Cousins



INVESTOR PRESENTATION

September 2026

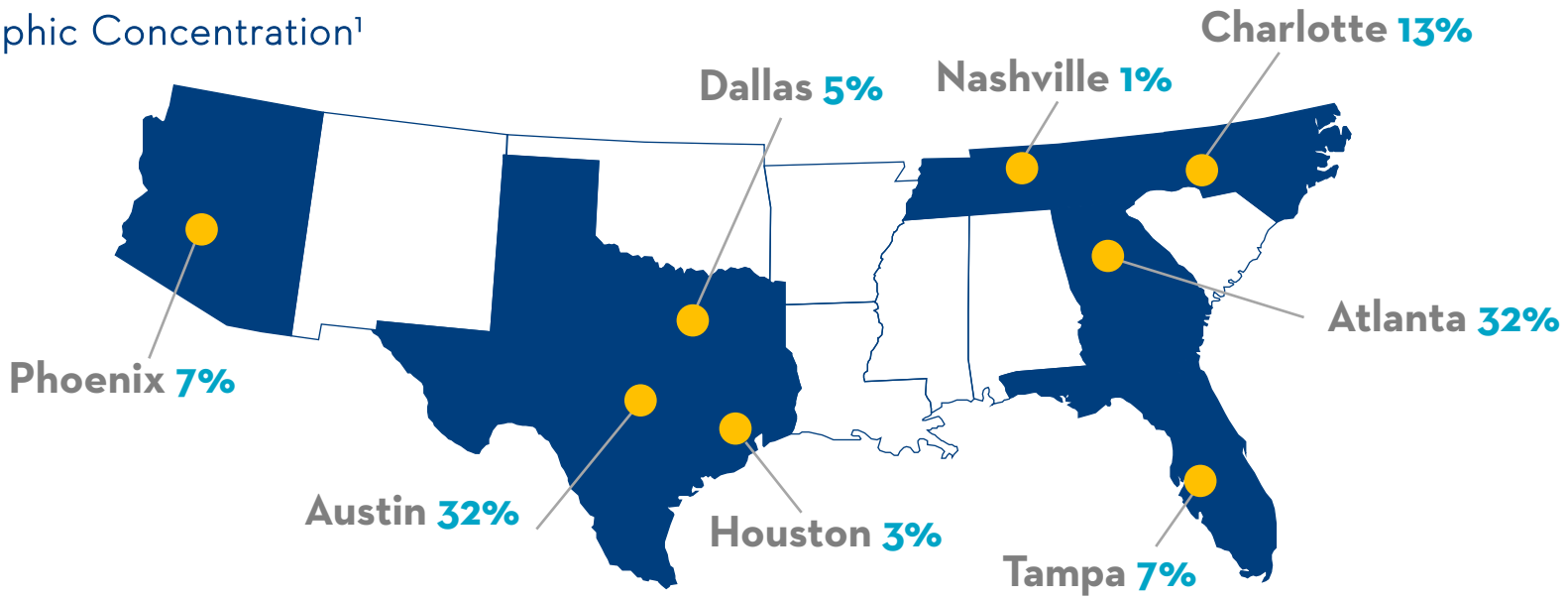
WHY COUSINS?

PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO	• 100% Sun Belt / 100% Class A / 2014 average year built[1] • 76% of portfolio NOI delivered or redeveloped since 2010[2] • CUZ asking rents 28% higher than pre-pandemic levels and 35% higher than Class A avg[3,4]
BENEFITING FROM POWERFUL OFFICE TRENDS	• Flight to quality driving demand for newer, highly-amenitized assets[5] • Sun Belt migration leading to outsized population growth[6] • Record low groundbreakings creating shortage of new, high-quality office space[7]
POSITIONED FOR ORGANIC GROWTH	• Modest lease expirations well below office sector average[8] • Near record-level pipeline with 1MM SF in lease negotiations or signed quarter-to-date[9] • Net effective rents 33% above pre-pandemic levels[10]
STRATEGIC CAPITAL ALLOCATION CREATES GROWTH OPPORTUNITIES	• Strategic recycling of older assets has reduced average portfolio age to 12 years[11] • Sourced over $1.4 billion of compelling and accretive new investments since 2024[12] • Recently delivered 903K development with a land bank supporting 5.1MM SF[13]
BALANCE SHEET PRIMED FOR OPPORTUNITIES	• Simple strategy with $1.1 billion of liquidity including $89 million of unsettled forward equity[14] • Leverage 5.6x Net Debt/EBITDA is the lowest in the office sector[15] • Raised $1.9 billion of public debt since inaugural investment grade credit rating in 2024[16]
TRACK RECORD OF SUCCESS	• Increased cash rents for 49 consecutive quarters[17] • Forecasting earnings growth of 9.7% between 2024 and 2026[18] • NAV growth has consistently outperformed peer average[19]

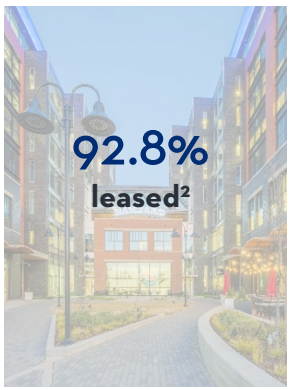
COUSINS AT A GLANCE

The Preeminent Sun Belt Office REIT

Geographic Concentration[1]















PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Lifestyle Office has Emerged as a Distinct and Desirable Property Type

LIFESTYLE OFFICE ASSETS

- ✓ **New or recently redeveloped** properties that command premium rents and enjoy higher occupancy
- ✓ Located in the best markets and submarkets with close proximity to **thriving and dynamic neighborhoods**
- ✓ **Highly-amenitized** including on-site retail & food, activated outdoor space, collaboration & meeting space, state-of-the art fitness options with locker rooms
- ✓ **Inspired design** and **efficient systems and floorplates** are becoming gating factors for increasingly discerning customers

Companies are recognizing the importance of desirable office space in recruitment, retention and culture

COMMODITY OFFICE ASSETS

- ✕ **Older vintage assets** with few or no in-building amenities and limited outdoor activation
- ✕ Proximity to single-use office districts with **challenging walkability** and few post work entertainment options
- ✕ **Dated designs** as well as **inefficient building systems and floorplates** with bland common areas
- ✕ Fundamental interior features – **low ceiling heights, small windows, etc.** – are uneconomic to change or improve through redevelopment
- ✕ Inconvenient and exposed **surface parking** with limited transit options

Large portions have become obsolete and unleasable – many are being redeveloped into another use

PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Amenity-Rich Trophy Assets in Leading Sun Belt Markets


VANTAGE
Charlotte


SAIL TOWER
Austin



HEIGHTS UNION
Tampa


100 MILL
Phoenix


725 PONCE
Atlanta


THE DOMAIN
Austin

PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Select Repositioning of High-Quality Assets in Prime Locations

RECENT REDEVELOPMENTS

TERMINUS 200
Buckhead Atlanta



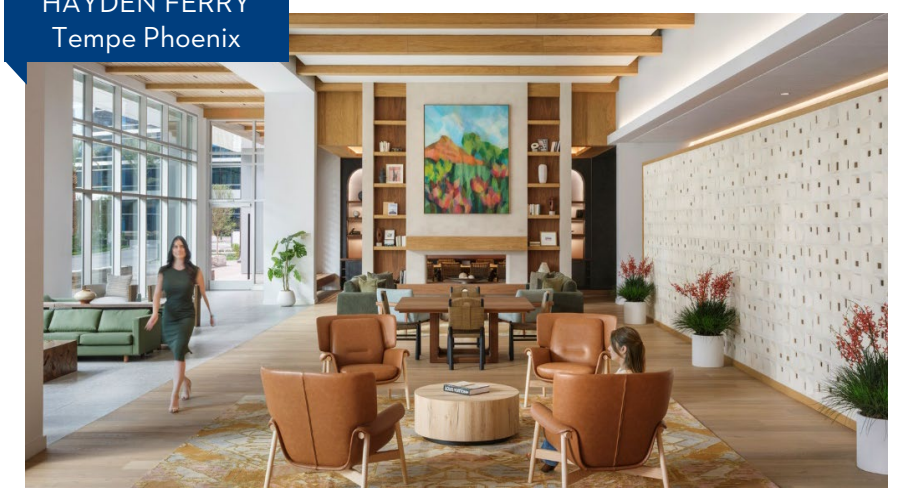
PROSCENIUM
Midtown Atlanta



550 SOUTH
Uptown Charlotte



HAYDEN FERRY
Tempe Phoenix



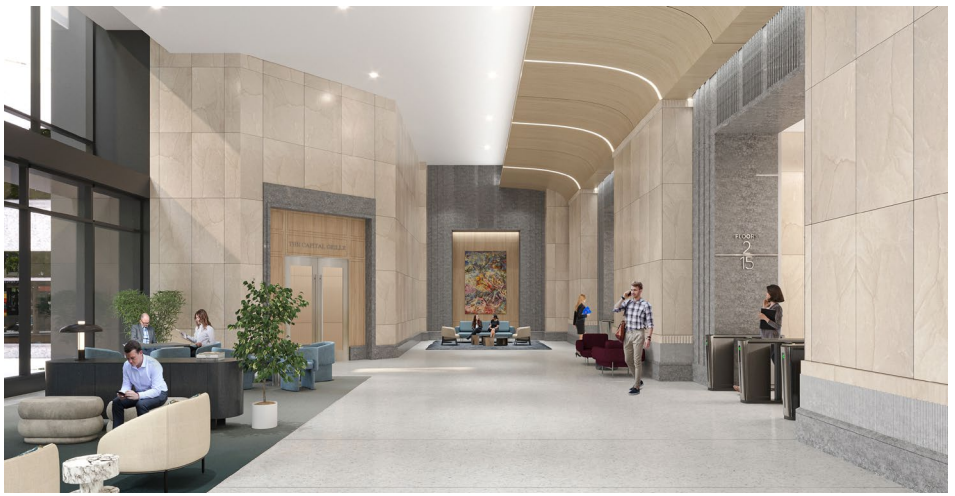
PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Select Repositioning of High-Quality Assets in Prime Locations

IN-PROCESS REDEVELOPMENT

201 N TRYON
Uptown Charlotte





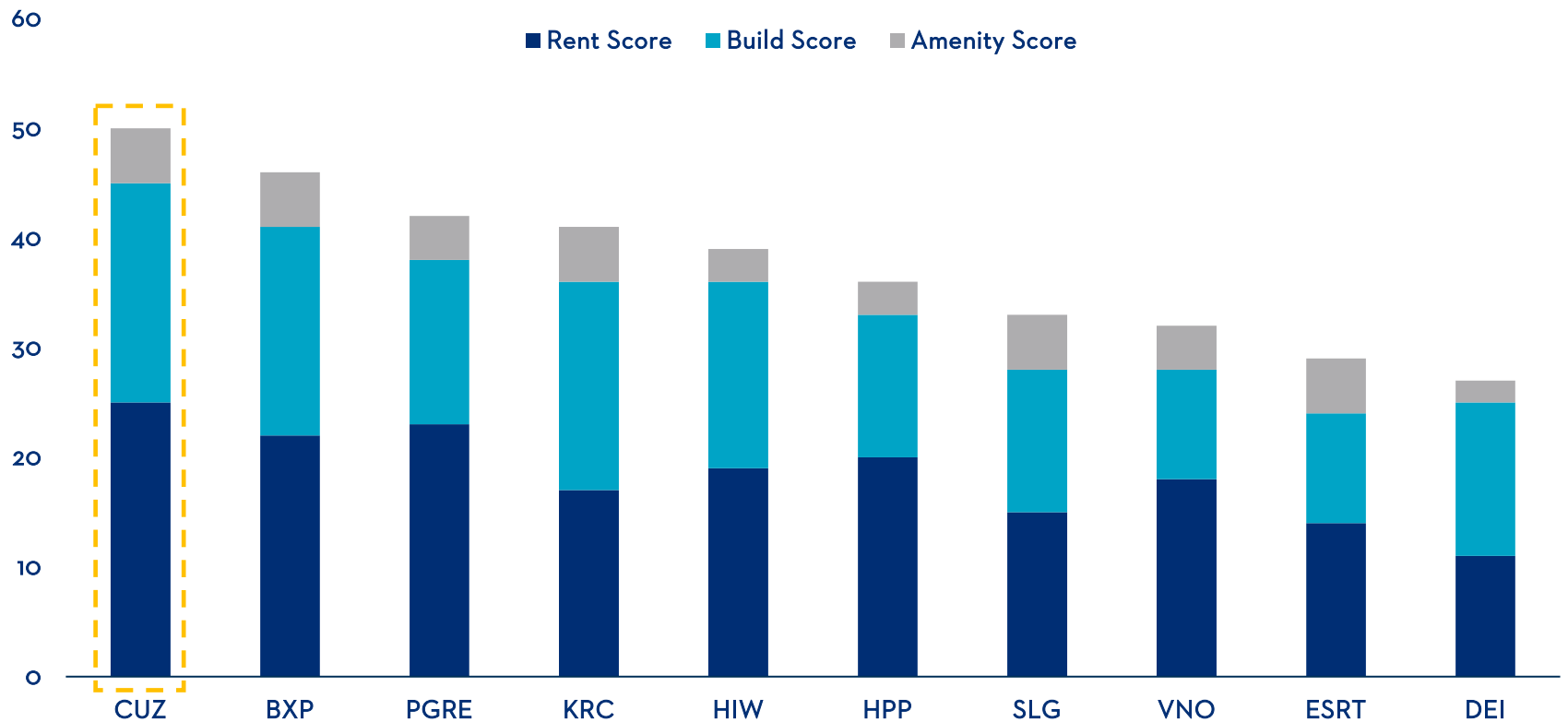




PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Cousins Portfolio Quality Ranks at the Top of Office REIT Peers

