



Supplemental Information
December 31, 2010

Supplemental Information
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The information within refers to all Highwoods Properties' wholly-owned entities, except pages 30 to 37, 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 fourth 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 fourth quarter earnings press release.

Summary

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

	<i>Three Months Ended</i>				
	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>	<u>12/31/09</u>
Shares and units:					
Common shares outstanding at end of period	71,690	71,656	71,615	71,602	71,285
Common units outstanding at end of period	3,794	3,797	3,797	3,798	3,891
Weighted average common shares outstanding - basic	71,661	71,631	71,601	71,414	71,115
Weighted average common shares outstanding - diluted	75,724	75,638	75,607	75,397	75,263
Share price:					
At end of period	\$ 31.85	\$ 32.47	\$ 27.76	\$ 31.73	\$ 33.35
High close during period	35.16	33.07	33.43	32.52	34.84
Low close during period	29.55	26.54	27.76	27.53	27.23
Financial information:					
Lease termination income	\$ 375	\$ 362	\$ 1,688	\$ 567	\$ 380
Straight line rental income	3,433	2,975	3,519	1,328	1,250
Capitalized interest	305	392	370	353	580
Acquisition costs	(149)	(249)	(92)	(35)	(122)
Gain/(loss) on debt extinguishment	(620)	(85)	-	-	-
Land sale gains	-	-	-	-	-
Gains/(losses) on disposition of for-sale residential condominiums, net of partner's interest	(140)	493	140	169	393
Gains on disposition of depreciable properties	19	19	17	193	846
Gains on disposition of investment in unconsolidated affiliates	-	-	25,330	-	-
(Impairments) on depreciable properties	-	-	(260)	-	(13,518)
Funds from operations per share - diluted	\$ 0.62	\$ 0.57	\$ 0.64	\$ 0.61	\$ 0.42
Funds from operations per share - diluted, excluding certain items 1/	\$ 0.63	\$ 0.58	\$ 0.65	\$ 0.61	\$ 0.60
Wholly - owned property information:					
In-Service rentable square feet:					
Office	20,502	20,423	20,072	20,603	20,445
Industrial	5,827	5,827	5,827	6,463	6,463
Retail	853	853	864	869	869
Total	27,182	27,103	26,763	27,935	27,777
In-Service occupancy:					
Office	89.9%	88.2%	88.6%	87.7%	88.8%
Industrial	90.4%	90.5%	90.8%	87.2%	87.4%
Retail	97.8%	95.1%	95.8%	94.5%	98.0%
Total	90.3%	88.9%	89.3%	87.8%	88.8%

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

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

Research Coverage

Bank of America/Merrill Lynch
Jamie Feldman - 212-449-6339

Citigroup Global Markets
Michael Bilerman - 212-816-1383

Cowen and Company
James Sullivan - 646-562-1380
Michael Gorman - (646) 562-1381

Credit Suisse - North America
Andrew Rosivach - 415-249-7942

Deutsche Bank
John Perry - 212-250-4912

Green Street Advisors
John Stewart - 949-640-8780

Jefferies & Company, Inc.
Steven Benyik - 212-707-6348

Macquarie Research
Robert Stevenson - 212-231-8068

Morgan Keegan
Stephen Swett - 212-508-7585

RBC Capital Markets
Dave Rodgers - 440-715-2647

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Chris Lucas - 703-821-5780

Stifel Nicolaus
John Guinee - 443-224-1307
Erin Aslakson - 443-224-1350

Wells Fargo Securities, LLC
Brendan Maiorana - 443-263-6516

Corporate Information

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

Piedmont Triad, NC

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 Headquarters

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3100 Smoketree Court, Suite 600
Raleigh, NC 27604
919-872-4924

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 December 31, 2010, the Company owned or had an interest in 330 in-service office, industrial and retail properties encompassing approximately 32.4 million square feet. Highwoods also wholly-owned 611 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/(Loss)

Amounts in thousands, except per share amounts

	Year Ended		Three Months Ended				
	12/31/10	12/31/09	12/31/10	09/30/10	06/30/10	03/31/10	12/31/09
Rental and other revenues	\$ 463,321	\$ 450,154	\$ 117,865	\$ 116,063	\$ 114,339	\$ 115,054	\$ 112,709
Operating expenses:							
Rental property and other expenses	164,388	162,812	40,844	43,505	38,324	41,715	41,069
Depreciation and amortization	135,793	130,028	35,430	34,281	33,353	32,729	32,438
Impairment of assets held for use	-	2,554	-	-	-	-	2,554
General and administrative	32,948	36,682	8,579	8,882	6,980	8,507	9,396
Total operating expenses	<u>333,129</u>	<u>332,076</u>	<u>84,853</u>	<u>86,668</u>	<u>78,657</u>	<u>82,951</u>	<u>85,457</u>
Interest expense:							
Contractual	87,726	81,982	22,199	22,020	21,705	21,802	21,457
Amortization of deferred financing costs	3,385	2,760	857	858	835	835	782
Financing obligations	2,261	2,063	931	460	394	476	(88)
	<u>93,372</u>	<u>86,805</u>	<u>23,987</u>	<u>23,338</u>	<u>22,934</u>	<u>23,113</u>	<u>22,151</u>
Other income:							
Interest and other income	6,362	8,262	1,986	1,710	966	1,700	1,647
Gain/(loss) on debt extinguishment	(705)	1,287	(620)	(85)	-	-	-
	<u>5,657</u>	<u>9,549</u>	<u>1,366</u>	<u>1,625</u>	<u>966</u>	<u>1,700</u>	<u>1,647</u>
Income from continuing operations before disposition of property, condominiums and investment in unconsolidated affiliates and equity in earnings of unconsolidated affiliates	42,477	40,822	10,391	7,682	13,714	10,690	6,748
Gains on disposition of property	74	266	19	19	17	19	19
Gains/(losses) on disposition of for-sale residential condominiums 1/	276	922	(131)	54	163	190	99
Gains on disposition of investment in unconsolidated affiliates	25,330	-	-	-	25,330	-	-
Equity in earnings of unconsolidated affiliates	3,821	5,421	1,120	1,018	888	795	1,577
Income from continuing operations	71,978	47,431	11,399	8,773	40,112	11,694	8,443
Discontinued operations:							
Income/(loss) from discontinued operations	411	(7,203)	-	-	197	214	(10,423)
Net gains/(losses) on disposition of discontinued operations	(86)	21,466	-	-	(260)	174	827
	<u>325</u>	<u>14,263</u>	<u>-</u>	<u>-</u>	<u>(63)</u>	<u>388</u>	<u>(9,596)</u>
Net income/(loss)	72,303	61,694	11,399	8,773	40,049	12,082	(1,153)
Net (income)/loss attributable to noncontrolling interests in the Operating Partnership	(3,320)	(3,197)	(501)	(366)	(1,933)	(520)	142
Net (income)/loss attributable to noncontrolling interests in consolidated affiliates	(485)	(11)	(204)	148	(215)	(214)	147
Dividends on preferred stock	(6,708)	(6,708)	(1,677)	(1,677)	(1,677)	(1,677)	(1,677)
Net income/(loss) available for common stockholders	\$ 61,790	\$ 51,778	\$ 9,017	\$ 6,878	\$ 36,224	\$ 9,671	\$ (2,541)
Earnings per common share - diluted:							
Income from continuing operations available for common stockholders	\$ 0.86	\$ 0.56	\$ 0.13	\$ 0.10	\$ 0.50	\$ 0.13	\$ 0.09
Income/(loss) from discontinued operations available for common stockholders	-	0.20	-	-	-	0.01	(0.13)
Net income/(loss) available for common stockholders	<u>\$ 0.86</u>	<u>\$ 0.76</u>	<u>\$ 0.13</u>	<u>\$ 0.10</u>	<u>\$ 0.50</u>	<u>\$ 0.14</u>	<u>\$ (0.04)</u>
Weighted average common shares outstanding - diluted	<u>75,578</u>	<u>72,079</u>	<u>75,724</u>	<u>75,638</u>	<u>75,607</u>	<u>75,397</u>	<u>75,263</u>
Dividends declared and paid per common share	<u>\$ 1.700</u>	<u>\$ 1.700</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.425</u>
Net income/(loss) available for common stockholders:							
Income from continuing operations available for common stockholders	\$ 61,482	\$ 38,318	\$ 9,017	\$ 6,878	\$ 36,284	\$ 9,303	\$ 6,549
Income/(loss) from discontinued operations available for common stockholders	308	13,460	-	-	(60)	368	(9,090)
Net income/(loss) available for common stockholders	<u>\$ 61,790</u>	<u>\$ 51,778</u>	<u>\$ 9,017</u>	<u>\$ 6,878</u>	<u>\$ 36,224</u>	<u>\$ 9,671</u>	<u>\$ (2,541)</u>

1/ After adjusting for our partner's share, which is reflected in "Net income attributable to noncontrolling interest in consolidated affiliates", net gains/(losses) to the Company were (\$140) and \$662 for the three months and year ended December 31, 2010, respectively.

