

COUSINS PROPERTIES INCORPORATED
SQUARE FEET EXPIRING
As of June 30, 2010

OFFICE

As of June 30, 2010, the Company's office portfolio included 22 commercial office buildings, excluding all properties currently under development and/or in lease-up. The weighted average remaining lease term of these office buildings was approximately seven years as of June 30, 2010. Most of the major tenant leases in these buildings provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring	150,680	454,203	213,381	531,695	239,685	389,160	727,639	485,425	275,991	1,628,140	5,095,999
% of Leased Space	3%	9%	4%	10%	5%	8%	14%	10%	5%	32%	100%
Annual Contractual Rent (000's) (1)	\$ 1,907	\$ 5,343	\$ 3,072	\$ 8,773	\$ 4,101	\$ 6,964	\$ 13,271	\$ 11,302	\$ 7,121	\$ 33,900	\$ 95,754
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.65	\$ 11.76	\$ 14.39	\$ 16.50	\$ 17.11	\$ 17.90	\$ 18.24	\$ 23.28	\$ 25.80	\$ 20.82	\$ 18.79
<u>Wholly Owned:</u>											
Square Feet Expiring	150,348	442,637	170,690	375,803	211,069	365,331	186,667	403,434	213,143	1,246,008	3,765,130 (2)
% of Leased Space	4%	12%	4%	10%	5%	10%	5%	11%	6%	33%	100%
Annual Contractual Rent (000's) (1)	\$ 1,899	\$ 5,168	\$ 2,283	\$ 5,884	\$ 3,475	\$ 6,633	\$ 3,258	\$ 9,229	\$ 5,677	\$ 27,233	\$ 70,739
Annual Contractual Rent/Sq. Ft. (1)	\$ 12.63	\$ 11.68	\$ 13.37	\$ 15.66	\$ 16.46	\$ 18.16	\$ 17.45	\$ 22.88	\$ 26.63	\$ 21.86	\$ 18.79
<u>Joint Venture:</u>											
Square Feet Expiring	664	25,094	106,398	294,157	53,090	34,534	1,078,324	163,981	123,867	544,895	2,425,004 (3)
% of Leased Space	0%	1%	4%	12%	2%	1%	45%	7%	5%	23%	100%
Annual Contractual Rent (000's) (1)	\$ 15	\$ 392	\$ 2,071	\$ 5,604	\$ 1,216	\$ 538	\$ 19,987	\$ 4,146	\$ 2,868	\$ 10,979	\$ 47,816
Annual Contractual Rent/Sq. Ft. (1)	\$ 22.44	\$ 15.61	\$ 19.46	\$ 19.05	\$ 22.91	\$ 15.57	\$ 18.54	\$ 25.29	\$ 23.16	\$ 20.15	\$ 19.72

(1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.

(2) Rentable square feet leased as of June 30, 2010 out of approximately 4,388,000 total rentable square feet.

(3) Rentable square feet leased as of June 30, 2010 out of approximately 2,501,000 total rentable square feet.

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RETAIL

As of June 30, 2010, the Company's retail portfolio included 14 retail properties. The weighted average remaining lease term of these retail properties was approximately eight years as of June 30, 2010. Most of the major tenant leases in these retail properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<u>Total (including Company's % share of Joint Venture Properties):</u>											
Square Feet Expiring (1)	62,694	92,508	80,524	58,219	47,638	101,923	335,487	183,964	321,955	679,609	1,964,521
% of Leased Space	3%	5%	4%	3%	2%	5%	18%	10%	16%	34%	100%
Annual Contractual Rent (000's) (2)	\$ 632	\$ 2,301	\$ 1,785	\$ 1,429	\$ 1,124	\$ 2,469	\$ 8,681	\$ 5,419	\$ 7,342	\$ 11,607	\$ 42,789
Annual Contractual Rent/Sq. Ft. (2)	\$ 10.07	\$ 24.87	\$ 22.16	\$ 24.55	\$ 23.61	\$ 24.22	\$ 25.88	\$ 29.46	\$ 22.80	\$ 17.08	\$ 21.78
<u>Wholly Owned:</u>											
Square Feet Expiring (1)	21,751	62,415	46,259	12,699	10,529	44,711	299,403	137,757	52,582	253,516	941,622 (3)
% of Leased Space	2%	7%	5%	1%	1%	5%	31%	15%	6%	27%	100%
Annual Contractual Rent (000's) (2)	\$ 269	\$ 1,838	\$ 1,080	\$ 329	\$ 278	\$ 1,293	\$ 7,934	\$ 4,438	\$ 1,353	\$ 3,133	\$ 21,945
Annual Contractual Rent/Sq. Ft. (2)	\$ 12.38	\$ 29.45	\$ 23.36	\$ 25.91	\$ 26.36	\$ 28.91	\$ 26.50	\$ 32.21	\$ 25.74	\$ 12.36	\$ 23.30
<u>Joint Venture:</u>											
Square Feet Expiring (1)	153,012	229,034	294,189	173,096	196,152	326,768	226,191	238,163	456,872	914,450	3,207,927 (4)
% of Leased Space	5%	7%	9%	5%	6%	11%	7%	7%	14%	29%	100%
Annual Contractual Rent (000's) (2)	\$ 2,093	\$ 3,771	\$ 5,842	\$ 4,332	\$ 4,249	\$ 6,495	\$ 4,361	\$ 5,068	\$ 9,942	\$ 15,475	\$ 61,628
Annual Contractual Rent/Sq. Ft. (2)	\$ 13.68	\$ 16.46	\$ 19.86	\$ 25.03	\$ 21.66	\$ 19.88	\$ 19.28	\$ 21.28	\$ 21.76	\$ 16.92	\$ 19.21

(1) Certain leases contain termination options, with or without penalty, if co-tenancy clauses or sales volume levels are not achieved. The expiration date per the lease is used for these leases in the above table, although early termination is possible.

(2) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable and any percentage rents due. The contractual rental rate shown is the estimated rate in the year of expiration.

(3) Gross leasable area leased as of June 30, 2010 out of approximately 1,046,000 total gross leasable area.

(4) Gross leasable area leased as of June 30, 2010 out of approximately 3,575,000 total gross leasable area.

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INDUSTRIAL

As of June 30, 2010, the Company's industrial portfolio included three buildings. The weighted average remaining lease term of these properties was approximately nine years as of June 30, 2010. The leases provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2012</u>	<u>2015</u>	<u>2016</u>	<u>2019 & Thereafter</u>	<u>Total</u>
<i>Company's % share of Joint Venture Properties:</i>					
Square Feet Expiring	355,621	508,050	223,190	344,351	1,431,212
% of Leased Space	25%	35%	16%	24%	100%
Annual Contractual Rent (000's) (1)	\$1,149	\$1,471	\$714	\$ 1,615	\$4,949
Annual Contractual Rent/Sq. Ft. (1)	\$3.23	\$2.90	\$3.20	\$4.69	\$3.46

Joint Venture:

Square Feet Expiring	355,621	677,400	223,190	459,134	1,715,345 (2)
% of Leased Space	21%	39%	13%	27%	100%
Annual Contractual Rent (000's) (1)	\$ 1,149	\$ 1,962	\$ 714	\$ 2,153	\$ 5,978
Annual Contractual Rent/Sq. Ft. (1)	\$ 3.23	\$ 2.90	\$ 3.20	\$ 4.69	\$ 3.49

- (1) Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. The contractual rental rate shown is the estimated rate in the year of expiration.
- (2) Rentable square feet leased as of June 30, 2010 out of approximately 2,004,000 total rentable square feet.