BANK OF AMERICA ANALYSIS OF PORTFOLIO QUALITY[1]



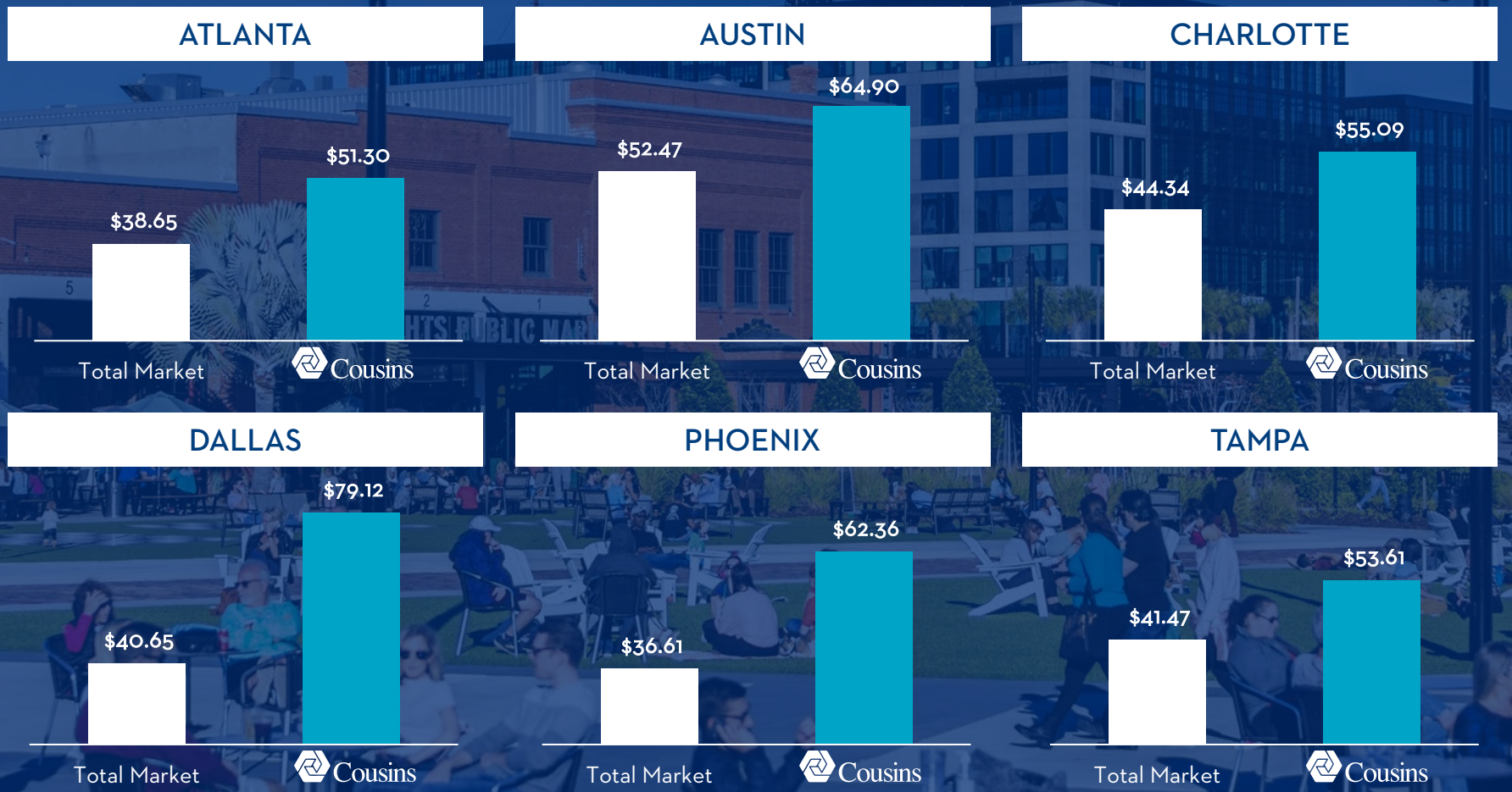
"Flight-to-quality is structural…Buildings that can't compete on tenant experience, location and flexible lease terms will continue to lose tenants to those that can."

- *CBRE, 2026 Americas Office Occupier Sentiment Survey, 7/30/26*

PREMIER SUN BELT LIFESTYLE OFFICE PORTFOLIO

Command Premium Rents 35% Higher than Class A Average in Our Core Markets

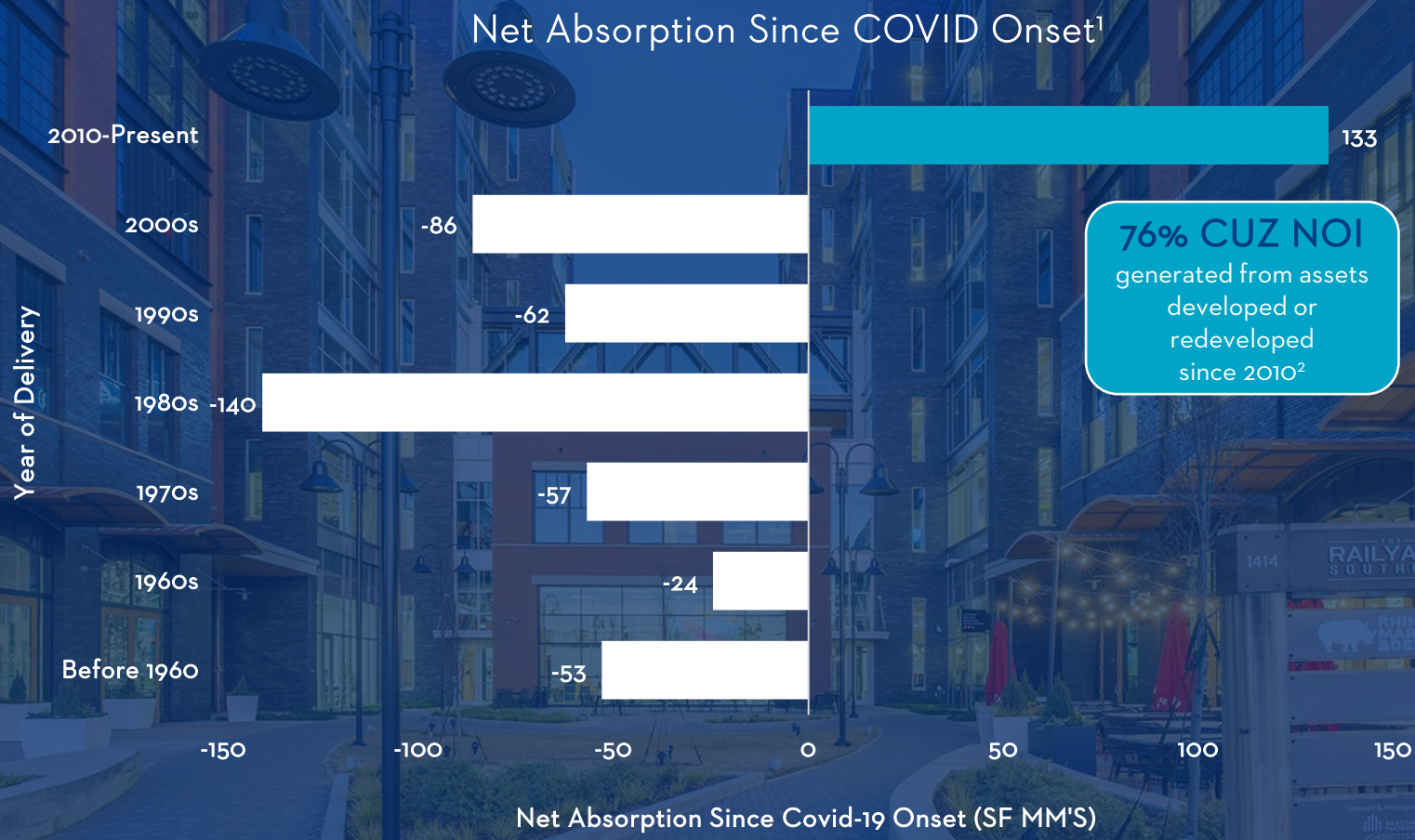
CLASS A ASKING RENT ($/SF)[1,2]



BENEFITING FROM POWERFUL OFFICE TRENDS

Flight to Quality is Driving Demand for Newer, Highly-Amenitized Assets

FLIGHT TO QUALITY

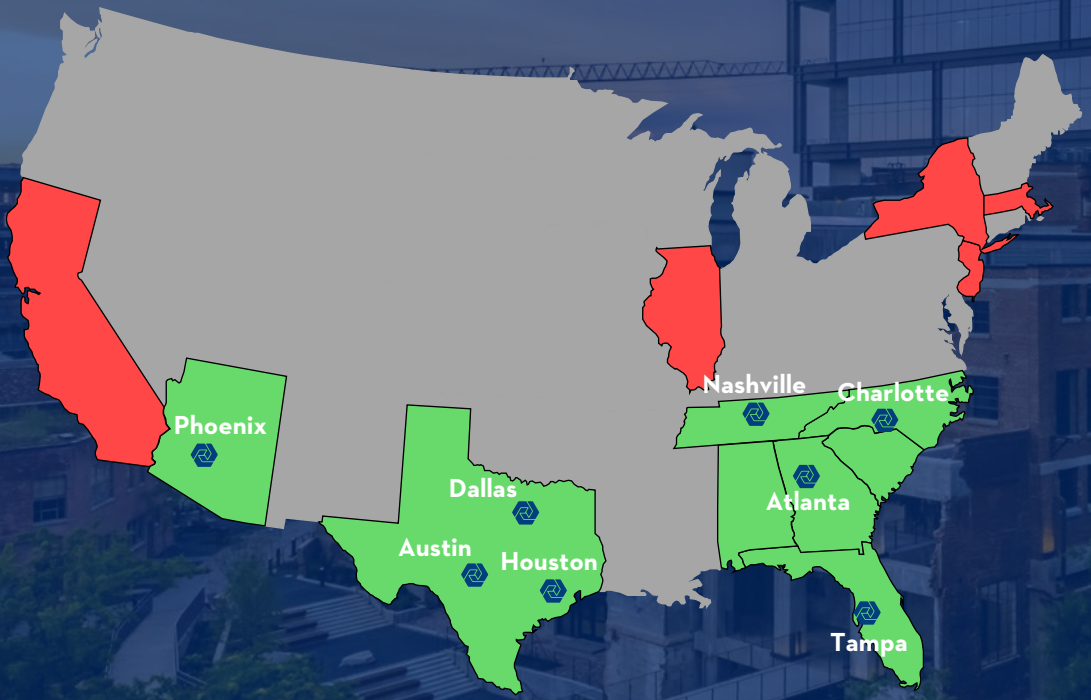


76% CUZ NOI
generated from assets developed or redeveloped since 2010[2]