Funds from Operations and Additional Information

Amounts in thousands, except per share amounts

	Year Ended		Three Months Ended				
	12/31/10	12/31/09	12/31/10	09/30/10	06/30/10	03/31/10	12/31/09
Funds from operations:							
Net income/(loss)	\$ 72,303	\$ 61,694	\$ 11,399	\$ 8,773	\$ 40,049	\$ 12,082	\$ (1,153)
Net (income)/loss attributable to noncontrolling interests in the Operating Partnership	(3,320)	(3,197)	(501)	(366)	(1,933)	(520)	142
Net (income)/loss attributable to noncontrolling interests in consolidated affiliates	(485)	(11)	(204)	148	(215)	(214)	147
Dividends on preferred stock	(6,708)	(6,708)	(1,677)	(1,677)	(1,677)	(1,677)	(1,677)
Net income/(loss) available for common stockholders	<u>61,790</u>	<u>51,778</u>	<u>9,017</u>	<u>6,878</u>	<u>36,224</u>	<u>9,671</u>	<u>(2,541)</u>
Add/(deduct):							
Depreciation and amortization of real estate assets	134,058	128,130	34,986	33,837	32,926	32,309	31,980
(Gains) on disposition of depreciable properties	(74)	(127)	(19)	(19)	(17)	(19)	(19)
(Gains) on disposition of investment in unconsolidated affiliates	(25,330)	-	-	-	(25,330)	-	-
Net (income)/loss attributable to noncontrolling interests from the Operating Partnership	3,320	3,197	501	366	1,933	520	(142)
Unconsolidated affiliates:							
Depreciation and amortization of real estate assets	10,471	12,839	2,278	2,115	2,737	3,341	3,014
(Gains) on disposition of depreciable properties	-	(781)	-	-	-	-	-
Discontinued operations:							
Depreciation and amortization of real estate assets	365	1,855	-	-	182	183	246
(Gains) on disposition of depreciable properties	(174)	(21,843)	-	-	-	(174)	(827)
Funds from operations	<u>\$ 184,426</u>	<u>\$ 175,048</u>	<u>\$ 46,763</u>	<u>\$ 43,177</u>	<u>\$ 48,655</u>	<u>\$ 45,831</u>	<u>\$ 31,711</u>
Funds from operations per share - diluted							
Net income/(loss) available for common stockholders	\$ 0.86	\$ 0.76	\$ 0.13	\$ 0.10	\$ 0.50	\$ 0.14	\$ (0.04)
Add/(deduct):							
Depreciation and amortization of real estate assets	1.78	1.77	0.46	0.44	0.44	0.43	0.43
(Gains) on disposition of depreciable properties	-	-	-	-	-	-	-
(Gains) on disposition of investment in unconsolidated affiliates	(0.34)	-	-	-	(0.34)	-	-
Unconsolidated affiliates:							
Depreciation and amortization of real estate assets	0.14	0.18	0.03	0.03	0.04	0.04	0.04
(Gains) on disposition of depreciable properties	-	(0.01)	-	-	-	-	-
Discontinued operations:							
Depreciation and amortization of real estate assets	-	0.03	-	-	-	-	-
(Gains) on disposition of depreciable properties	-	(0.30)	-	-	-	-	(0.01)
Funds from operations per share - diluted	<u>\$ 2.44</u>	<u>\$ 2.43</u>	<u>\$ 0.62</u>	<u>\$ 0.57</u>	<u>\$ 0.64</u>	<u>\$ 0.61</u>	<u>\$ 0.42</u>
Weighted average shares outstanding - diluted	<u>75,578</u>	<u>72,079</u>	<u>75,724</u>	<u>75,638</u>	<u>75,607</u>	<u>75,397</u>	<u>75,263</u>
Additional information: 1/							
Funds from operations per share, excluding certain items 2/	<u>\$ 2.46</u>	<u>\$ 2.61</u>	<u>\$ 0.63</u>	<u>\$ 0.58</u>	<u>\$ 0.65</u>	<u>\$ 0.61</u>	<u>\$ 0.60</u>
Funds from operations, excluding certain items 2/	<u>\$ 185,916</u>	<u>\$ 187,977</u>	<u>\$ 47,532</u>	<u>\$ 43,511</u>	<u>\$ 49,007</u>	<u>\$ 45,866</u>	<u>\$ 45,351</u>
Straight line rental income	\$ (11,255)	\$ (4,037)	\$ (3,433)	\$ (2,975)	\$ (3,519)	\$ (1,328)	\$ (1,250)
Amortization of lease incentives	1,239	1,110	432	270	276	261	244
Depreciation of non-real estate assets	1,136	1,217	292	294	280	270	291
Ground lease straight line rent expense	131	291	30	33	34	34	52
Stock-based compensation expense	6,572	6,567	1,512	1,563	1,442	2,055	1,363
Amortization of deferred financing costs	3,385	2,760	857	858	835	835	782
Amortization of accumulated other comprehensive loss	(101)	(249)	(26)	(25)	(26)	(24)	(20)
Amortization of Harborview FMV	(981)	(965)	(270)	(252)	(236)	(223)	(824)
Amortization of FAS 141 market leases	435	8	186	173	36	40	25
Non-incremental revenue generating capital expenditures paid: 3/							
Building improvements	(15,921)	(16,546)	(2,731)	(3,061)	(5,590)	(4,539)	(8,028)
2nd generation tenant improvements	(30,854)	(22,633)	(12,824)	(6,348)	(6,429)	(5,253)	(8,083)
2nd generation lease commissions	(16,930)	(8,854)	(3,777)	(5,345)	(4,991)	(2,817)	(3,705)
Common dividends and unit distributions paid	<u>(128,112)</u>	<u>(121,261)</u>	<u>(32,058)</u>	<u>(32,058)</u>	<u>(32,059)</u>	<u>(31,937)</u>	<u>(31,872)</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 December 31, 2010 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>12/31/10</u>	<u>12/31/09</u>
Real estate assets, at cost:		
Land	\$ 347,876	\$ 350,537
Buildings and tenant improvements	2,895,779	2,880,632
Development in process	4,524	-
Land held for development	108,670	104,148
	<u>3,356,849</u>	<u>3,335,317</u>
Less-accumulated depreciation	(835,165)	(781,073)
Net real estate assets	2,521,684	2,554,244
For-sale residential condominiums	8,225	12,933
Real estate and other assets, net, held for sale	1,249	5,031
Cash and cash equivalents	14,206	23,699
Restricted cash	4,399	6,841
Accounts receivable, net of allowance of \$3,595 and \$2,810, respectively	20,716	21,069
Mortgages and notes receivable, net of allowance of \$868 and \$698, respectively	19,044	3,143
Accrued straight-line rents receivable, net of allowance of \$2,209 and \$2,443, respectively	93,435	82,600
Investment in unconsolidated affiliates	63,607	66,077
Deferred financing and leasing costs, net of accumulated amortization of \$59,383 and \$52,129, respectively	85,059	73,517
Prepaid expenses and other assets	40,211	37,947
Total Assets	<u>\$ 2,871,835</u>	<u>\$ 2,887,101</u>
Liabilities, Noncontrolling Interests in the Operating Partnership and Equity:		
Mortgages and notes payable	\$ 1,522,945	\$ 1,469,155
Accounts payable, accrued expenses and other liabilities	106,716	117,328
Financing obligations	33,114	37,706
Total Liabilities	<u>1,662,775</u>	<u>1,624,189</u>
Noncontrolling interests in the Operating Partnership	120,838	129,769
Equity:		
Preferred stock	81,592	81,592
Common stock	717	713
Additional paid-in capital	1,766,886	1,751,398
Distributions in excess of net income available for common stockholders	(761,785)	(701,932)
Accumulated other comprehensive loss	(3,648)	(3,811)
Total Stockholders' Equity	<u>1,083,762</u>	<u>1,127,960</u>
Noncontrolling interests in consolidated affiliates	4,460	5,183
Total Equity	<u>1,088,222</u>	<u>1,133,143</u>
Total Liabilities, Noncontrolling Interests in the Operating Partnership and Equity	<u>\$ 2,871,835</u>	<u>\$ 2,887,101</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>Year Ended</i>		<i>Three Months Ended</i>				
	<u>12/31/10</u>	<u>12/31/09</u>	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>	<u>12/31/09</u>
Rental and other revenues	\$ 1,432	\$ 9,156	\$ -	\$ -	\$ 653	\$ 779	\$ 1,319
Operating expenses:							
Rental property and other expenses	656	3,476	-	-	274	382	466
Depreciation and amortization	365	1,855	-	-	182	183	246
Impairment of assets held for use	-	10,964	-	-	-	-	10,964
Total operating expenses	<u>1,021</u>	<u>16,295</u>	<u>-</u>	<u>-</u>	<u>456</u>	<u>565</u>	<u>11,676</u>
Other income	-	3	-	-	-	-	1
Interest expense:	-	67	-	-	-	-	67
Income/(loss) before gains/(losses) on disposition of discontinued operations	411	(7,203)	-	-	197	214	(10,423)
Net gains/(losses) on disposition of discontinued operations	(86)	21,466	-	-	(260)	174	827
Total discontinued operations	<u>\$ 325</u>	<u>\$ 14,263</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (63)</u>	<u>\$ 388</u>	<u>\$ (9,596)</u>

Capitalization

Dollars, shares, and units in thousands

	<u>12/31/10</u>	<u>09/30/10</u>	<u>06/30/10</u>	<u>03/31/10</u>	<u>12/31/09</u>
Long-Term Debt (see pages 7 & 8):	\$ 1,522,945	\$ 1,501,624	\$ 1,463,727	\$ 1,466,441	\$ 1,469,155
Financing Obligations:	\$ 33,114	\$ 33,625	\$ 33,603	\$ 33,574	\$ 37,706
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	71,690	71,656	71,615	71,602	71,285
Noncontrolling interest partnership units	3,794	3,797	3,797	3,798	3,891
Total common shares and units outstanding	75,484	75,453	75,412	75,400	75,176
Stock price at period end	\$ 31.85	\$ 32.47	\$ 27.76	\$ 31.73	\$ 33.35
Market value of common equity	\$ 2,404,165	\$ 2,449,959	\$ 2,093,437	\$ 2,392,442	\$ 2,507,120
Total market capitalization with debt and obligations	\$ 4,041,816	\$ 4,066,800	\$ 3,672,359	\$ 3,974,049	\$ 4,095,573

See pages 30 to 37 for information regarding Highwoods' Joint Ventures.

