	50.0%	68,700	62,489	63,368
Highwoods KC Glenridge Office, LP	O	40.0%	23,579	15,790	16,683
Highwoods KC Glenridge Land, LP	O	40.0%	779	-	134
Highwoods KC Orlando, LLC	O	40.0%	196,082	133,218	140,875
Highwoods DLF Forum, LLC	O	25.0%	106,615	67,500	70,699
Highwoods Development B, LLC	O	10.0%	38,485	15,404	19,500
Total			\$ 692,171	\$ 426,881	\$ 452,903

<u>Joint Venture</u>	<u>Type 1/</u>	<u>Own %</u>	<u>Highwoods' Share of Joint Venture</u>		
			<u>Total Assets</u>	<u>Debt</u>	<u>Total Liabilities</u>
Board of Trade Investment Co.	O	49.0%	\$ 3,509	\$ -	\$ 87
Kessinger/Hunter, LLC	-	26.5%	1,614	-	215
4600 Madison Associates, LP	O	12.5%	1,794	1,304	1,377
Highwoods DLF 98/29, LP	O	22.8%	28,885	15,048	16,038
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	39,052	20,563	21,901
Concourse Center Associates, LLC	O	50.0%	6,364	4,088	4,156
Plaza Colonnade, LLC	O/R	50.0%	34,350	31,245	31,684
Highwoods KC Glenridge Office, LP	O	40.0%	9,432	6,316	6,673
Highwoods KC Glenridge Land, LP	O	40.0%	312	-	54
Highwoods KC Orlando, LLC	O	40.0%	78,433	53,287	56,350
Highwoods DLF Forum, LLC	O	25.0%	26,649	16,872	17,672
Highwoods Development B, LLC	O	10.0%	3,849	1,540	1,950
Total 2/			\$ 234,243	\$ 150,263	\$ 158,157

1/ The letters "O" and "R" represent Office and Retail, respectively.

2/ Highwoods' share of equity from these tables will not equal Investments in Unconsolidated Affiliates on the Consolidated Balance Sheet due to various purchase accounting and related adjustments.

Unconsolidated Joint Ventures Income

For the Three Months Ended March 31, 2011

Dollars in thousands

<u>Joint Venture</u>	<u>Venture's Books</u>						
	<u>Own %</u>	<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	<u>Gain on Sale</u>	<u>Net Income</u>
Board of Trade Investment Co.	49.0%	\$ 561	\$ 340	\$ -	\$ 142	\$ -	\$ 79
Kessinger/Hunter, LLC	26.5%	2,590	2,536	-	143	-	(89)
4600 Madison Associates, LP	12.5%	1,015	626	182	370	-	(163)
Highwoods DLF 98/29, LP	22.8%	3,692	1,419	1,086	966	-	221
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	2,965	1,345	929	1,110	-	(419)
Concourse Center Associates, LLC	50.0%	159	120	64	101	-	(126)
Plaza Colonnade, LLC	50.0%	2,885	938	913	613	-	421
Highwoods KC Glenridge Office, LP	40.0%	771	407	198	210	-	(44)
Highwoods KC Glenridge Land, LP	40.0%	-	3	-	-	-	(3)
Highwoods KC Orlando, LLC	40.0%	7,209	3,126	1,757	1,718	-	608
Highwoods DLF Forum, LLC	25.0%	3,364	1,137	878	1,322	-	27
Highwoods Development B, LLC	10.0%	-	-	-	-	-	-
Total		\$ 25,211	\$ 11,997	\$ 6,007	\$ 6,695	\$ -	\$ 512

<u>Joint Venture</u>	<u>Highwoods' Share of Joint Venture</u>						
	<u>Own %</u>	<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	<u>Gain on Sale</u>	<u>Net Income</u>
Board of Trade Investment Co.	49.0%	\$ 275	\$ 167	\$ -	\$ 70	\$ -	\$ 38
Kessinger/Hunter, LLC	26.5%	686	672	-	38	-	(24)
4600 Madison Associates, LP	12.5%	127	78	23	46	-	(20)
Highwoods DLF 98/29, LP	22.8%	842	324	248	220	-	50
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	1,273	577	399	477	-	(180)
Concourse Center Associates, LLC	50.0%	80	60	32	51	-	(63)
Plaza Colonnade, LLC	50.0%	1,443	469	457	307	-	210
Highwoods KC Glenridge Office, LP	40.0%	308	163	79	84	-	(18)
Highwoods KC Glenridge Land, LP	40.0%	-	1	-	-	-	(1)
Highwoods KC Orlando, LLC	40.0%	2,884	1,250	703	687	-	244
Highwoods DLF Forum, LLC	25.0%	841	284	220	331	-	6
Highwoods Development B, LLC	10.0%	-	-	-	-	-	-
Total 1/ 2/		\$ 8,759	\$ 4,045	\$ 2,161	\$ 2,311	\$ -	\$ 242

1/ Highwoods' share of Depreciation and Amortization from these tables will not equal Depreciation and Amortization of Real Estate Assets for Unconsolidated Affiliates on the Statement of Funds from Operations due to various purchase accounting and related adjustments, which are not reflected in the Joint Ventures' stand-alone financial statements.