BENEFITING FROM POWERFUL OFFICE TRENDS

Sun Belt Migration is Reaccelerating

SUN BELT MIGRATION[1]



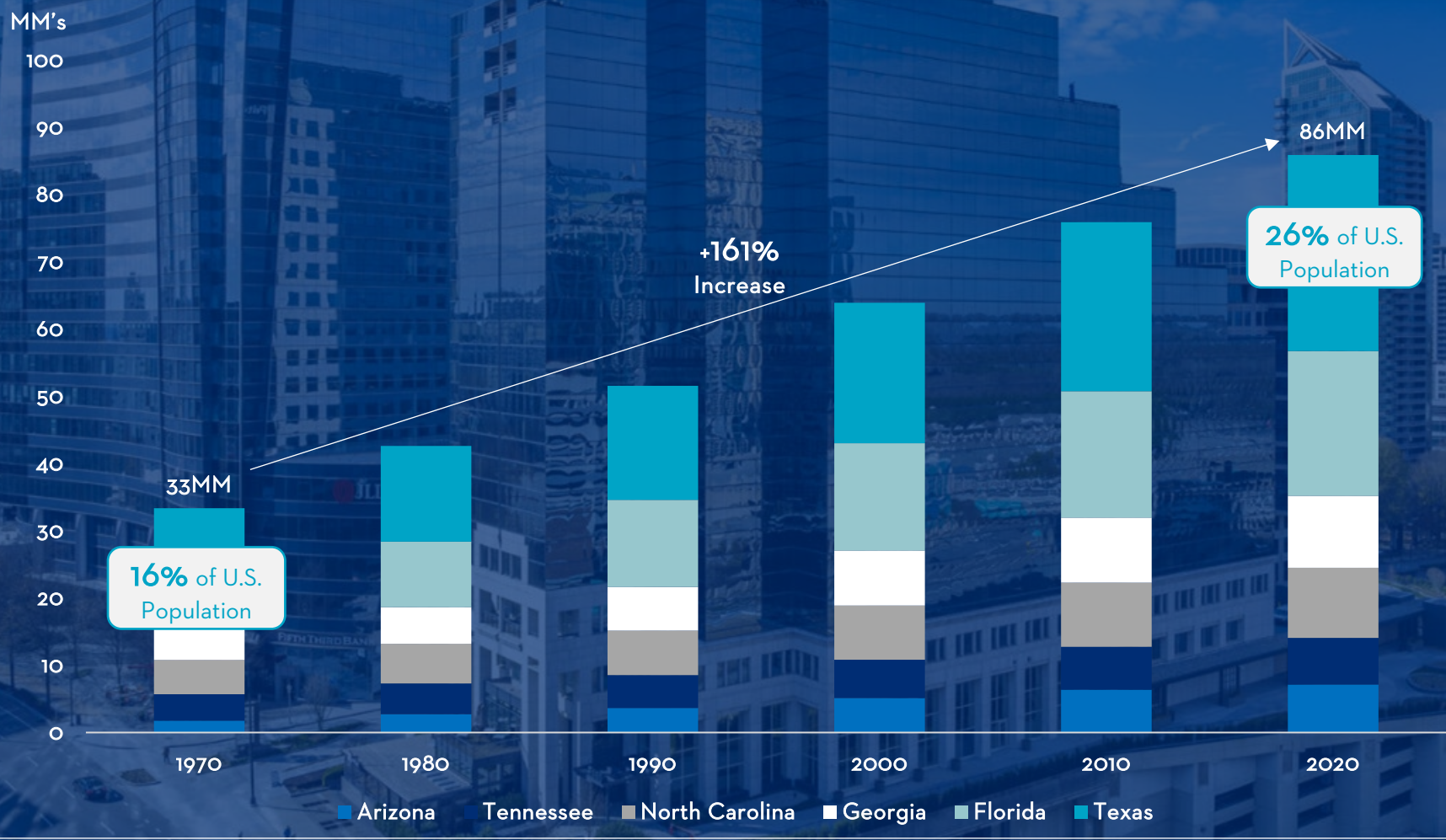
Domestic Net Migration 2025[1]

1.	North Carolina	+84k
2.	Texas	+67k
3.	South Carolina	+67k
4.	Tennessee	+42k
5.	Arizona	+31k
6.	Georgia	+27k
7.	Alabama	+23k
8.	Florida	+23k
.		
.		
.		
47.	Massachusetts	-33k
48.	New Jersey	-37k
49.	Illinois	-40k
50.	New York	-138k
51.	California	-229k

BENEFITING FROM POWERFUL OFFICE TRENDS

Sun Belt Migration is Not a New Phenomenon

POPULATION GROWTH IN COUSINS MARKETS[1]



BENEFITING FROM POWERFUL OFFICE TRENDS

A Resurgence of Corporate Relocations and Expansions in Sun Belt Markets

HEADLINES[1]

APOLLO

Apollo Selects Austin for Strategic Hub for Talent, Innovation and Long-Term Growth

- August 2026

Starbucks Selects Tennessee for Southeast Corporate Office

- April 2026

Goldman's Dallas Hub Reaps Benefits of Texas as 'Magnet for Talent'

- January 2026

ORACLE

Oracle Scales Up Nashville Offices to Support Rapid Growth

- March 2026

SAMSUNG

Samsung Moving US Headquarters from New Jersey to Texas

- June 2026

RIVIAN

Rivian Announces New East Coast Headquarters in Atlanta

- July 2025

CAPITAL GROUP™

Capital Group to Establish Major Operations Hub in Charlotte

- March 2026

NYSE TEXAS

The New York Stock Exchange to Launch NYSE Texas

- February 2025

SMBC

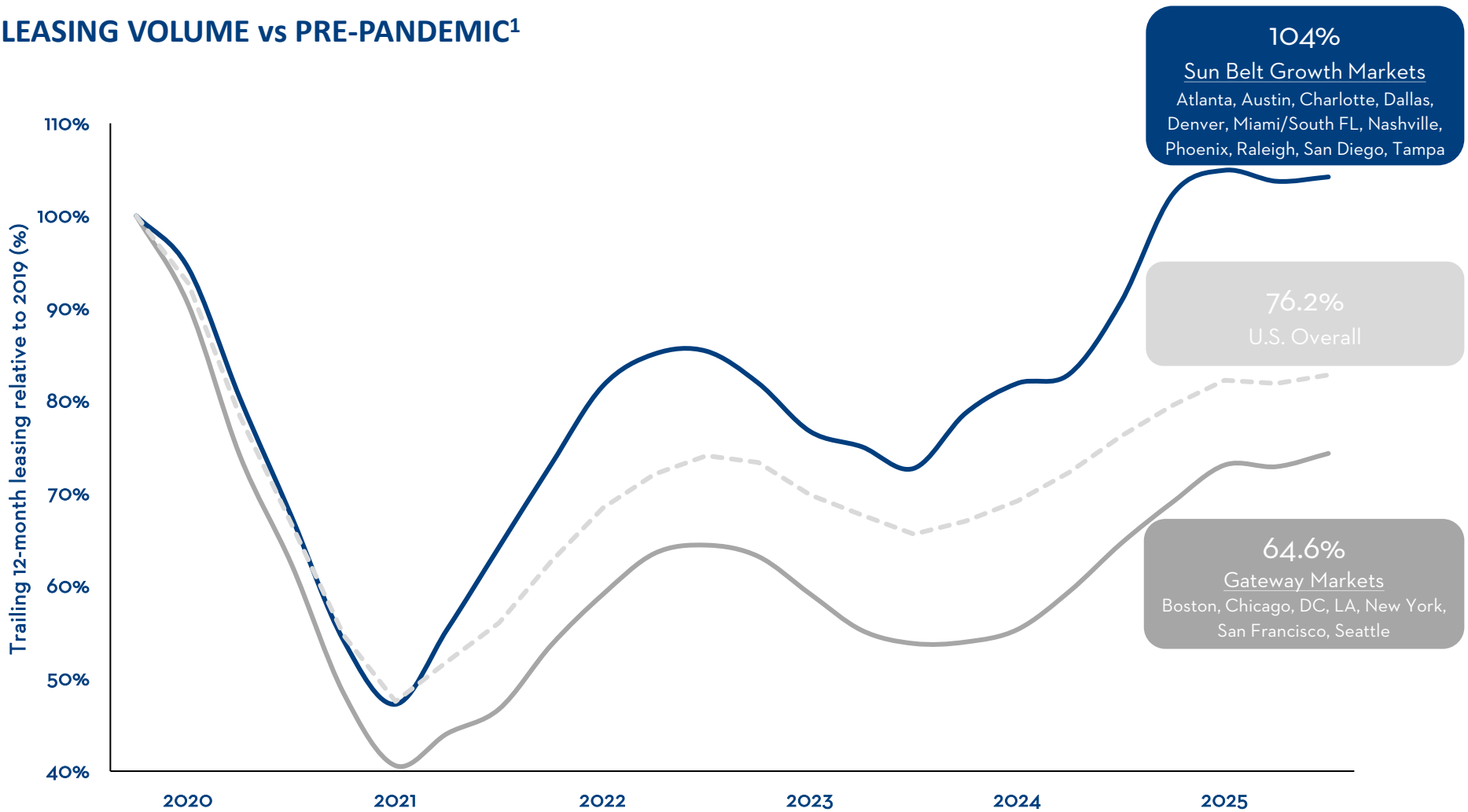
SMBC to Establish Second U.S. Headquarters in Charlotte

- April 2026

BENEFITING FROM POWERFUL OFFICE TRENDS

Sun Belt Leasing Activity Has Exceeded Pre-Pandemic Levels For More Than a Year

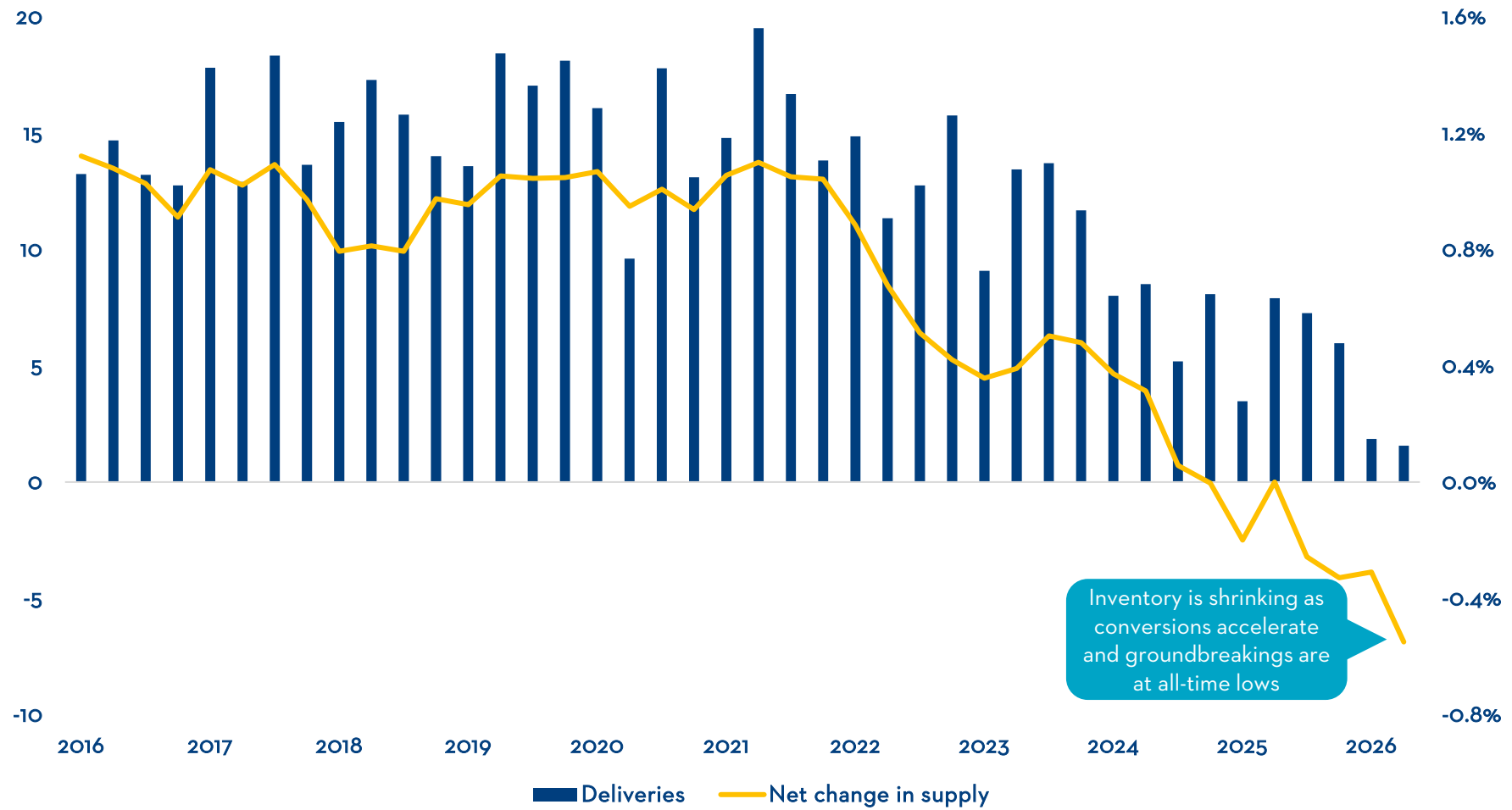
LEASING VOLUME vs PRE-PANDEMIC[1]