Long-Term Debt Summary

Dollars in thousands

	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>
Balances Outstanding:					
Secured:					
Conventional fixed rate 1/	\$ 702,290	\$ 710,998	\$ 673,499	\$ 676,243	\$ 678,986
Variable rate debt	52,109	52,109	41,741	41,741	41,741
Secured total	<u>754,399</u>	<u>763,107</u>	<u>715,240</u>	<u>717,984</u>	<u>720,727</u>
Unsecured:					
Fixed rate bonds and notes	591,046	591,017	590,987	590,957	590,928
Bank term loans	147,500	147,500	157,500	157,500	157,500
Credit facility	30,000	-	-	-	-
Unsecured total	<u>768,546</u>	<u>738,517</u>	<u>748,487</u>	<u>748,457</u>	<u>748,428</u>
Total	<u>\$ 1,522,945</u>	<u>\$ 1,501,624</u>	<u>\$ 1,463,727</u>	<u>\$ 1,466,441</u>	<u>\$ 1,469,155</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	1.12%	1.11%	1.17%	1.08%	1.09%
Secured total	<u>6.14%</u>	<u>6.15%</u>	<u>6.21%</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	1.53%	1.53%	1.76%	1.67%	1.66%
Credit facility	3.16%	3.16% 2/	3.25% 2/	3.15% 2/	3.14%
Unsecured total	<u>5.35%</u>	<u>5.43%</u>	<u>5.43%</u>	<u>5.41%</u>	<u>5.41%</u>
Weighted Average	<u>5.74%</u>	<u>5.80%</u>	<u>5.81%</u>	<u>5.80%</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/	\$ 137,500	\$ 189,609	1.29%
2012	207,540	10,000	217,540	6.81%
2013	251,840	30,000	281,840	5.60%
2014	34,960	-	34,960	5.79%
2015	40,199	-	40,199	6.43%
2016	167,751	-	167,751	7.11%
2017	-	391,046	391,046	5.85%
2018	-	200,000	200,000	7.50%
2019	-	-	-	-
2020	-	-	-	-
Total maturities	<u>\$ 754,399</u>	<u>\$ 768,546</u>	<u>\$ 1,522,945</u>	<u>5.74%</u>

Weighted average maturity = 3.9 years

1/ Includes a \$21.5 million loan related to a consolidated 20% owned joint venture (Harborview) and \$35.0 million in loans at December 31, 2010 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</u>	<u>Undepreciated</u>
			<u>Balance</u>	<u>Book Value of</u>
			<u>12/31/10</u>	<u>Assets Secured</u>
Northwestern Mutual	7.05%	Jan-12	\$ 186,038	\$ 303,149
Northwestern Mutual	6.03%	Mar-13	128,084	184,542
Massachusetts Mutual Life Ins. Co. 1/	5.68%	Dec-13	113,230	213,282
New York Life Insurance Company	6.88%	Jan-16	113,386	217,853
PNC/Regions/Union Bank/U.S. Bank 2/ 3/	1.12%	Dec-11	52,109	55,630
Western-Southern Life Assurance Company	7.50%	Aug-16	46,662	71,916
Bank of America 4/	6.43%	Nov-15	40,199	52,600
Metropolitan Life Ins. Co. 5/	6.06%	Oct-12	21,502	38,975
Principal Life Insurance Company 6/	5.79%	Jan-14	10,717	13,030
Principal Life Insurance Company 6/	5.79%	Jan-14	10,717	18,872
Massachusetts Mutual Life Ins. Co. 1/	6.48%	Dec-13	10,129	
Principal Life Insurance Company 6/	5.74%	Jan-14	8,447	14,463
State Farm Life Insurance	7.65%	Feb-16	7,703	15,043
Principal Life Insurance Company 6/	5.89%	Jan-14	5,079	7,514
American United Life	9.00%	Jun-13	397	3,306
	<u>6.14%</u>		<u>754,399</u>	<u>\$ 1,210,175</u>

Unsecured Bonds

Bonds	5.85%	Mar-17	391,046
Bonds	7.50%	Apr-18	200,000
	<u>6.41%</u>		<u>591,046</u>

Unsecured Loans

Credit facility 2/	3.16%	Feb-13	30,000
Bank term loan 2/	1.36%	Feb-11	137,500
Bank term loan 2/	3.90%	Mar-12	10,000
	<u>1.80%</u>		<u>177,500</u>

Total Debt

	<u>5.74%</u>		<u>\$ 1,522,945</u>
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Revolving Credit Facility

<u>Name of Lender</u>	<u>Amount</u>		<u>Unfunded</u>
	<u>Total</u>	<u>Outstanding</u>	<u>Commitment</u>
	<u>Commitment</u>	<u>at</u>	<u>at</u>
		<u>12/31/10</u>	<u>12/31/10</u>
Bank of America, N.A.	\$ 55,000	\$ 4,125	\$ 50,875
Wells Fargo Bank, N.A.	55,000	4,125	50,875
Branch Banking and Trust Co.	45,000	3,375	41,625
PNC Bank, N.A.	45,000	3,375	41,625
US Bank	32,500	2,437	30,063
Regions Bank	27,500	2,063	25,437
Capital One	25,000	1,875	23,125
Comerica Bank	25,000	1,875	23,125
Morgan Stanley	25,000	1,875	23,125
RBC Bank	25,000	1,875	23,125
Union Bank, N.A.	25,000	1,875	23,125
First Tennessee Bank	15,000	1,125	13,875
	<u>\$ 400,000</u>	<u>\$ 30,000</u>	<u>\$ 370,000</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).

Portfolio Summary - Wholly-Owned Properties Only 1/

(Rentable Square Feet)

	<u>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>
Office Industrial & Retail					
In-Service:					
Office	20,502,000	20,423,000	20,072,000	20,603,000	20,445,000
Industrial	5,827,000	5,827,000	5,827,000	6,463,000	6,463,000
Retail 2/	853,000	853,000	864,000	869,000	869,000
Total 3/	<u>27,182,000</u>	<u>27,103,000</u>	<u>26,763,000</u>	<u>27,935,000</u>	<u>27,777,000</u>
Development Completed - Not Stabilized:					
Office	265,000	148,000	148,000	148,000	301,000
Industrial	-	-	-	200,000	200,000
Retail	-	-	-	-	-
Total	<u>265,000</u>	<u>148,000</u>	<u>148,000</u>	<u>348,000</u>	<u>501,000</u>
Development - In Process:					
Office	-	60,000	60,000	-	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>-</u>	<u>60,000</u>	<u>60,000</u>	<u>-</u>	<u>-</u>
Total:					
Office	20,767,000	20,631,000	20,280,000	20,751,000	20,746,000
Industrial	5,827,000	5,827,000	5,827,000	6,663,000	6,663,000
Retail 2/	853,000	853,000	864,000	869,000	869,000
Total 3/	<u>27,447,000</u>	<u>27,311,000</u>	<u>26,971,000</u>	<u>28,283,000</u>	<u>28,278,000</u>
Same Property					
Office	19,005,000	19,005,000	19,005,000	19,005,000	19,005,000
Industrial	5,627,000	5,627,000	5,627,000	5,627,000	5,627,000
Retail	853,000	853,000	853,000	853,000	853,000
Total	<u>25,485,000</u>	<u>25,485,000</u>	<u>25,485,000</u>	<u>25,485,000</u>	<u>25,485,000</u>
Percent Leased/Pre-Leased:					
In-Service:					
Office	89.9%	88.2%	88.6%	87.7%	88.8%
Industrial	90.4%	90.5%	90.8%	87.2%	87.4%
Retail	97.8%	95.1%	95.8%	94.5%	98.0%
Total	<u>90.3%</u>	<u>88.9%</u>	<u>89.3%</u>	<u>87.8%</u>	<u>88.8%</u>
Development Completed - Not Stabilized:					
Office	13.4%	24.3%	24.3%	19.0%	46.0%
Industrial	-	-	-	50.0%	50.0%
Retail	-	-	-	-	-
Total	<u>13.4%</u>	<u>24.3%</u>	<u>24.3%</u>	<u>36.8%</u>	<u>47.6%</u>
Development - In Process:					
Office	-	100.0%	100.0%	-	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>-</u>	<u>100.0%</u>	<u>100.0%</u>	<u>-</u>	<u>-</u>
Same Property					
Office	89.8%	88.2%	88.5%	88.9%	89.9%
Industrial	91.2%	92.0%	92.2%	91.6%	92.3%
Retail	97.8%	95.1%	97.1%	96.3%	99.8%
Total	<u>90.4%</u>	<u>89.2%</u>	<u>89.6%</u>	<u>89.7%</u>	<u>90.7%</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 December 31, 2010

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	90.6%	16.1%	-	-	16.1%
Atlanta	5,869,000	90.1%	11.0%	3.7%	-	14.7%
Tampa	2,879,000	90.0%	14.5%	-	-	14.5%
Nashville	3,096,000	89.8%	13.3%	-	-	13.3%
Kansas City	1,504,000 4/	91.3%	3.4%	-	6.6%	10.0%
Memphis	1,920,000	91.0%	9.3%	-	-	9.3%
Richmond	2,231,000	93.4%	8.7%	-	-	8.7%
Piedmont Triad 5/	4,173,000	89.4%	5.3%	2.8%	-	8.1%
Greenville	898,000	88.0%	3.3%	-	-	3.3%
Orlando	416,000	85.6%	2.0%	-	-	2.0%
Total	27,182,000	90.3%	86.9%	6.5%	6.6%	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	91.1%	15.8%	-	-	15.8%
Atlanta	6,704,000	88.2%	11.3%	3.4%	-	14.7%
Tampa	3,084,000	89.4%	13.6%	-	-	13.6%
Nashville	3,096,000	89.8%	12.3%	-	-	12.3%
Kansas City	2,223,000 4/	88.8%	4.4%	-	6.1%	10.5%
Richmond	2,644,000	94.4%	8.7%	-	-	8.7%
Memphis	1,920,000	91.0%	8.6%	-	-	8.6%
Piedmont Triad	4,431,000	86.7%	5.0%	2.6%	-	7.6%
Orlando	2,269,000	84.8%	5.0%	-	-	5.0%
Greenville	898,000	88.0%	3.1%	-	-	3.1%
Charlotte	148,000	100.0%	0.1%	-	-	0.1%
Total	32,427,000	89.2%	87.9%	6.0%	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 December, 2010 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 34.