2/ Highwoods' share of Net Income from these tables will not equal Equity in Earnings of Unconsolidated Affiliates on the Consolidated Income Statement due to various purchase accounting and related adjustments, which are not reflected

Unconsolidated Joint Ventures Long-Term Debt Detail 1/

Dollars in thousands

<u>Joint Venture</u>	<u>Own %</u>	<u>Lender</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Loan Balance 3/31/11</u>
Plaza Colonnade, LLC	50.0%	Met Life	5.72%	Jan-17	\$ 46,223
Plaza Colonnade, LLC	50.0%	Tax Incremental Financing	5.90%	Mar-24	12,345
Plaza Colonnade, LLC	50.0%	Tax Incremental Financing	6.00%	Mar-16	3,790
			5.77%		62,358
Highwoods KC Orlando, LLC	40.0%	Met Life	5.21%	Jul-14	133,218
Highwoods DLF Forum, LLC	25.0%	Jackson National Life Insurance Company	5.13%	Nov-13	67,500
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	Massachusetts Mutual Life Ins. Co.	7.66%	May-12	47,900
Highwoods DLF 98/29, LP 2/	22.8%	USG Annuity & Life Company	6.78%	May-11	38,323
Highwoods DLF 98/29, LP	22.8%	Goldman Sachs	6.11%	Jul-17	27,650
Highwoods KC Glenridge Office	40.0%	Wachovia	4.84%	May-14	15,790
4600 Madison Associates, LLC	12.5%	State Farm	6.85%	Apr-18	10,432
Concourse Center Associates, LLC	50.0%	Wells Fargo	2.77%	Jul-13	8,175
Highwoods Development B, LLC	10.0%	PNC	3.01%	Feb-13	15,403
			5.63%		364,391
			<u>5.65%</u>		<u>\$ 426,749</u>
Highwoods' share of the above					<u>\$ 150,263</u>

1/ Excludes loans related to two "consolidated" joint ventures.

2/ Loan paid off 4/1/2011 using funds from a one year secured floating rate loan to the partnership from the Company.

Joint Ventures Portfolio Summary 1/

As of March 31, 2011

Summary by Location:

<u>Market</u>	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Office Annualized Cash Revenue 2/ 3/</u>
Orlando	1,853,000	82.6%	44.4%
Kansas City	719,000	83.3%	19.0%
Raleigh	814,000	91.7%	11.6%
Atlanta	835,000	70.1%	9.8%
Richmond	413,000	100.0%	9.0%
Tampa	205,000	79.8%	3.0%
Piedmont Triad	258,000	42.8%	1.9%
Charlotte	148,000	100.0%	1.3%
Total 4/	<u>5,245,000</u>	<u>81.9%</u>	<u>100.0%</u>

1/ Highwoods' joint venture portfolio consists of office properties exclusively.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

3/ Annualized Cash Revenue is based on Highwoods' share only.

4/ Includes 618,000 square feet of properties in joint ventures that are consolidated.

Joint Ventures Lease Expirations

March 31, 2011

Dollars in thousands

<u>Year</u>	<u>Rentable Square Feet Expiring 1/</u>	<u>Percent of Rentable Square Feet 1/</u>	<u>Annualized Cash Revenue 2/</u>	<u>Average Rental Rate</u>	<u>Percent of Annualized Cash Revenue 2/</u>
Total					
2011	241,818	5.6%	\$ 5,700	\$ 23.57	6.4%
2012	379,428	8.8%	9,931	26.17	11.1%
2013	621,579	14.5%	14,198	22.84	15.9%
2014	642,798	15.0%	15,033	23.39	16.8%
2015	779,569	18.0%	14,981	19.22	16.7%
2016	277,923	6.5%	3,056	11.00	3.4%
2017	563,028	13.1%	14,285	25.37	16.0%
2018	270,851	6.3%	2,009	7.42	2.2%
2019	101,123	2.4%	1,671	16.52	1.9%
2020	213,442	5.0%	6,712	31.45	7.5%
2021 and thereafter	204,685	4.8%	1,907	9.32	2.1%
	<u>4,296,244</u>	<u>100.0%</u>	<u>\$ 89,483</u>	<u>\$ 20.83</u>	<u>100.0%</u>

1/ Includes square feet expiring in properties in joint ventures that are consolidated.

2/ Annualized Cash Revenue is March, 2011 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Joint Venture Acquisition and Disposition Activity

Dollars in thousands

Acquisitions

<u>Name</u>	<u>Own %</u>	<u>Market</u>	<u>Type</u>	<u>Date Acquired</u>	<u>Square Footage</u>	<u>Total Cost</u>
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First quarter 2011:

None

Dispositions

<u>Name</u>	<u>Own %</u>	<u>Market</u>	<u>Type</u>	<u>Date Sold</u>	<u>Square Footage</u>	<u>Occupancy</u>	<u>Gross Sales Price</u>
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First quarter 2011:

None

Joint Venture Development Activity

Dollars in thousands

<u>In Progress</u>			<u>Rentable Square Feet</u>	<u>Anticipated Total Investment</u>	<u>Investment As Of 03/31/11</u>	<u>Pre- Leasing</u>	<u>Estimated In-Service Date</u>
<u>Property</u>	<u>% Ownership</u>	<u>Market</u>					
Charlotte GSA	10%	Charlotte	171,000	\$ 46,493	\$ 38,390	100%	3Q11
In Progress Total				<u>\$ 46,493</u>	<u>\$ 38,390</u>		
Highwoods' Share of the above				<u>\$ 4,649</u>	<u>\$ 3,839</u>		