BENEFITING FROM POWERFUL OFFICE TRENDS

Office Supply is Shrinking and Creating a Shortage of New, High-Quality Space

U.S. OFFICE INVENTORY[1] (MM SF)



POSITIONED FOR ORGANIC GROWTH

Modest Lease Expirations Well Below Office Sector Average

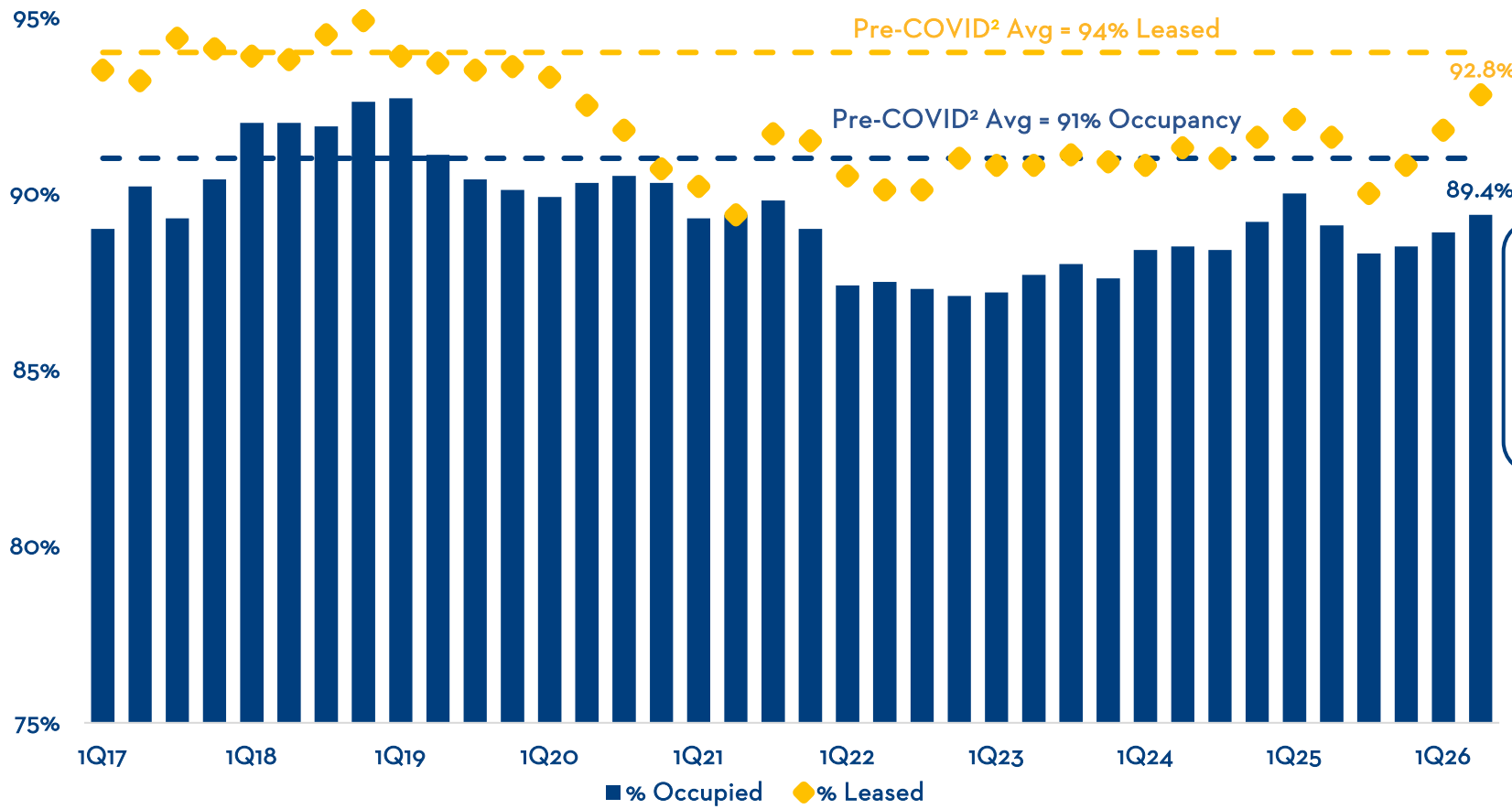
LEASE EXPIRATIONS BY YEAR[1]



POSITIONED FOR ORGANIC GROWTH

Increasing Occupancy from Contractual and New Leasing

COUSINS PORTFOLIO OCCUPANCY vs LEASED[1]



POSITIONED FOR ORGANIC GROWTH

Recent Leasing Acceleration to Near-Record Levels

COUSINS QUARTERLY LEASING VOLUME[1]



POSITIONED FOR ORGANIC GROWTH

Net Effective Rents Above Pre-Pandemic Levels

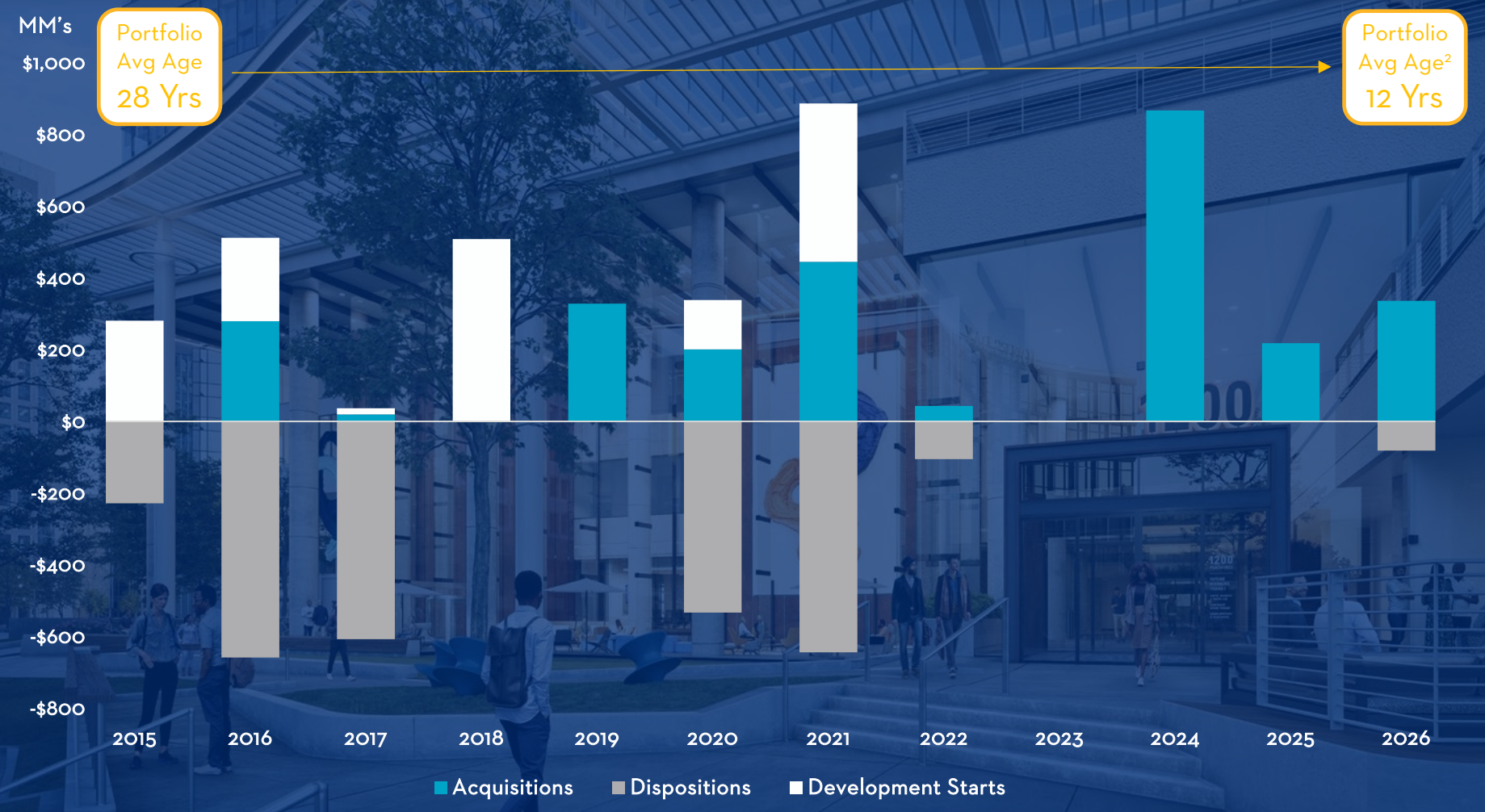
COUSINS ANNUALIZED NET EFFECTIVE RENT[1]



STRATEGIC CAPITAL ALLOCATION CREATES GROWTH OPPORTUNITIES

Improving Portfolio Quality and Cash Flows Through Capital Recycling

ASSET RECYCLING[1,]

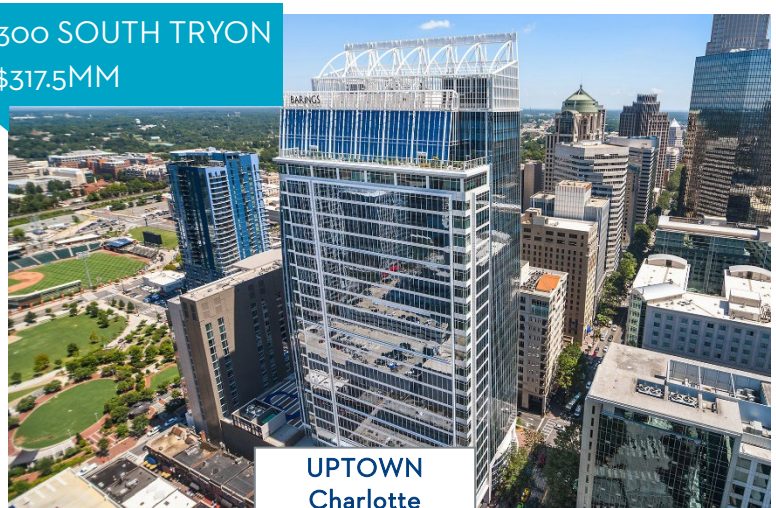


STRATEGIC CAPITAL ALLOCATION CREATES GROWTH OPPORTUNITIES

Sourced over $1.4 Billion of Compelling New Acquisitions in Core Sun Belt Markets Since 2024[1]