Portfolio Summary - Wholly-Owned Properties Only

(Continued)

As of December 31, 2010

<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	90.6%	18.7%	-	-	-
Tampa	2,879,000	90.0%	16.7%	-	-	-
Nashville	3,096,000	89.8%	15.3%	-	-	-
Atlanta	2,587,000	91.1%	12.6%	3,282,000	89.2%	56.6%
Memphis	1,920,000	91.0%	10.7%	-	-	-
Richmond	2,231,000	93.4%	10.0%	-	-	-
Piedmont Triad	1,628,000	85.5%	6.1%	2,545,000	91.9%	43.4%
Kansas City	651,000	82.7%	3.9%	-	-	-
Greenville	898,000	88.0%	3.8%	-	-	-
Orlando	416,000	85.6%	2.2%	-	-	-
	<u>20,502,000</u>	<u>89.9%</u>	<u>100.0%</u>	<u>5,827,000</u>	<u>90.4%</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/	853,000	97.8%	100.0%
	<u>853,000</u>	<u>97.8%</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 December, 2010 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>12/31/10</u>	<u>9/30/10</u>	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>
Atlanta	Rentable Square Feet	5,869,000	5,853,000	5,853,000	5,653,000	5,653,000
	Occupancy	90.1%	89.8%	90.5%	90.5%	90.4%
	Current Properties 2/	90.8%	91.2%	91.9%	90.5%	90.4%
Greenville	Rentable Square Feet	898,000	898,000	897,000	897,000	897,000
	Occupancy	88.0%	88.0%	86.5%	86.3%	88.5%
	Current Properties 2/	88.0%	88.0%	86.4%	86.3%	88.5%
Kansas City 3/	Rentable Square Feet	1,504,000	1,504,000	1,503,000	1,508,000	1,508,000
	Occupancy	91.3%	89.3%	91.3%	90.8%	92.9%
	Current Properties 2/	91.3%	89.4%	91.3%	91.1%	93.2%
Memphis	Rentable Square Feet	1,920,000	1,920,000	1,582,000	1,582,000	1,582,000
	Occupancy	91.0%	89.2%	88.6%	89.3%	91.5%
	Current Properties 2/	91.5%	89.3%	88.6%	89.4%	91.5%
Nashville	Rentable Square Feet	3,096,000	3,096,000	3,096,000	3,094,000	2,938,000
	Occupancy	89.8%	89.0%	90.6%	90.9%	95.1%
	Current Properties 2/	90.7%	89.9%	91.5%	92.1%	95.0%
Orlando	Rentable Square Feet	416,000	416,000	416,000	416,000	416,000
	Occupancy	85.6%	84.8%	92.2%	93.0%	94.4%
	Current Properties 2/	85.6%	84.8%	92.2%	93.0%	94.4%
Piedmont Triad	Rentable Square Feet	4,173,000	4,173,000	4,173,000	5,482,000	5,482,000
	Occupancy	89.4%	88.5%	88.6%	81.8%	82.2%
	Current Properties 2/	89.4%	88.5%	88.6%	90.2%	91.2%
Raleigh	Rentable Square Feet	4,196,000	4,134,000	4,134,000	4,194,000	4,194,000
	Occupancy	90.6%	86.3%	86.0%	83.5%	83.8%
	Current Properties 2/	90.4%	86.3%	86.0%	84.7%	85.0%
Richmond	Rentable Square Feet	2,231,000	2,231,000	2,231,000	2,231,000	2,229,000
	Occupancy	93.4%	92.3%	89.3%	90.9%	93.2%
	Current Properties 2/	93.4%	92.3%	89.3%	90.9%	93.2%
Tampa	Rentable Square Feet	2,879,000	2,878,000	2,878,000	2,878,000	2,878,000
	Occupancy	90.0%	89.5%	90.8%	92.0%	90.9%
	Current Properties 2/	90.0%	89.5%	90.8%	92.0%	90.9%
Total	Rentable Square Feet	27,182,000	27,103,000	26,763,000	27,935,000	27,777,000
	Occupancy	90.3%	88.9%	89.3%	87.8%	88.8%
	Current Properties 2/	90.5%	89.3%	89.7%	89.8%	90.7%

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>12/31/10 2/</u>	<u>9/30/10 3/</u>	<u>6/30/10 4/</u>	<u>3/31/10 5/</u>	<u>12/31/09 6/</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	109	126	149	117	85	117
Rentable square footage leased	614,392	1,054,688	808,156	947,587	774,795	839,924
Square footage of Renewal Deals	463,478	803,096	580,139	691,950	580,701	623,873
Renewed square footage (% of total)	75.4%	76.1%	71.8%	73.0%	74.9%	74.3%
New Leases square footage (% of total)	24.6%	23.9%	28.2%	27.0%	25.1%	25.7%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 19.98	\$ 19.92	\$ 19.44	\$ 17.93	\$ 20.19	\$ 19.49
Tenant improvements	(1.96)	(1.96)	(1.54)	(1.30)	(1.63)	(1.68)
Leasing commissions 7/	(0.62)	(0.60)	(0.56)	(0.50)	(0.34)	(0.52)
Rent concessions	(0.48)	(0.59)	(0.92)	(0.68)	(0.43)	(0.62)
Effective rent	16.92	16.77	16.42	15.45	17.79	16.67
Expense stop	(6.29)	(6.67)	(6.62)	(5.51)	(7.61)	(6.54)
Equivalent effective net rent	\$ 10.63	\$ 10.10	\$ 9.80	\$ 9.94	\$ 10.18	\$ 10.13
Weighted average term in years	4.2	5.9	4.8	4.7	7.6	5.4
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 5,478,825	\$ 13,417,000	\$ 7,812,890	\$ 8,881,638	\$ 10,491,606	\$ 9,216,392
Rentable square feet	614,392	1,054,688	808,156	947,587	774,795	839,924
Per rentable square foot	\$ 8.92	\$ 12.72	\$ 9.67	\$ 9.37	\$ 13.54	\$ 10.97
Leasing Commissions:						
Total dollars committed under signed leases 7/	\$ 1,590,222	\$ 4,146,494	\$ 2,327,641	\$ 2,982,143	\$ 1,095,745	\$ 2,428,449
Rentable square feet	614,392	1,054,688	808,156	947,587	774,795	839,924
Per rentable square foot	\$ 2.59	\$ 3.93	\$ 2.88	\$ 3.15	\$ 1.41	\$ 2.89
Total:						
Total dollars committed under signed leases	\$ 7,069,047	\$ 17,563,494	\$ 10,140,531	\$ 11,863,781	\$ 11,587,351	\$ 11,644,841
Rentable square feet	614,392	1,054,688	808,156	947,587	774,795	839,924
Per rentable square foot	\$ 11.51	\$ 16.65	\$ 12.55	\$ 12.52	\$ 14.96	\$ 13.86

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

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

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

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

6/ Includes 106K 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
	12/31/10 1/	9/30/10 2/	6/30/10 3/	3/31/10 4/	12/31/09 5/	Average
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	17	18	16	16	18	17
Rentable square footage leased	394,301	287,985	511,426	280,300	500,405	394,883
Square footage of Renewal Deals	357,651	163,940	328,096	124,955	380,291	270,987
Renewed square footage (% of total)	90.7%	56.9%	64.2%	44.6%	76.0%	68.6%
New Leases square footage (% of total)	9.3%	43.1%	35.8%	55.4%	24.0%	31.4%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 4.04	\$ 4.89	\$ 3.73	\$ 4.48	\$ 3.86	\$ 4.20
Tenant improvements	(0.44)	(0.43)	(0.37)	(0.59)	(0.26)	(0.42)
Leasing commissions 6/	(0.11)	(0.14)	(0.09)	(0.13)	(0.06)	(0.11)
Rent concessions	(0.07)	(0.18)	(0.24)	(0.18)	(0.07)	(0.15)
Effective rent	3.42	4.14	3.03	3.58	3.47	3.52
Expense stop	(0.17)	(0.20)	(0.21)	(0.30)	(0.24)	(0.22)
Equivalent effective net rent	\$ 3.25	\$ 3.94	\$ 2.82	\$ 3.28	\$ 3.23	\$ 3.30
Weighted average term in years	6.3	5.4	4.4	4.8	4.3	5.0
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 1,363,845	\$ 674,763	\$ 1,068,076	\$ 988,367	\$ 760,858	\$ 971,182
Rentable square feet	394,301	287,985	511,426	280,300	500,405	394,883
Per rentable square foot	\$ 3.46	\$ 2.34	\$ 2.09	\$ 3.53	\$ 1.52	\$ 2.46
Leasing Commissions:						
Total dollars committed under signed leases 6/	\$ 226,065	\$ 192,048	\$ 215,500	\$ 212,098	\$ 170,216	\$ 203,185
Rentable square feet	394,301	287,985	511,426	280,300	500,405	394,883
Per rentable square foot	\$ 0.57	\$ 0.67	\$ 0.42	\$ 0.76	\$ 0.34	\$ 0.51
Total:						
Total dollars committed under signed leases	\$ 1,589,910	\$ 866,811	\$ 1,283,576	\$ 1,200,465	\$ 931,074	\$ 1,174,367
Rentable square feet	394,301	287,985	511,426	280,300	500,405	394,883
Per rentable square foot	\$ 4.03	\$ 3.01	\$ 2.51	\$ 4.28	\$ 1.86	\$ 2.97

1/ Includes 229K square feet of leases that start in 2013 or later.

2/ Includes 35K square feet of leases that start in 2012 or later.

3/ 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.

4/ Includes 38K square feet of leases that start in 2012 or later.

5/ Includes 100K 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
	12/31/10	9/30/10	6/30/10 1/	3/31/10 2/	12/31/09 3/	Average
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	4	5	13	6	11	8
Rentable square footage leased	11,955	11,751	53,242	37,406	40,271	30,925
Square footage of Renewal Deals	10,155	11,751	45,560	19,030	25,966	22,492
Renewed square footage (% of total)	84.9%	100.0%	85.6%	50.9%	64.5%	72.7%
New Leases square footage (% of total)	15.1%	0.0%	14.4%	49.1%	35.5%	27.3%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 47.58	\$ 28.15	\$ 30.00	\$ 35.74	\$ 29.22	\$ 34.14
Tenant improvements	(1.43)	(1.66)	(0.46)	(4.41)	(0.68)	(1.73)
Leasing commissions 4/	(0.80)	(0.32)	(0.19)	(0.24)	(0.34)	(0.38)
Rent concessions	(0.70)	0.00	(0.04)	(0.23)	(0.47)	(0.29)
Effective rent	44.65	26.17	29.31	30.86	27.73	31.74
Expense stop	0.00	0.00	0.00	0.00	0.00	0.00
Equivalent effective net rent	\$ 44.65	\$ 26.17	\$ 29.31	\$ 30.86	\$ 27.73	\$ 31.74
Weighted average term in years	5.2	1.8	5.2	5.8	3.7	4.3
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 180,000	\$ 58,560	\$ 212,080	\$ 1,090,042	\$ 152,202	\$ 338,577
Rentable square feet	11,955	11,751	53,242	37,406	40,271	30,925
Per rentable square foot	\$ 15.06	\$ 4.98	\$ 3.98	\$ 29.14	\$ 3.78	\$ 10.95
Leasing Commissions:						
Total dollars committed under signed leases 4/	\$ 64,019	\$ 12,244	\$ 86,142	\$ 46,391	\$ 28,158	\$ 47,391
Rentable square feet	11,955	11,751	53,242	37,406	40,271	30,925
Per rentable square foot	\$ 5.35	\$ 1.04	\$ 1.62	\$ 1.24	\$ 0.70	\$ 1.53
Total:						
Total dollars committed under signed leases	\$ 244,019	\$ 70,804	\$ 298,222	\$ 1,136,433	\$ 180,360	\$ 385,968
Rentable square feet	11,955	11,751	53,242	37,406	40,271	30,925
Per rentable square foot	\$ 20.41	\$ 6.03	\$ 5.60	\$ 30.38	\$ 4.48	\$ 12.48

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

4/ Excludes a full allocation of internal leasing costs.