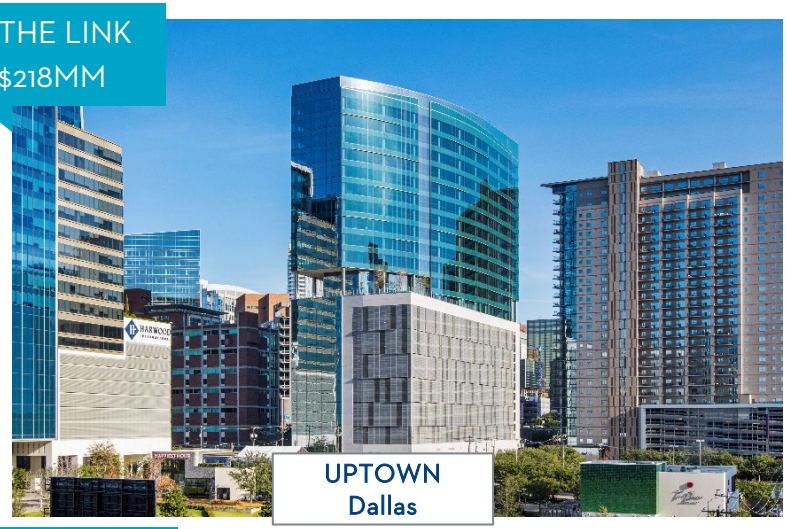
RECENT ACQUISITIONS

300 SOUTH TRYON
$317.5MM



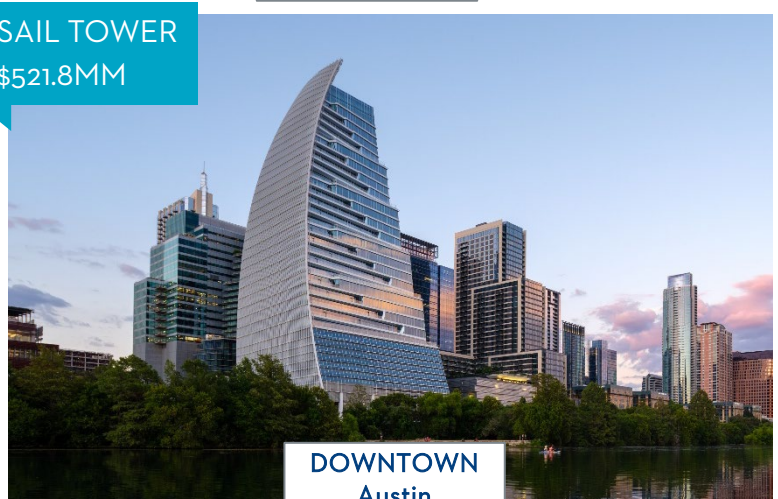
UPTOWN
Charlotte

THE LINK
$218MM



UPTOWN
Dallas

SAIL TOWER
$521.8MM



DOWNTOWN
Austin

VANTAGE
$328.5MM



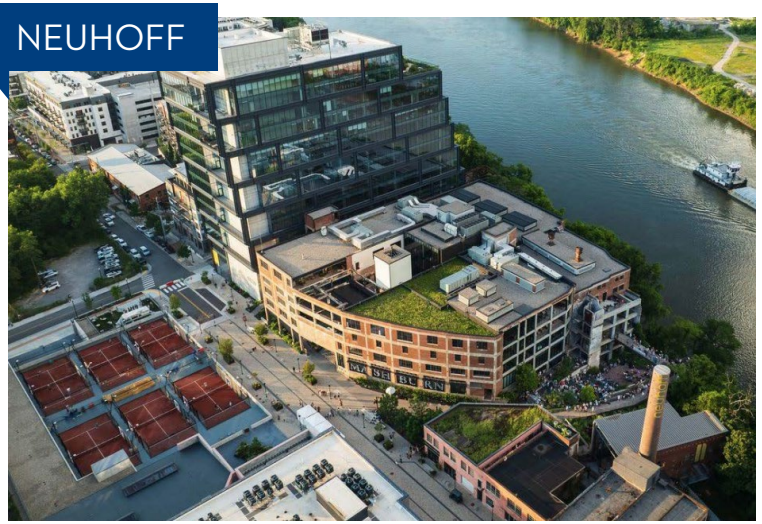
SOUTH END
Charlotte

STRATEGIC CAPITAL ALLOCATION CREATES GROWTH OPPORTUNITIES

903K SF Development Delivering NOI Growth

RECENTLY DELIVERED DEVELOPMENT

NEUHOFF





NASHVILLE

396K SF Office
53K SF Retail
542 Apartments
50% Ownership
Office 96% Leased[1]
Apartments 93% Leased[1]







STRATEGIC CAPITAL ALLOCATION CREATES GROWTH OPPORTUNITIES

Land Bank Supports 5.1MM SF[1] of Additional New Office or Mixed-Use Development

ATLANTA

887 WEST PEACHTREE



MIDTOWN
800K SF

3354 PEACHTREE



BUCKHEAD
800K SF

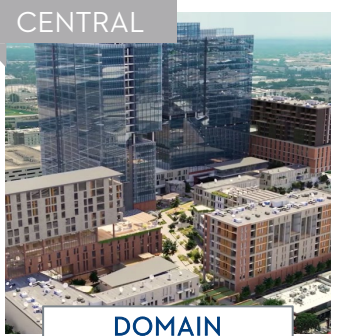
715 PONCE



MIDTOWN
200K SF

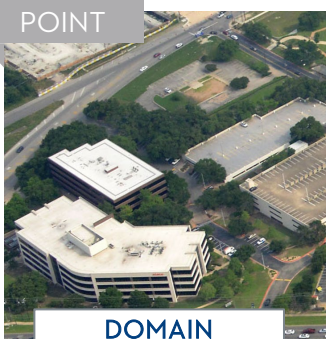
AUSTIN

DOMAIN CENTRAL



DOMAIN
900K SF

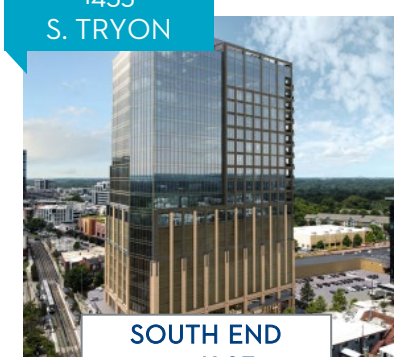
DOMAIN POINT



DOMAIN
600K SF

CHARLOTTE

1435 S. TRYON



SOUTH END
650K SF

DALLAS

LEGACY UNION TWO / THREE



LEGACY
600K SF

TAMPA

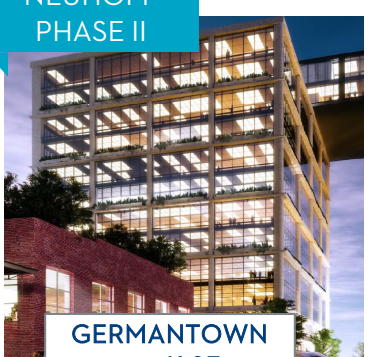
CORPORATE CENTER V



WESTSHORE
180K SF

NASHVILLE

NEUHOFF PHASE II

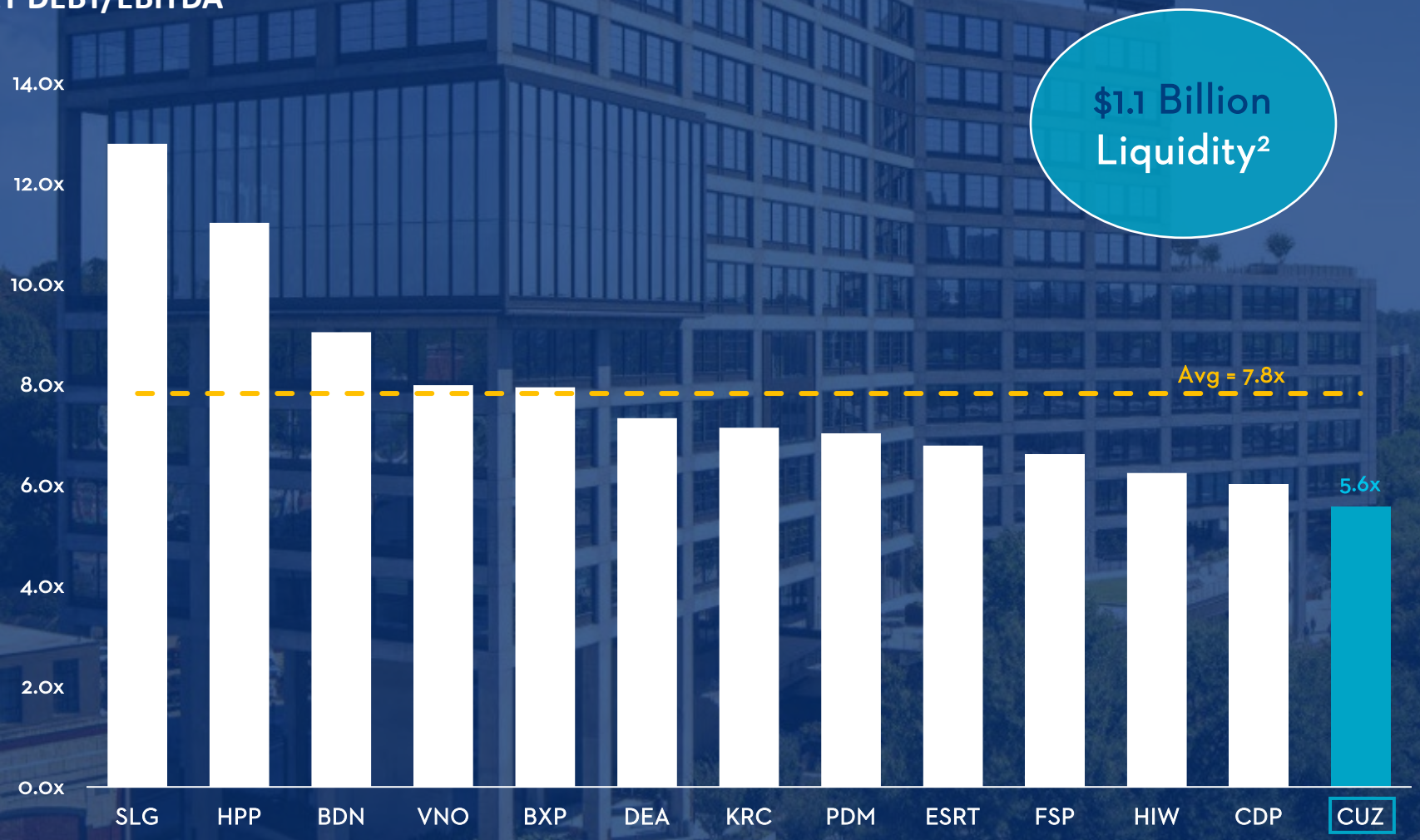


GERMANTOWN
300K SF

BALANCE SHEET PRIMED FOR OPPORTUNITIES

Low Leverage with Substantial Liquidity

NET DEBT/EBITDA[1]



$1.1 Billion Liquidity[2]

BALANCE SHEET PRIMED FOR OPPORTUNITIES

Lowest Cost of Debt Capital Among Office REITs

UNSECURED DEBT SPREADS[1]



$1.9 Billion
Outstanding public notes across four issuances since 2024[2]