Leasing Statistics by Market

For the Three Months Ended December 31, 2010

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>
Nashville	150,385	3.4	\$ 20.37	\$ 5.71	\$ 2.07
Piedmont Triad	114,097	4.9	15.65	2.86	1.56
Raleigh	93,451	4.7	19.49	11.94	2.50
Richmond	83,305	4.3	19.08	9.56	2.09
Memphis	47,246	3.8	20.47	9.66	2.14
Tampa	40,542	4.8	19.80	13.94	2.85
Atlanta	40,486	2.8	16.43	14.44	1.46
Kansas City	38,415	5.7	29.53	20.10	9.22
Orlando	6,465	5.0	22.97	0.70	2.20
	614,392	4.2	\$ 19.50	\$ 8.92	\$ 2.59

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>
Atlanta	288,322	6.9	\$ 4.01	\$ 3.92	\$ 0.64
Piedmont Triad	105,979	4.6	3.87	2.19	0.37
	394,301	6.3	\$ 3.97	\$ 3.46	\$ 0.57

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	11,955	5.2	\$ 46.88	\$ 15.06	\$ 5.35
	11,955	5.2	\$ 46.88	\$ 15.06	\$ 5.35

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 \$563K.

Rental Rate Comparisons by Market

For the Three Months Ended December 31, 2010

Office Portfolio 1/		Rentable Square Feet	Current Rent	Previous Rent	Percentage Change	
<u>Market</u>	<u>Leased</u>		<u>Rent</u>	<u>Rent</u>	<u>Rent</u>	
Nashville	150,385	\$	20.37	\$	20.13	1.2%
Piedmont Triad	114,097		15.65		15.10	3.6%
Raleigh	93,451		19.49		19.62	-0.7%
Richmond	83,305		19.08		19.45	-1.9%
Memphis	47,246		20.47		19.65	4.2%
Tampa	40,542		19.80		19.92	-0.6%
Atlanta	40,486		16.43		19.03	-13.7%
Kansas City	38,415		29.53		26.67	10.7%
Orlando	6,465		22.97		24.42	-5.9%
GAAP Rent Growth	614,392	\$	19.50	\$	19.36	0.7%
Cash Rent Growth	614,392	\$	19.30	\$	20.98	-8.0%
Industrial Portfolio		Rentable Square Feet	Current Rent	Previous Rent	Percentage Change	
<u>Market</u>	<u>Leased</u>		<u>Rent</u>	<u>Rent</u>	<u>Rent</u>	
Atlanta	288,322	\$	4.01	\$	4.00	0.2%
Piedmont Triad	105,979		3.87		3.91	-0.9%
GAAP Rent Growth	394,301	\$	3.97	\$	3.98	-0.1%
Cash Rent Growth	394,301	\$	3.84	\$	4.49	-14.5%
Retail Portfolio		Rentable Square Feet	Current Rent	Previous Rent 2/	Percentage Change	
<u>Market</u>	<u>Leased</u>		<u>Rent</u>	<u>Rent</u>	<u>Rent</u>	
Kansas City	11,955	\$	46.88	\$	33.87	38.4%
GAAP Rent Growth	11,955	\$	46.88	\$	33.87	38.4%
Cash Rent Growth	11,955	\$	46.03	\$	37.60	22.4%

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

<u>Type</u>	<u>12/31/10</u>	<u>12/31/09</u>	<u>12/31/08</u>	<u>12/31/07</u>	<u>12/31/06</u>
Office	\$ 20.13	\$ 20.61	\$ 20.15	\$ 19.14	\$ 18.57
Industrial	5.26	5.19	5.22	5.07	5.14
Retail 2/	33.78	34.69	31.41	31.20	29.66
Weighted average rate	\$ 17.40	\$ 17.53	\$ 17.18	\$ 16.27	\$ 15.89
Annual % growth rate	-0.7%	2.0%	5.6%	2.4%	

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 December, 2010 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Lease Expirations

December 31, 2010

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	2,340,038	12.7%	\$ 46,508	\$ 19.87	12.5%
2012	2,412,620	13.1%	51,043	21.16	13.7%
2013	2,564,716	13.8%	55,721	21.73	15.0%
2014	2,429,916	13.1%	50,972	20.98	13.7%
2015	2,173,576	11.8%	45,717	21.03	12.3%
2016	1,661,230	9.0%	27,803	16.74	7.5%
2017	1,198,875	6.5%	22,980	19.17	6.2%
2018	908,131	4.9%	18,852	20.76	5.1%
2019	682,244	3.7%	12,765	18.71	3.4%
2020	392,167	2.1%	9,414	24.01	2.5%
2021 and thereafter	1,710,068	9.3%	30,018	17.55	8.1%
	<u>18,473,581</u>	<u>100.0%</u>	<u>\$ 371,793</u>	<u>\$ 20.13</u>	<u>100.0%</u>
Industrial:					
2011 /4	819,340	15.6%	\$ 4,574	\$ 5.58	16.5%
2012	548,707	10.4%	3,192	5.82	11.5%
2013	608,368	11.5%	3,601	5.92	13.0%
2014	886,788	16.9%	4,690	5.29	16.8%
2015	451,298	8.6%	2,040	4.52	7.4%
2016	565,443	10.7%	2,262	4.00	8.2%
2017	208,099	4.0%	1,076	5.17	3.9%
2018	88,467	1.7%	214	2.42	0.8%
2019	176,024	3.3%	677	3.85	2.4%
2020	86,908	1.6%	378	4.35	1.4%
2021 and thereafter	828,646	15.7%	5,030	6.07	18.1%
	<u>5,268,088</u>	<u>100.0%</u>	<u>\$ 27,734</u>	<u>\$ 5.26</u>	<u>100.0%</u>

1/ Annualized Cash Revenue is December, 2010 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 102,000 square feet of leases that are on a month to month basis or 0.2% of total annualized revenue.

4/ Includes 78,000 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

December 31, 2010

(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/	96,555	11.6%	\$ 2,153	\$ 22.30	7.6%
2012	58,292	7.0%	2,291	39.30	8.1%
2013	67,584	8.1%	1,867	27.62	6.6%
2014	34,030	4.1%	1,616	47.49	5.7%
2015	63,726	7.6%	3,140	49.27	11.1%
2016	62,438	7.5%	2,722	43.60	9.7%
2017	93,570	11.2%	2,052	21.93	7.3%
2018	73,157	8.8%	3,109	42.50	11.0%
2019	96,624	11.6%	2,918	30.20	10.4%
2020	67,675	8.1%	2,095	30.96	7.4%
2021 and thereafter	120,748	14.4%	4,220	34.95	15.1%
	<u>834,399</u>	<u>100.0%</u>	<u>\$ 28,183</u>	<u>\$ 33.78</u>	<u>100.0%</u>
Total:					
2011 3/ 4/	3,255,933	13.2%	\$ 53,235	\$ 16.35	12.4%
2012	3,019,619	12.3%	56,526	18.72	13.2%
2013	3,240,668	13.2%	61,189	18.88	14.3%
2014	3,350,734	13.7%	57,278	17.09	13.4%
2015	2,688,600	10.9%	50,897	18.93	11.9%
2016	2,289,111	9.3%	32,787	14.32	7.7%
2017	1,500,544	6.1%	26,108	17.40	6.1%
2018	1,069,755	4.4%	22,175	20.73	5.2%
2019	954,892	3.9%	16,360	17.13	3.8%
2020	546,750	2.2%	11,887	21.74	2.8%
2021 and thereafter	2,659,462	10.8%	39,268	14.77	9.2%
	<u>24,576,068</u>	<u>100.0%</u>	<u>\$ 427,710</u>	<u>\$ 17.40</u>	<u>100.0%</u>

1/ Annualized Cash Revenue is December, 2010 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 185,000 square feet of leases that are on a month to month basis or 0.3% 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>				Total
		<u>3/31/11</u> ^{2/}	<u>6/30/11</u>	<u>9/30/11</u>	<u>12/31/11</u>	
Atlanta	RSF	134,770	32,833	102,922	6,998	277,523
	% of Total Office RSF	0.7%	0.2%	0.6%	0.0%	1.5%
	Annualized Cash Revenue 3/	\$ 1,686	\$ 653	\$ 1,894	\$ 141	\$ 4,374
	% of Total Office Annl Cash Rev	0.5%	0.2%	0.5%	0.0%	1.2%
Greenville	RSF	4,439	2,322	27,926	84,667	119,354
	% of Total Office RSF	0.0%	0.0%	0.2%	0.5%	0.6%
	Annualized Cash Revenue 3/	\$ 118	\$ 39	\$ 499	\$ 1,590	\$ 2,246
	% of Total Office Annl Cash Rev	0.0%	0.0%	0.1%	0.4%	0.6%
Kansas City	RSF	23,171	42,862	8,052	9,985	84,070
	% of Total Office RSF	0.1%	0.2%	0.0%	0.1%	0.5%
	Annualized Cash Revenue 3/	\$ 574	\$ 1,053	\$ 197	\$ 246	\$ 2,070
	% of Total Office Annl Cash Rev	0.2%	0.3%	0.1%	0.1%	0.6%
Memphis	RSF	64,498	18,319	50,996	87,859	221,672
	% of Total Office RSF	0.3%	0.1%	0.3%	0.5%	1.2%
	Annualized Cash Revenue 3/	\$ 1,185	\$ 427	\$ 1,101	\$ 2,119	\$ 4,832
	% of Total Office Annl Cash Rev	0.3%	0.1%	0.3%	0.6%	1.3%
Nashville	RSF	89,191	48,439	69,574	54,135	261,339
	% of Total Office RSF	0.5%	0.3%	0.4%	0.3%	1.4%
	Annualized Cash Revenue 3/	\$ 1,759	\$ 1,150	\$ 1,479	\$ 1,224	\$ 5,612
	% of Total Office Annl Cash Rev	0.5%	0.3%	0.4%	0.3%	1.5%
Orlando	RSF	40,294	10,243	100,075	0	150,612
	% of Total Office RSF	0.2%	0.1%	0.5%	0.0%	0.8%
	Annualized Cash Revenue 3/	\$ 184	\$ 257	\$ 2,259	\$ -	\$ 2,700
	% of Total Office Annl Cash Rev	0.0%	0.1%	0.6%	0.0%	0.7%
Piedmont Triad	RSF	36,036	37,772	54,567	33,869	162,244
	% of Total Office RSF	0.2%	0.2%	0.3%	0.2%	0.9%
	Annualized Cash Revenue 3/	\$ 744	\$ 705	\$ 868	\$ 649	\$ 2,966
	% of Total Office Annl Cash Rev	0.2%	0.2%	0.2%	0.2%	0.8%
Raleigh	RSF	118,366	76,734	171,579	143,829	510,508
	% of Total Office RSF	0.6%	0.4%	0.9%	0.8%	2.8%
	Annualized Cash Revenue 3/	\$ 2,157	\$ 1,531	\$ 3,921	\$ 2,837	\$ 10,446
	% of Total Office Annl Cash Rev	0.6%	0.4%	1.1%	0.8%	2.8%
Richmond	RSF	64,069	96,712	130,017	140,731	431,529
	% of Total Office RSF	0.3%	0.5%	0.7%	0.8%	2.3%
	Annualized Cash Revenue 3/	\$ 1,063	\$ 1,708	\$ 2,681	\$ 2,743	\$ 8,195
	% of Total Office Annl Cash Rev	0.3%	0.5%	0.7%	0.7%	2.2%
Tampa	RSF	40,830	24,679	26,959	28,719	121,187
	% of Total Office RSF	0.2%	0.1%	0.1%	0.2%	0.7%
	Annualized Cash Revenue 3/	\$ 1,047	\$ 634	\$ 641	\$ 743	\$ 3,065
	% of Total Office Annl Cash Rev	0.3%	0.2%	0.2%	0.2%	0.8%
Total	RSF	615,664	390,915	742,667	590,792	2,340,038
	% of Total Office RSF	3.3%	2.1%	4.0%	3.2%	12.7%
	Annualized Cash Revenue 3/	\$ 10,517	\$ 8,157	\$ 15,540	\$ 12,292	\$ 46,506
	% of Total Office Annl Cash Rev	2.8%	2.2%	4.2%	3.3%	12.5%