TRACK RECORD OF SUCCESS

Increased Cash Rents for 49 Consecutive Quarters

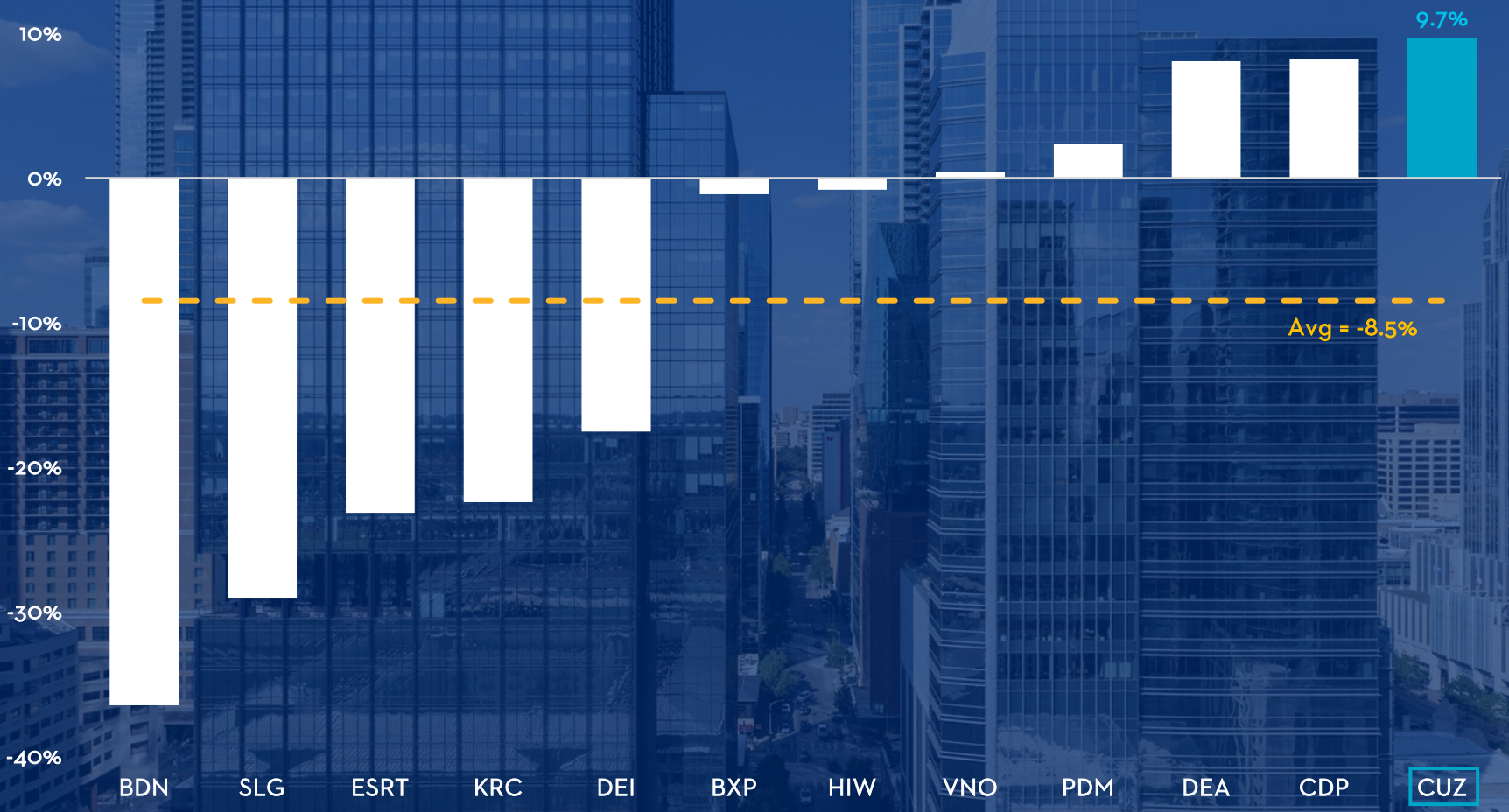
COUSINS INCREASE IN 2ND GENERATION CASH NET RENT[1]



TRACK RECORD OF SUCCESS

Industry Leading Earnings Growth

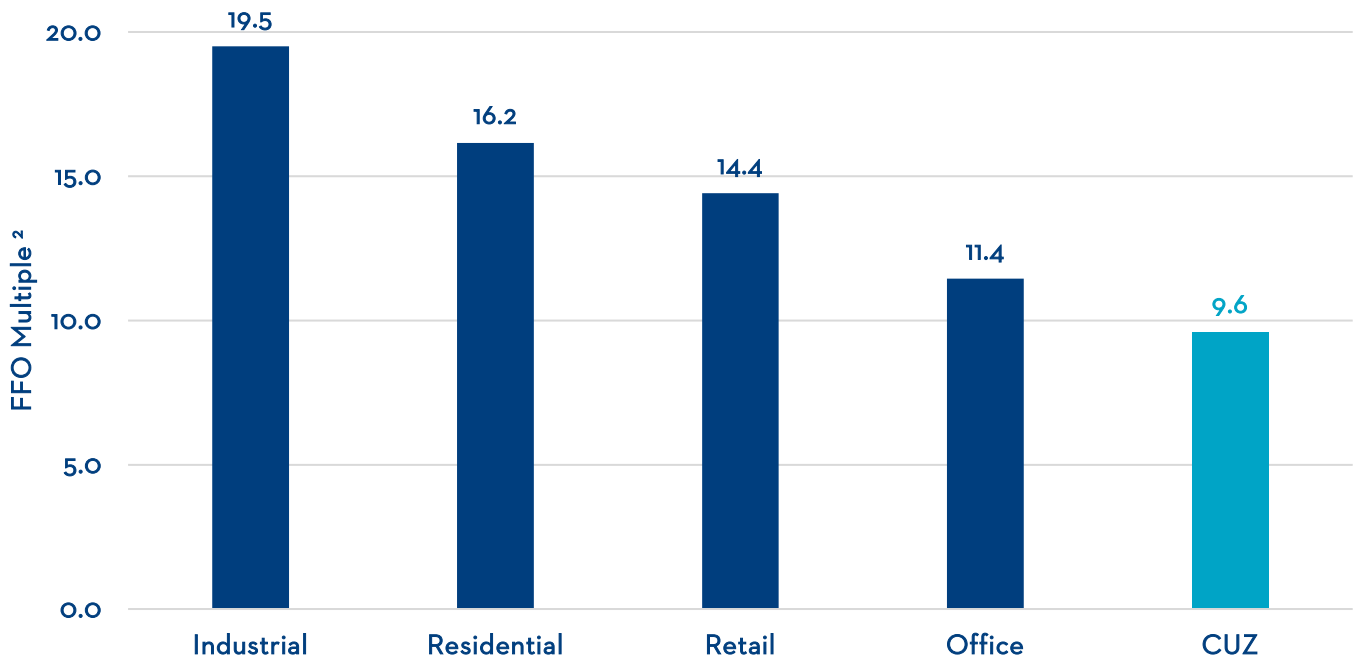
ANNUAL FFO/SHARE GROWTH 2024 vs 2026[1]



TRACK RECORD OF SUCCESS

Earnings Growth Supports Valuation Consistent With Other Property Types

2026 FFO MULTIPLES *(Top 3 by Size[1])*



	Industrial	Residential	Retail	Office	CUZ
FFO Growth ('24-'26 CAGR[3])	3.9%	0.1%	2.5%	(4.1%)	4.9%
Dividend Yield ('24-'26 Avg[3])	3.7%	4.2%	4.9%	4.2%	4.5%
Total	7.6%	4.3%	7.4%	0.1%	9.4%

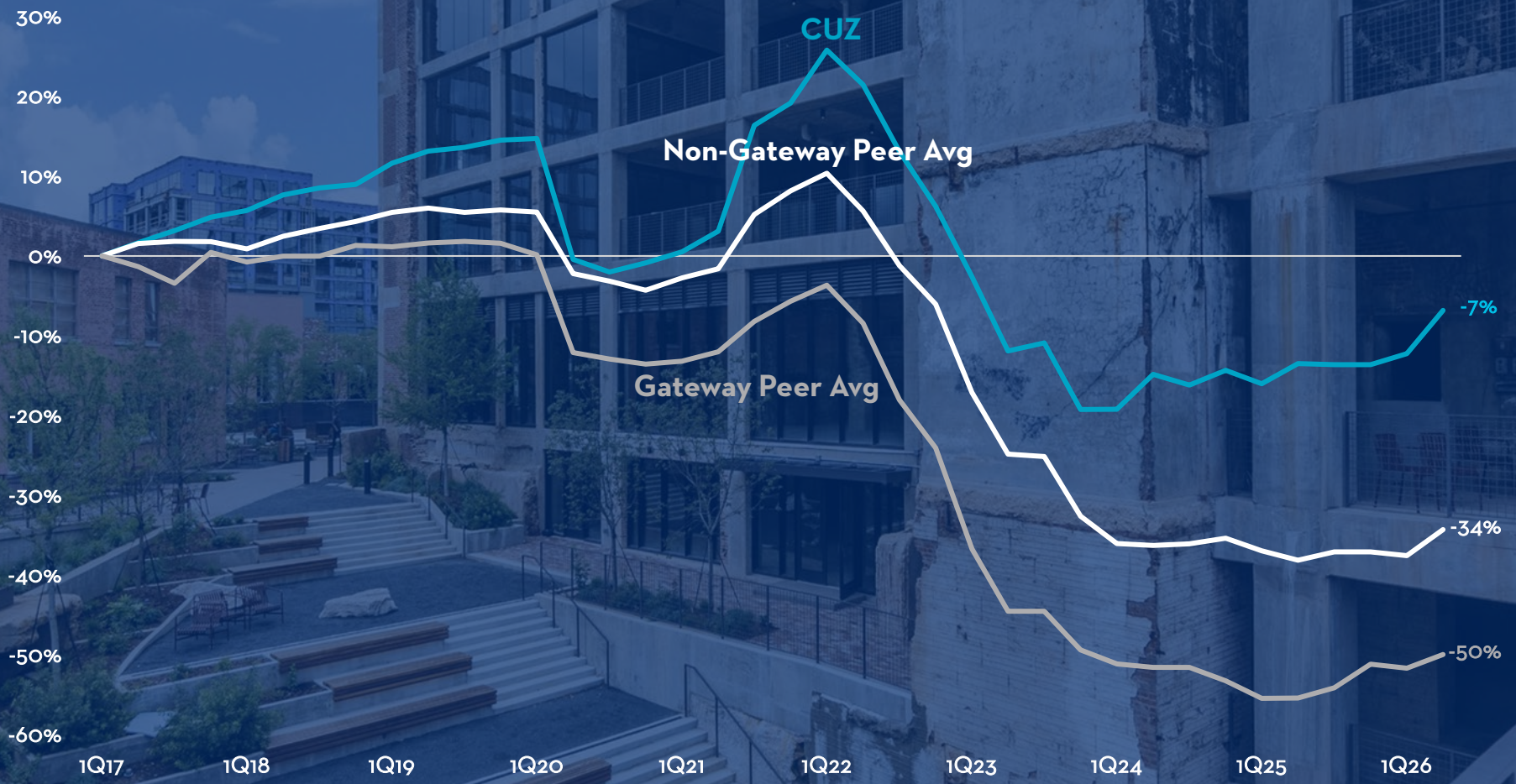
Despite solid earnings growth and dividend yield, CUZ trades at a significantly lower multiple than other top REITs

1. Top 3 REITs based on equity market cap (excluding CUZ) include: PLD, EGP, REXR, ESS, MAA, UDR, SPG, O, KIM, BXP, VNO, KRC. Excluding VMRK due to recent merger.