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 102,000 square feet of leases that are on a month to month basis or 0.2% of total annualized revenue.

3/ Annualized Cash Revenue is December, 2010 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>3/31/11</u> ^{1/}	<u>6/30/11</u>	<u>9/30/11</u>	<u>12/31/11</u>	<u>Total</u>
Atlanta	RSF	63,320	63,529	274,188	25,200	426,237
	% of Total Industrial RSF	1.2%	1.2%	5.2%	0.5%	8.1%
	Annualized Cash Revenue ^{2/}	\$ 267	\$ 341	\$ 1,745	\$ 132	\$ 2,485
	% of Total Industrial Annl Cash Rev	1.0%	1.2%	6.3%	0.5%	9.0%
Piedmont Triad	RSF	67,566	240,000	22,638	62,899	393,103
	% of Total Industrial RSF	1.3%	4.6%	0.4%	1.2%	7.5%
	Annualized Cash Revenue ^{2/}	\$ 226	\$ 1,392	\$ 142	\$ 330	\$ 2,090
	% of Total Industrial Annl Cash Rev	0.8%	5.0%	0.5%	1.2%	7.5%
Total	RSF	130,886	303,529	296,826	88,099	819,340
	% of Total Industrial RSF	2.5%	5.8%	5.6%	1.7%	15.6%
	Annualized Cash Revenue ^{2/}	\$ 493	\$ 1,733	\$ 1,887	\$ 462	\$ 4,575
	% of Total Industrial Annl Cash Rev	1.8%	6.2%	6.8%	1.7%	16.5%

^{1/} Includes 78,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

^{2/} Annualized Cash Revenue is December, 2010 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	277,523	343,815	355,551	461,147	920,049
	% of Total Office RSF	1.5%	1.9%	1.9%	2.5%	5.0%
	Annualized Cash Revenue 3/	\$ 4,374	\$ 7,589	\$ 6,561	\$ 8,666	\$ 19,807
	% of Total Office Annl Cash Rev	1.2%	2.0%	1.8%	2.3%	5.3%
Greenville	RSF	119,354	220,902	132,006	117,516	200,433
	% of Total Office RSF	0.6%	1.2%	0.7%	0.6%	1.1%
	Annualized Cash Revenue 3/	\$ 2,246	\$ 3,892	\$ 2,331	\$ 2,614	\$ 3,155
	% of Total Office Annl Cash Rev	0.6%	1.0%	0.6%	0.7%	0.8%
Kansas City	RSF	84,070	82,335	22,474	31,666	317,796
	% of Total Office RSF	0.5%	0.4%	0.1%	0.2%	1.7%
	Annualized Cash Revenue 3/	\$ 2,071	\$ 2,033	\$ 539	\$ 798	\$ 8,923
	% of Total Office Annl Cash Rev	0.6%	0.5%	0.1%	0.2%	2.4%
Memphis	RSF	221,672	180,005	258,438	190,533	932,402
	% of Total Office RSF	1.2%	1.0%	1.4%	1.0%	5.0%
	Annualized Cash Revenue 3/	\$ 4,833	\$ 4,182	\$ 6,577	\$ 4,111	\$ 20,095
	% of Total Office Annl Cash Rev	1.3%	1.1%	1.8%	1.1%	5.4%
Nashville	RSF	261,339	302,234	348,091	403,612	1,465,354
	% of Total Office RSF	1.4%	1.6%	1.9%	2.2%	7.9%
	Annualized Cash Revenue 3/	\$ 5,612	\$ 6,738	\$ 6,918	\$ 8,611	\$ 29,081
	% of Total Office Annl Cash Rev	1.5%	1.8%	1.9%	2.3%	7.8%
Orlando	RSF	150,612	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/	\$ 2,700	\$ 188	\$ 714	\$ 301	\$ 4,451
	% of Total Office Annl Cash Rev	0.7%	0.1%	0.2%	0.1%	1.2%
Piedmont Triad	RSF	162,244	352,915	183,670	98,991	595,094
	% of Total Office RSF	0.9%	1.9%	1.0%	0.5%	3.2%
	Annualized Cash Revenue 3/	\$ 2,966	\$ 6,782	\$ 2,918	\$ 1,634	\$ 8,353
	% of Total Office Annl Cash Rev	0.8%	1.8%	0.8%	0.4%	2.2%
Raleigh	RSF	510,508	428,523	329,306	471,719	2,061,049
	% of Total Office RSF	2.8%	2.3%	1.8%	2.6%	11.2%
	Annualized Cash Revenue 3/	\$ 10,445	\$ 8,481	\$ 6,394	\$ 9,808	\$ 34,060
	% of Total Office Annl Cash Rev	2.8%	2.3%	1.7%	2.6%	9.2%
Richmond	RSF	431,529	211,341	268,528	169,955	1,001,241
	% of Total Office RSF	2.3%	1.1%	1.5%	0.9%	5.4%
	Annualized Cash Revenue 3/	\$ 8,194	\$ 3,705	\$ 5,464	\$ 3,263	\$ 16,619
	% of Total Office Annl Cash Rev	2.2%	1.0%	1.5%	0.9%	4.5%
Tampa	RSF	121,187	284,101	639,131	473,169	1,072,484
	% of Total Office RSF	0.7%	1.5%	3.5%	2.6%	5.8%
	Annualized Cash Revenue 3/	\$ 3,065	\$ 7,454	\$ 17,304	\$ 11,166	\$ 23,006
	% of Total Office Annl Cash Rev	0.8%	2.0%	4.7%	3.0%	6.2%
Total	RSF	2,340,038	2,412,620	2,564,716	2,429,916	8,726,291
	% of Total Office RSF	12.7%	13.1%	13.9%	13.2%	47.2%
	Annualized Cash Revenue 3/	\$ 46,506	\$ 51,044	\$ 55,720	\$ 50,972	\$ 167,550
	% of Total Office Annl Cash Rev	12.5%	13.7%	15.0%	13.7%	45.1%

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 102,000 square feet of leases that are on a month to month basis or 0.2% of total annualized revenue.

3/ Annualized Cash Revenue is December, 2010 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</u> ^{1/}	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Thereafter</u>
Atlanta	RSF	426,237	239,203	306,175	546,406	1,410,587
	% of Total Industrial RSF	8.1%	4.5%	5.8%	10.4%	26.8%
	Annualized Cash Revenue ^{2/}	\$ 2,485	\$ 1,369	\$ 1,493	\$ 2,990	\$ 7,350
	% of Total Industrial Annl Cash Rev	9.0%	4.9%	5.4%	10.8%	26.5%
Piedmont Triad	RSF	393,103	309,504	302,193	340,382	994,298
	% of Total Industrial RSF	7.5%	5.9%	5.7%	6.5%	18.9%
	Annualized Cash Revenue ^{2/}	\$ 2,089	\$ 1,823	\$ 2,108	\$ 1,700	\$ 4,327
	% of Total Industrial Annl Cash Rev	7.5%	6.6%	7.6%	6.1%	15.6%
Total	RSF	819,340	548,707	608,368	886,788	2,404,885
	% of Total Industrial RSF	15.6%	10.4%	11.5%	16.8%	45.7%
	Annualized Cash Revenue ^{2/}	\$ 4,574	\$ 3,192	\$ 3,601	\$ 4,690	\$ 11,677
	% of Total Industrial Annl Cash Rev	16.5%	11.5%	13.0%	16.9%	42.1%

1/ Includes 78,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

2/ Annualized Cash Revenue is December, 2010 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Customer Diversification 1/