TRACK RECORD OF SUCCESS

Premier Sun Belt Portfolio and Development Expertise Drive Relative NAV Performance

NET ASSET VALUE CHANGE PER GREEN STREET[1]

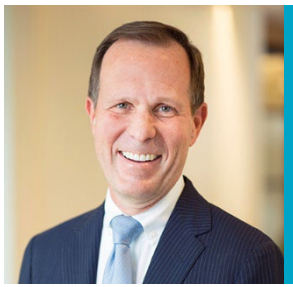


MEET OUR EXECUTIVE TEAM

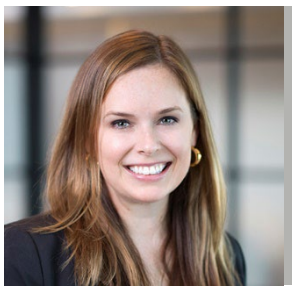
Stable, Experienced Leadership



M. Colin Connolly
President and Chief Executive Officer



Gregg D. Adzema
Executive Vice President and Chief Financial Officer



Kennedy Hicks
Executive Vice President and Chief Investment Officer

Richard Hickson
Executive Vice President, Operations





John S. McColl
Executive Vice President, Development

Pamela F. Roper
Executive Vice President, General Counsel and Corporate Secretary





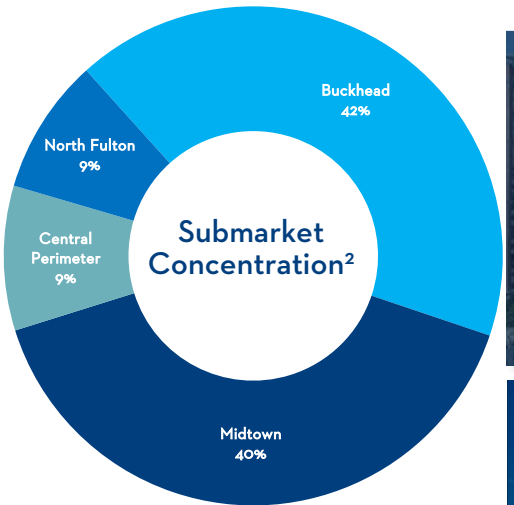
APPENDIX

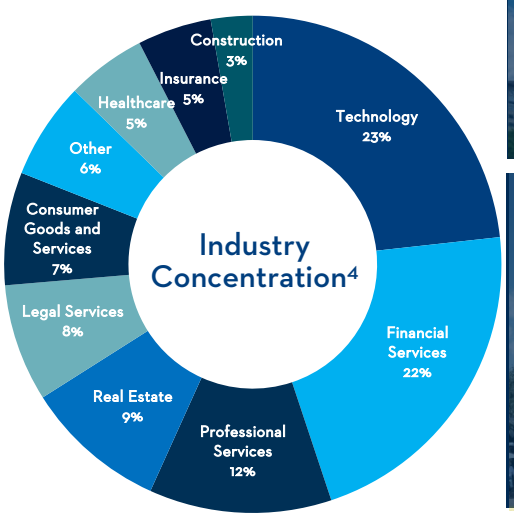
Cousins

ATLANTA

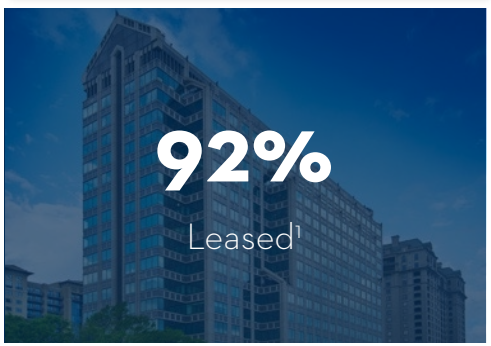
Market Snapshot

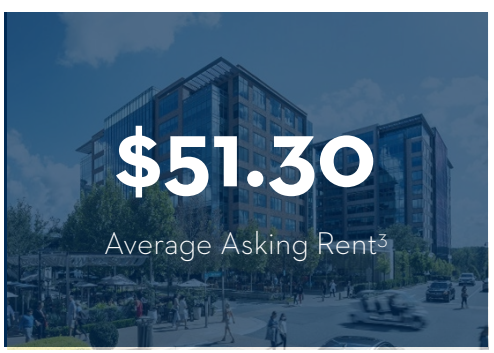






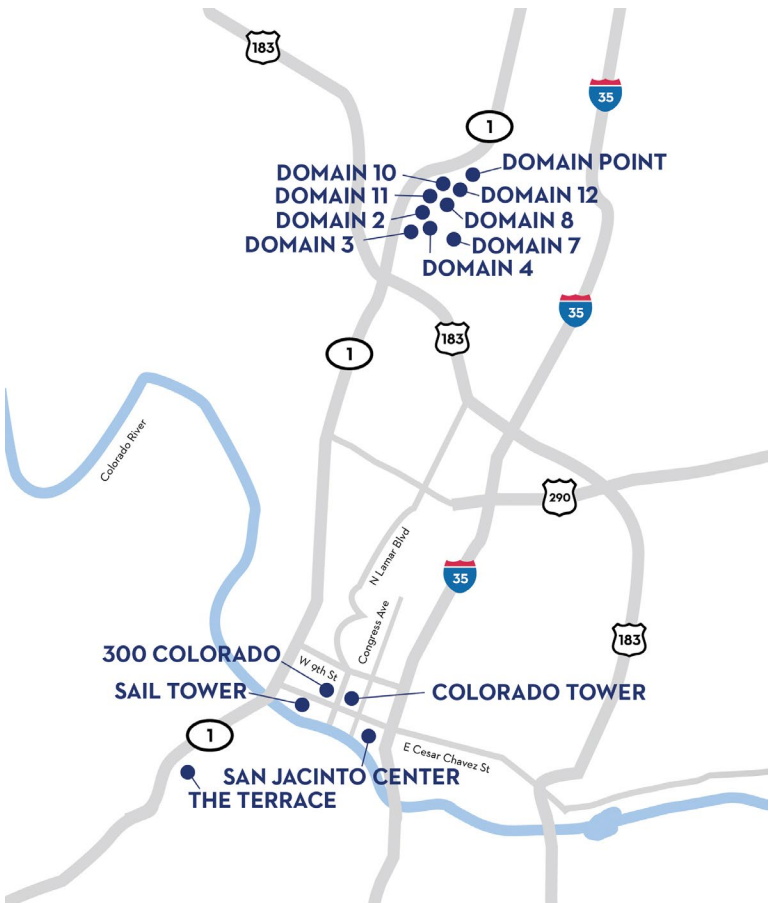


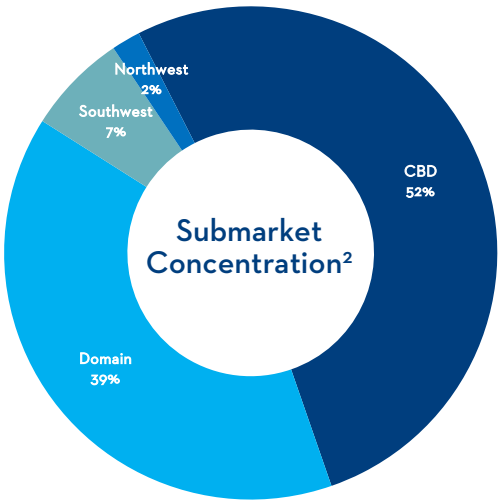


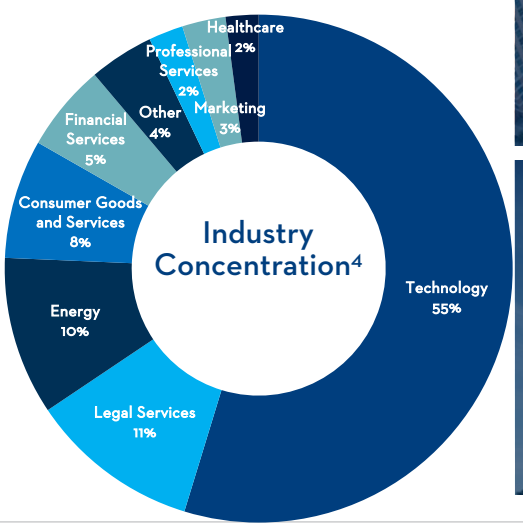


AUSTIN

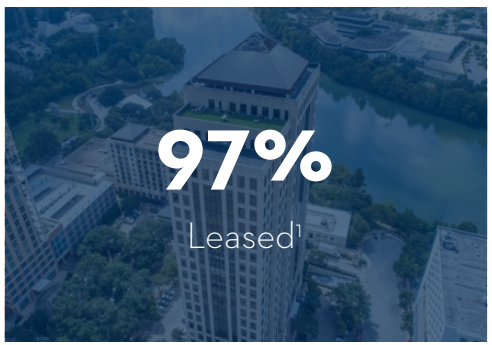
Market Snapshot





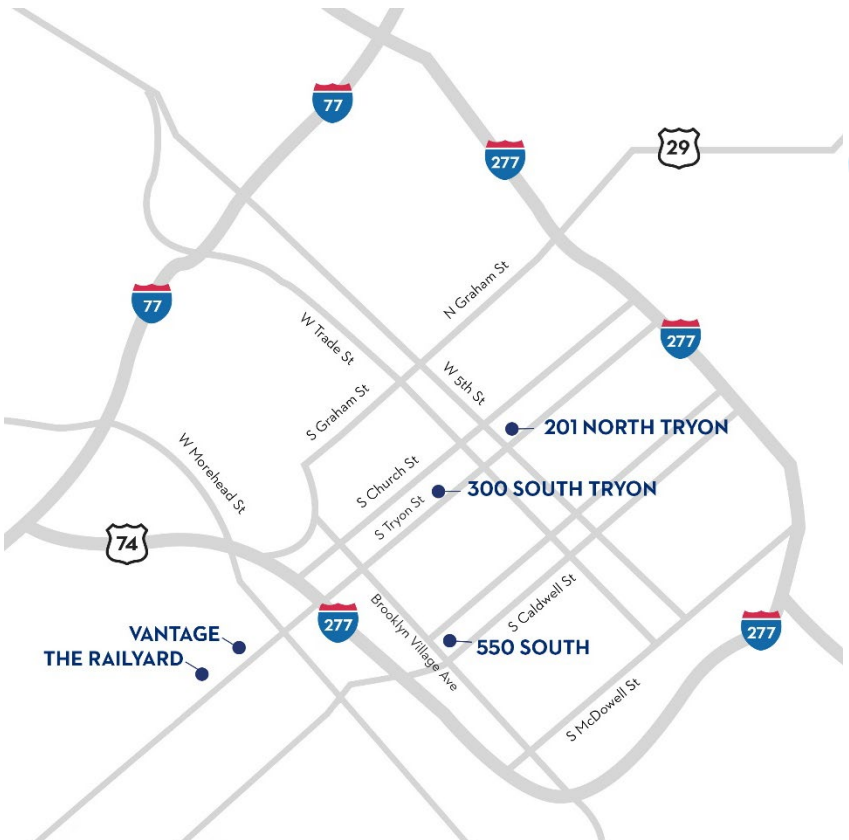


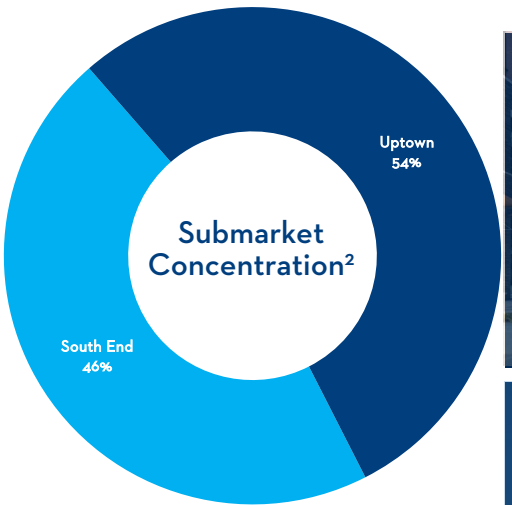


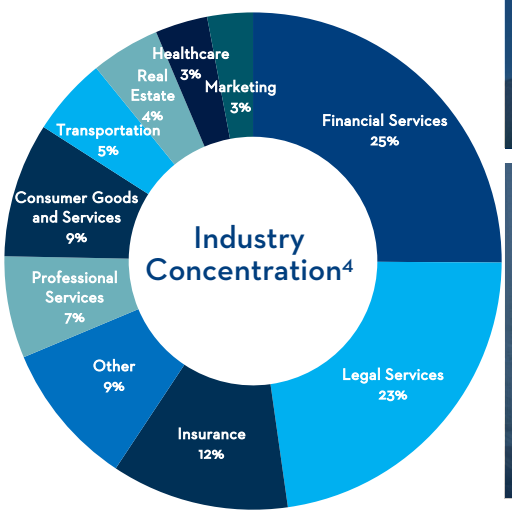




CHARLOTTE
Market Snapshot









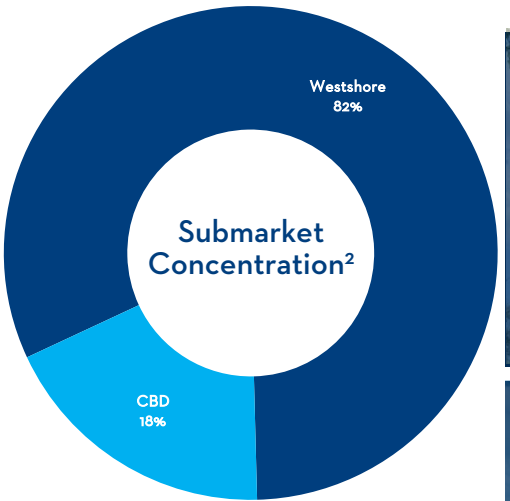


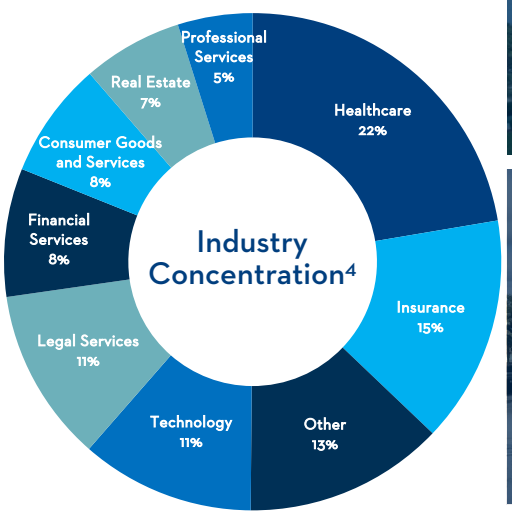


TAMPA

Market Snapshot







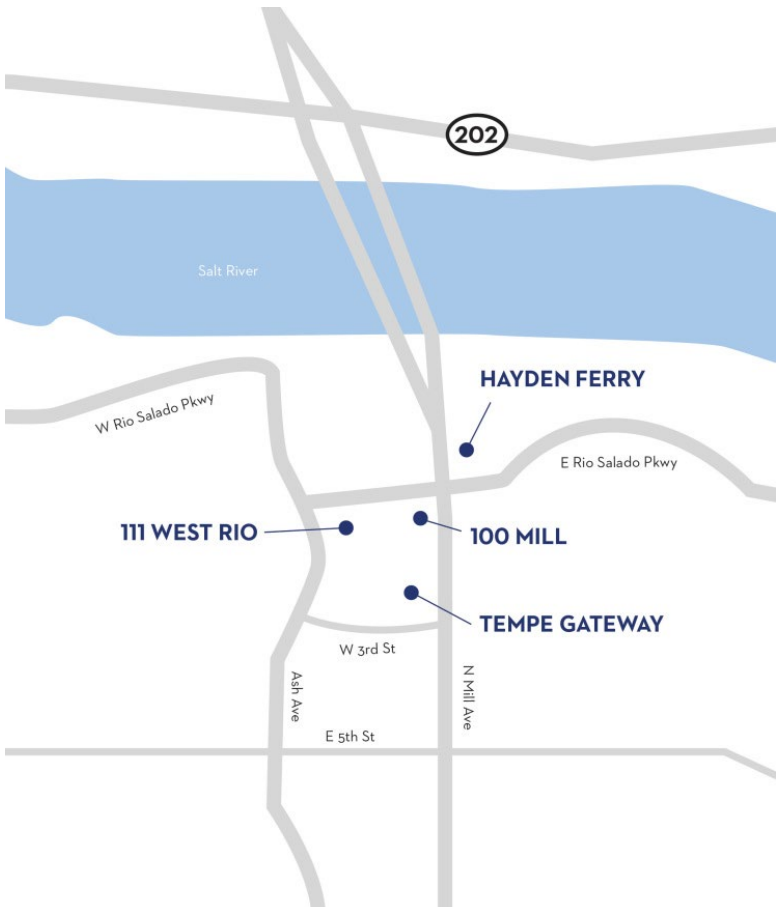


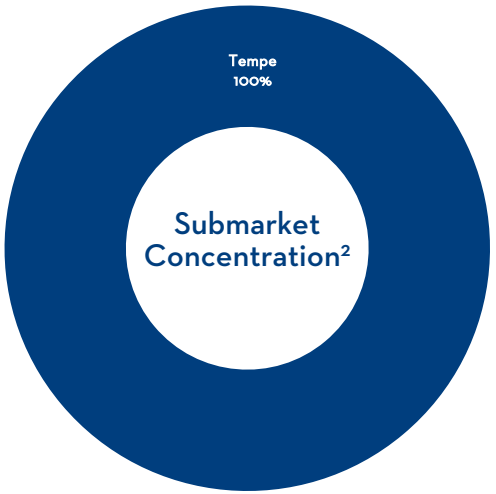


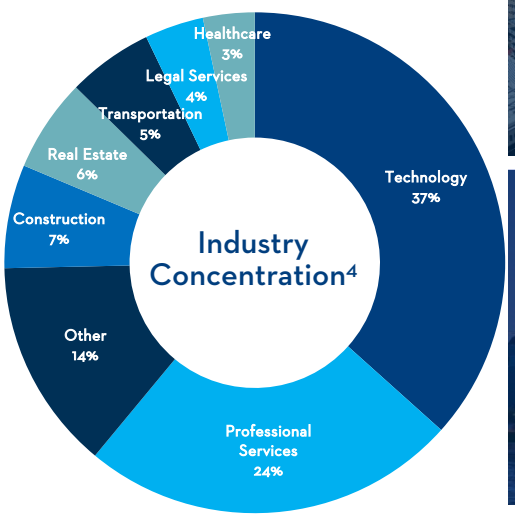


PHOENIX

Market Snapshot







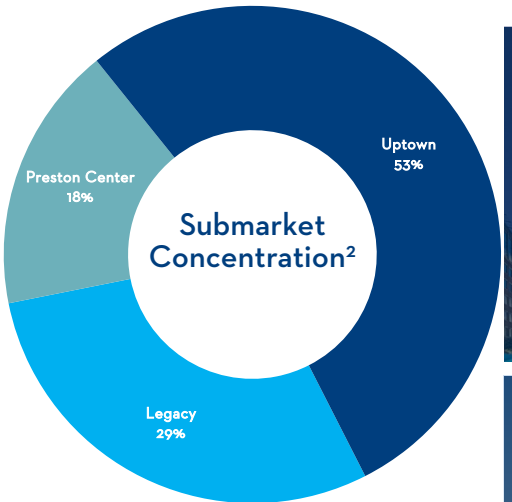


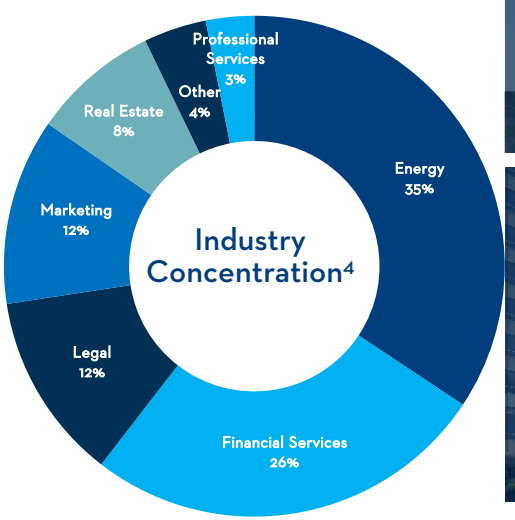




DALLAS
Market Snapshot

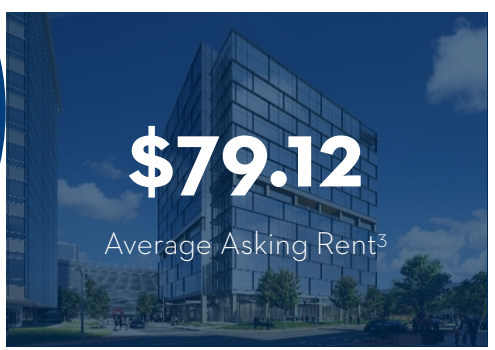












ENDNOTES

Page 2 – Why Cousins?

1. See endnote 1 page 20 Strategic Capital Allocation Creates Growth Opportunities.
2. See endnote 2 page 10 Benefitting from Powerful Office Trends.
3. Based on CoStar weighted average asking rents of Cousins assets from 4Q19 to 2Q26.
4. See page 9 Premier Sun Belt Lifestyle Office Portfolio,
5. See page 10 Benefiting from Powerful Office Trends.
6. See pages 11-12 Benefiting from Powerful Office Trends.
7. See page 15 Benefiting from Powerful Office Trends.
8. See page 16 Positioned for Organic Growth.
9. See endnote 2 page 17 Positioned for Organic Growth.
10. See page 19 Positioned for Organic Growth.
11. See page 20 Strategic Capital Allocation Creates Growth Opportunities.
12. See page 21 Strategic Capital Allocation Creates Growth Opportunities.
13. See page 23 Strategic Capital Allocation Creates Growth Opportunities.
14. See endnote 2 page 24 Balance Sheet Primed for Opportunities.
15. See endnote 1 page 24 Balance Sheet Primed for Opportunities.
16. See endnote 2 page 25 Balance Sheet Primed for Opportunities.
17. See page 26 Track Record of Success.
18. See page 27 Track Record of Success.
19. See page 29 Track Record of Success.

Page 3 – Cousins at a Glance

1. Represents Cousins' pro-rata share of 2Q26 NOI per 30-Jun-2026 filings.
2. As of 30-Jun-2026.
3. Based on 2Q26 NOI. See endnote 2 page 20 Strategic Capital Allocation Creates Growth Opportunities.
4. See page 22 Strategic Capital Allocation Creates Growth Opportunities.