December 31, 2010

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	1,963,435	\$ 41,315	9.66%	7.3
AT&T	789,979	14,967	3.50%	3.2
PricewaterhouseCoopers	326,909	8,663	2.03%	2.3
State of Georgia	401,473	7,300	1.71%	6.5
Healthways	290,689	6,703	1.57%	11.3
Metropolitan Life Insurance	296,595	6,164	1.44%	7.2
T-Mobile USA	207,517	5,801	1.36%	3.0
Lockton Companies	170,743	4,905	1.15%	4.2
BB&T	318,744	4,849	1.13%	3.4
HCA Corporation	211,411	4,796	1.12%	3.8
Syniverse Technologies	198,750	4,199	0.98%	5.8
RBC Bank	164,271	3,914	0.92%	15.9
SCI Services 3/	162,784	3,735	0.87%	6.6
Volvo	298,321	3,597	0.84%	3.7
Fluor Enterprises	190,038	3,513	0.82%	1.1
Vanderbilt University	162,283	3,406	0.80%	4.8
Jacobs Engineering Group	181,794	3,118	0.73%	4.7
Lifepoint Corporate Services	147,489	3,037	0.71%	4.1
Wells Fargo/Wachovia	112,348	2,769	0.65%	3.5
Icon Clinical Research	102,647	2,499	0.58%	5.2
	<u>6,698,220</u>	<u>\$ 139,250</u>	<u>32.57%</u>	<u>5.8</u>

By Industry

<u>Category</u>	<u>Percent of Annualized Cash Revenue 2/</u>
Professional, Scientific, and Technical Services	20.0%
Government/Public Administration	12.0%
Finance/Banking	11.5%
Health Care and Social Assistance	7.8%
Insurance	7.7%
Manufacturing	5.4%
Wholesale Trade	5.3%
Telecommunication	5.2%
Retail Trade	5.1%
Information	4.6%
Administrative and Support Services	3.4%
Real Estate Rental and Leasing	3.2%
Accommodation and Food Services	2.9%
Transportation and Warehousing	2.2%
Educational Services	1.9%
Other Services (except Public Administration)	1.8%
	<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 December, 2010 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		Percentage Change
	December 31,		
	<u>2010</u>	<u>2009</u>	
Rental revenues 1/	\$ 100,456	\$ 102,698	-2.2%
Operating expenses	(34,421)	(36,126)	4.7%
	<u>66,035</u>	<u>66,572</u>	<u>-0.8%</u>
Straight line rent	2,921	73	3901.4%
	<u>68,956</u>	<u>66,645</u>	<u>3.5%</u>
Lease termination fees	(509)	179	-384.4%
Net operating income	<u>\$ 68,447</u>	<u>\$ 66,824</u>	<u>2.4%</u>
Average occupancy	<u>89.8%</u>	<u>90.1%</u>	<u>-0.3%</u>
Rentable square feet	<u>25,485</u>	<u>25,485</u>	

	Twelve months ended		Percentage Change
	December 31,		
	<u>2010</u>	<u>2009</u>	
Rental revenues 1/	\$ 402,435	\$ 414,842	-3.0%
Operating expenses	(141,249)	(145,926)	3.2%
	<u>261,186</u>	<u>268,916</u>	<u>-2.9%</u>
Straight line rent	7,491	162	4524.1%
	<u>268,677</u>	<u>269,078</u>	<u>-0.1%</u>
Lease termination fees	2,108	1,613	30.7%
Net operating income	<u>\$ 270,785</u>	<u>\$ 270,691</u>	<u>0.0%</u>
Average occupancy	<u>89.5%</u>	<u>89.9%</u>	<u>-0.4%</u>
Rentable square feet	<u>25,485</u>	<u>25,485</u>	

Market	Fourth Quarter: 2010 vs 2009		Twelve Months: 2010 vs 2009	
	NOI 2/ Percentage Change	Occupancy Percentage Change	NOI 2/ Percentage Change	Occupancy Percentage Change
	Atlanta	-4.2%	0.4%	-5.1%
Greenville	7.1%	-0.5%	-4.2%	-4.0%
Kansas City	11.4%	-0.6%	5.4%	1.5%
Memphis	5.5%	-0.6%	-2.9%	-3.5%
Nashville	-3.2%	-4.5%	-5.8%	-3.8%
Orlando	-24.0%	-10.7%	-13.4%	-6.2%
Piedmont Triad	-1.0%	0.9%	1.7%	2.5%
Raleigh	12.8%	2.9%	4.1%	0.9%
Richmond	2.0%	0.2%	0.1%	-0.6%
Tampa	9.0%	-1.7%	3.9%	0.0%
	<u>3.5%</u>	<u>-0.3%</u>	<u>-0.1%</u>	<u>-0.4%</u>

1/ Excludes straight line rents and lease termination fees.

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

Disposition Activity

Dollars in thousands

Name	Market	Type 1/	Date Sold	Square Footage	Occupancy	Gross Sales Price
<u>First quarter 2010:</u>						
None 2/						
<u>Second quarter 2010:</u>						
Madison Park	Piedmont Triad	O	06/18/10	472,000	50.6%	\$ 12,900
Chimney Rock	Piedmont Triad	I	06/24/10	837,000	57.6%	12,000
Second quarter totals				<u>1,309,000</u>	<u>55.1%</u>	<u>\$ 24,900</u>
<u>Third quarter 2010:</u>						
None						
<u>Fourth quarter 2010:</u>						
None						
2010 totals				<u>1,309,000</u>	<u>55.1%</u>	<u>\$ 24,900</u>

1/ The letters "O" and "I" represent Office and Industrial, respectively.

2/ As disclosed in our prior Supplemental, a \$4.15 million sale of an office building in Raleigh was treated for GAAP reporting as a financing transaction in fourth quarter 2009 and a completed sale in first quarter 2010. However, in our Supplemental reporting, we reflected this transaction as a fourth quarter 2009 sale.

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 12/31/10</u>	<u>Pre Leased %</u>	<u>Completion Date</u>	<u>Estimated Stabilization Date</u>
Completed Not Stabilized 1/								
Independence Park 2/	Tampa	O	117,000	\$ 12,700	\$ 7,047	0%	n/a	1Q 13
Triad Centre III	Memphis	O	148,000	33,825	33,035	24%	4Q 09	2Q 11
Completed Not Stabilized Total			<u>265,000</u>	<u>\$ 46,525</u>	<u>\$ 40,082</u>	<u>13%</u>		
						\$ Weighted %	<u>17%</u>	

Placed in Service in 4Q								
<u>Property</u>	<u>Market</u>	<u>Type</u>	<u>Rentable Square Feet</u>	<u>Anticipated Total Investment</u>	<u>Investment As of 12/31/10</u>	<u>Pre Leased %</u>	<u>Occ %</u>	<u>In-Service Date</u>
Riverbirch 3/ 4/	Raleigh	O	60,000	\$ 12,708	\$ 4,875	100%	100%	12/15/10
Placed in Service Total or Weighted Average			<u>60,000</u>	<u>\$ 12,708</u>	<u>\$ 4,875</u>	<u>100%</u>	<u>100%</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 7/</u>
RBC Plaza Condominiums 5/ 6/	Raleigh	25	114	\$ 47,132	\$ 6,391

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

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

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

4/ Customer took early possession of building as of 12/15/10 to complete the build out, investment expected to be complete by 4/1/11

5/ Units Sold, Gross Sale Proceeds and Net Gain are as of 2/8/11.

6/ As of 12/31/10, 113 units were sold, Gross Sale Proceeds were \$46.9 million and Net Gain was \$6.4 Million. 4Q10 Net Gain to the Company was (\$140)K.

7/ Gains include any forfeited deposits and are net of partner's interest.

Development Land December 31, 2010

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	32	8,833
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	611	\$ 142,610

1/ Developable square footage on core land holdings, which constitute 523 of the total 611 acres, is approximately 5.8 million of office space and 2.7 million of industrial space.

2/ Includes 4.4 acres (\$1.4 million based on expected gross proceeds) included in property held for sale at December 31 2010.

Acquisition Activity

Dollars in thousands

Name	Market	Type 1/	Date Acquired	Square Footage	Total Cost
First quarter 2010:					
None					
Second quarter 2010:					
None					
Third quarter 2010:					
Crescent Center	Memphis	O	07/27/10	336,000	\$ 52,600
Fourth quarter 2010:					
Independence Park	Tampa	O	12/29/10	117,000	\$ 12,700 2/
2010 totals				453,000	\$ 65,300

1/ The letter "O" represents Office.

2/ The \$12.7 million total project cost includes \$7.1 million paid on the date of acquisition plus an additional \$5.6 million of future stabilization costs.

Unconsolidated Joint Ventures Assets, Debt and Liabilities

December 31, 2010

Dollars in thousands

<u>Joint Venture 1/</u>	<u>Type 2/</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%	\$ 7,001	\$ -	\$ 94
Kessinger/Hunter, LLC	-	26.5%	7,682	-	1,413
4600 Madison Associates, LP	O	12.5%	14,489	10,553	10,961
Highwoods DLF 98/29, LP	O	22.8%	126,893	66,387	70,324
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	91,840	48,172	51,185
Concourse Center Associates, LLC	O	50.0%	12,790	8,175	8,248
Plaza Colonnade, LLC	O/R	50.0%	68,293	63,128	64,134
Highwoods KC Glenridge Office, LP	O	40.0%	23,619	15,860	16,653
Highwoods KC Glenridge Land, LP	O	40.0%	779	-	132
Highwoods KC Orlando, LLC	O	40.0%	196,143	133,946	140,958
Highwoods DLF Forum, LLC	O	25.0%	106,726	67,500	70,502
Highwoods Development B, LLC	O	10.0%	31,247	11,097	16,481
Total			\$ 687,502	\$ 424,818	\$ 451,085

<u>Joint Venture 1/</u>	<u>Type 2/</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%	\$ 3,430	\$ -	\$ 46
Kessinger/Hunter, LLC	-	26.5%	2,036	-	374
4600 Madison Associates, LP	O	12.5%	1,811	1,319	1,370
Highwoods DLF 98/29, LP	O	22.8%	28,944	15,143	16,041
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	39,427	20,680	21,974
Concourse Center Associates, LLC	O	50.0%	6,395	4,088	4,124
Plaza Colonnade, LLC	O/R	50.0%	34,147	31,564	32,067
Highwoods KC Glenridge Office, LP	O	40.0%	9,448	6,344	6,661
Highwoods KC Glenridge Land, LP	O	40.0%	312	-	53
Highwoods KC Orlando, LLC	O	40.0%	78,457	53,578	56,383
Highwoods DLF Forum, LLC	O	25.0%	26,677	16,872	17,623
Highwoods Development B, LLC	O	10.0%	3,125	1,110	1,648
Total 3/			\$ 234,209	\$ 150,698	\$ 158,364

1/ 50% joint venture interests in Des Moines, IA were sold in May 2010.

2/ The letters "O", "I", "R", and "M" represent Office, Industrial, Retail, and Multi-Family, respectively.

3/ 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 December 31, 2010

Dollars in thousands

<u>Joint Venture 1/</u>	<u>Own %</u>	<u>Venture's Books</u>				<u>Net Income/ (Loss)</u>
		<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	
Board of Trade Investment Co.	49.0%	\$ 574	\$ 355	\$ -	\$ 203	\$ 16
Kessinger/Hunter, LLC	26.5%	3,093	2,624	-	145	324
4600 Madison Associates, LP	12.5%	997	461	188	353	(5)
Highwoods DLF 98/29, LP	22.8%	3,712	1,378	1,102	1,080	152
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	3,353	1,226	935	1,133	59
Concourse Center Associates, LLC	50.0%	241	130	65	104	(58)
Plaza Colonnade, LLC	50.0%	2,668	870	926	613	259
Highwoods KC Glenridge Office, LP	40.0%	738	414	203	207	(86)
Highwoods KC Glenridge Land, LP	40.0%	-	2	-	-	(2)
Highwoods KC Orlando, LLC	40.0%	7,168	2,653	1,767	1,935	813
Highwoods DLF Forum, LLC	25.0%	3,499	1,292	878	1,602	(273)
Highwoods Development B, LLC	10.0%	-	-	-	-	-
Total		\$ 26,043	\$ 11,405	\$ 6,064	\$ 7,375	\$ 1,199

<u>Joint Venture 1/</u>	<u>Own %</u>	<u>Highwoods' Share of Joint Venture</u>				<u>Net Income/ (Loss)</u>
		<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	
Board of Trade Investment Co.	49.0%	\$ 281	\$ 174	\$ -	\$ 99	\$ 8
Kessinger/Hunter, LLC	26.5%	819	695	-	38	86
4600 Madison Associates, LP	12.5%	124	58	23	44	(1)
Highwoods DLF 98/29, LP	22.8%	847	314	251	246	36
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	1,439	527	401	486	25
Concourse Center Associates, LLC	50.0%	121	65	33	52	(29)
Plaza Colonnade, LLC	50.0%	1,334	435	463	306	130
Highwoods KC Glenridge Office, LP	40.0%	295	165	81	82	(33)
Highwoods KC Glenridge Land, LP	40.0%	-	1	-	-	(1)
Highwoods KC Orlando, LLC	40.0%	2,868	1,061	706	774	327
Highwoods DLF Forum, LLC	25.0%	875	323	219	400	(67)
Highwoods Development B, LLC	10.0%	-	-	-	-	-
Total 2/ 3/		\$ 9,003	\$ 3,818	\$ 2,177	\$ 2,527	\$ 481

1/ 50% joint venture interests in Des Moines, IA were sold in May 2010.

2/ 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.

3/ 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 in the Joint Ventures' stand-alone financial statements.

Unconsolidated Joint Ventures Income

For the Year Ended December 31, 2010

Dollars in thousands

<u>Joint Venture</u>	<u>Own %</u>	<u>Venture's Books</u>				<u>Net Income/ (Loss)</u>
		<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	
Board of Trade Investment Co.	49.0%	\$ 2,265	\$ 1,449	\$ -	\$ 576	\$ 240
Dallas County Partners I, LP 1/	0.0%	3,069	2,173	1,075	579	(758)
Dallas County Partners II, LP 1/	0.0%	2,281	1,030	452	314	485
Dallas County Partners III, LP 1/	0.0%	82	84	-	-	(2)
Fountain Three 1/	0.0%	2,760	1,385	736	514	125
RRHWoods , LLC 1/	0.0%	6,154	3,468	1,121	1,505	60
Kessinger/Hunter, LLC	26.5%	11,390	10,480	-	575	335
4600 Madison Associates, LP	12.5%	4,042	2,173	769	1,456	(356)
Highwoods DLF 98/29, LP	22.8%	14,980	6,015	4,437	4,929	(401)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	13,586	5,194	3,769	4,401	222
Concourse Center Associates, LLC	50.0%	1,043	521	445	393	(316)
Plaza Colonnade, LLC	50.0%	10,912	3,755	3,708	2,452	997
Highwoods KC Glenridge Office, LP	40.0%	2,886	1,601	811	846	(372)
Highwoods KC Glenridge Land, LP	40.0%	-	13	-	-	(13)
Highwoods KC Orlando, LLC	40.0%	30,249	12,553	7,121	7,373	3,202
Highwoods DLF Forum, LLC	25.0%	14,142	4,974	3,512	5,893	(237)
Highwoods Development B, LLC	10.0%	-	-	-	-	-
Total		\$ 119,841	\$ 56,868	\$ 27,956	\$ 31,806	\$ 3,211

<u>Joint Venture</u>	<u>Own %</u>	<u>Highwoods' Share of Joint Venture</u>				<u>Net Income/ (Loss)</u>
		<u>Revenue</u>	<u>Operating Exp</u>	<u>Interest</u>	<u>Depr/Amort</u>	
Board of Trade Investment Co.	49.0%	\$ 1,110	\$ 710	\$ -	\$ 282	\$ 118
Dallas County Partners I, LP 1/	0.0%	1,535	1,087	538	290	(380)
Dallas County Partners II, LP 1/	0.0%	1,141	515	226	157	243
Dallas County Partners III, LP 1/	0.0%	41	42	-	-	(1)
Fountain Three 1/	0.0%	1,380	693	368	257	62
RRHWoods , LLC 1/	0.0%	3,077	1,734	561	753	29
Kessinger/Hunter, LLC	26.5%	3,018	2,777	-	152	89
4600 Madison Associates, LP	12.5%	505	272	96	182	(45)
Highwoods DLF 98/29, LP	22.8%	3,417	1,372	1,012	1,124	(91)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	5,832	2,230	1,618	1,889	95
Concourse Center Associates, LLC	50.0%	522	261	223	197	(159)
Plaza Colonnade, LLC	50.0%	5,456	1,878	1,854	1,226	498
Highwoods KC Glenridge Office, LP	40.0%	1,154	640	324	338	(148)
Highwoods KC Glenridge Land, LP	40.0%	-	5	-	-	(5)
Highwoods KC Orlando, LLC	40.0%	12,100	5,021	2,848	2,949	1,282
Highwoods DLF Forum, LLC	25.0%	3,536	1,244	877	1,473	(58)
Highwoods Development B, LLC	10.0%	-	-	-	-	-
Total 2/ 3/		\$ 43,824	\$ 20,481	\$ 10,545	\$ 11,269	\$ 1,529

1/ 50% joint venture interests in Des Moines, IA were sold in May 2010.

2/ 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.

3/ 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 in the Joint Ventures' stand-alone financial statements.

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 12/31/10</u>
Plaza Colonnade, LLC	50.0%	Met Life	5.72%	Jan-17	\$ 46,433
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	4,350
			5.77%		63,128
Highwoods KC Orlando, LLC	40.0%	Met Life	5.21%	Jul-14	133,946
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	48,172
Highwoods DLF 98/29, LP	22.8%	USG Annuity & Life Company	6.78%	May-11	38,737
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	15,860
4600 Madison Associates, LLC	12.5%	State Farm	6.85%	Apr-18	10,553
Concourse Center Associates, LLC	50.0%	Wells Fargo	2.76%	Jul-13	8,175
Highwoods Development B, LLC	10.0%	PNC	3.01%	Feb-13	11,097
			5.67%		361,690
			<u>5.68%</u>		<u>\$ 424,818</u>
Highwoods' share of the above					<u>\$ 150,698</u>

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

Joint Ventures Portfolio Summary 1/

As of December 31, 2010

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	84.6%	42.0%
Kansas City	719,000	83.7%	17.5%
Atlanta	835,000	75.0%	14.9%
Raleigh	814,000	93.8%	11.7%
Richmond	413,000	100.0%	8.3%
Tampa	205,000	81.5%	2.7%
Piedmont Triad	258,000	42.8%	1.7%
Charlotte	148,000	100.0%	1.2%
Total 4/	<u>5,245,000</u>	<u>83.8%</u>	<u>100.0%</u>

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

2/ Annualized Cash Revenue is December, 2010 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

December 31, 2010

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	663,373	15.1%	\$ 17,221	\$ 25.96	17.0%
2012	379,778	8.6%	9,829	25.88	9.7%
2013	619,465	14.1%	12,737	20.56	12.6%
2014	655,520	14.9%	18,597	28.37	18.3%
2015	779,569	17.7%	15,038	19.29	14.8%
2016	133,935	3.0%	1,678	12.53	1.7%
2017	561,265	12.8%	13,700	24.41	13.5%
2018	254,410	5.8%	4,232	16.63	4.2%
2019	101,123	2.3%	1,647	16.29	1.6%
2020	215,867	4.9%	6,300	29.18	6.2%
2021 and thereafter	33,223	0.8%	413	12.43	0.4%
	<u>4,397,528</u>	<u>100.0%</u>	<u>\$ 101,392</u>	<u>\$ 23.06</u>	<u>100.0%</u>

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

2/ Annualized Cash Revenue is December, 2010 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

Name	Own %	Market	Type 1/	Date Acquired	Square Footage	Total Cost
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First quarter 2010:

None

Second quarter 2010:

None

Third quarter 2010:

None

Dispositions

Name	Own %	Market	Type 1/	Date Sold	Square Footage	Occupancy	Gross Sales Price
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First quarter 2010:

None

Second quarter 2010:

Sale of Joint Venture Interests 2/	50.0%	Des Moines	O/I/R/M	05/12/10	2,506,000	83.2%	\$ 100,000
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Second quarter totals

	2,506,000	83.2%	\$ 100,000
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Third quarter 2010:

None

2010 totals

	2,506,000	83.2%	\$ 100,000
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1/ The letters "O", "I", "R", and "M" represent Office, Industrial, Retail, and Multi-Family, respectively.

2/ Consists of the sale of our equity interests in a series of unconsolidated joint ventures relating to properties in Des Moines, Iowa. In connection with the closing, we received \$15 million in cash. As of the closing date, the joint ventures had approximately \$200 million in gross asset value and approximately \$170 million of secured debt. The \$100 million in the Gross Sales Price column represents our pro-rata share of the approximate \$200 million of gross assets in the Des Moines joint venture at the time of sale.

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 12/31/10</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	\$ 28,262	100%	3Q11
In Progress Total				<u>\$ 46,493</u>	<u>\$ 28,262</u>		
Highwoods' Share of the above				<u>\$ 4,649</u>	<u>\$ 2,826</u>		