5. See page 23 Strategic Capital Allocation Creates Growth Opportunities.

Page 8 – Premier Sun Belt Lifestyle Office Portfolio

1. Source: BofA's proprietary quality assessment of US Office REITs published 11-July-2024,

Page 9 – Premier Sun Belt Lifestyle Office Portfolio

1. Source: CoStar. Weighted average gross rental rates of 4 & 5 star properties in our markets as of Jun-2026; where net rents are quoted, estimated operating expenses are added to achieve gross rents.
2. Cousins' asking rates represent only properties with space available for lease.

Page 10 – Benefiting from Powerful Office Trends

1. Source: JLL Research.
2. Based on 2Q26 NOI.

Page 11 – Benefiting from Powerful Office Trends

1. Source: U.S. Census Bureau Domestic Net Migration, July 2024-July 2025.

Page 12 – Benefiting from Powerful Office Trends

1. Source: U.S. Census Bureau Historical Population Change Data.

Page 13 – Benefiting from Powerful Office Trends

1. Sources: Company press releases, Bloomberg, NJ Biz Journal and City of Charlotte.

Page 14 – Benefiting from Powerful Office Trends

1. Source: JLL Research.

Page 15 – Benefiting from Powerful Office Trends

1. Source: JLL U.S. Office Market Dynamics, 2Q 2026.

Page 16 – Positioned for Organic Growth

1. Lease expirations based on total portfolio rent when available, otherwise square footage; as of 30-Jun-2026. Includes all members of the FTSE NAREIT Equity Office Index that report lease expirations.

Page 17 – Positioned for Organic Growth

1. Per Cousins' quarterly supplemental reports.
2. Pre-COVID defined as 1Q17 – 1Q20.
3. As of 14-Sep-2026. Leases in negotiation may not be executed and the timing of lease execution may extend beyond 3Q26.

Pages 18 & 19 – Positioned for Organic Growth

1. Per Cousins' quarterly supplemental reports. Includes new development leasing where applicable.

Page 20 – Strategic Capital Allocation Creates Growth Opportunities

1. Per Cousins' quarterly supplemental reports.
2. Average age is adjusted for thirteen assets that have been redeveloped over the past eight years.

Page 21 – Strategic Capital Allocation Creates Growth Opportunities

1. Per Cousins' quarterly supplemental reports. Total includes JV investment in Proscenium for $16.7mm not depicted on page.

Page 22 – Strategic Capital Allocation Creates Growth Opportunities

1. Per 30-Jun-2026 quarterly supplemental report.

Page 23 – Strategic Capital Allocation Creates Growth Opportunities

1. Represents Cousins' estimate of developable SF, excluding redevelopment. Excludes 303 Tremont that is under contract to sell.

Page 24 – Balance Sheet Primed for Opportunities

1. Represents total debt, including Company's share of unconsolidated debt, net of cash, divided by quarterly Annualized Adjusted EBITDAre as reported in companies' most recent quarterly filings. Includes members of the FTSE NAREIT Equity Office Index that report EBITDAre.
2. Liquidity represents cash plus availability under Cousins' Credit Facility as of 30-Jun-2026 plus $89MM of unsettled forward equity comprised of 2.9mm shares issued on forward basis on our ATM program.

Page 25 – Balance Sheet Primed for Opportunities

1. Indicative new 10-year bond pricing based on current trading levels per PNC.
2. See Note 7 of 10-Q as of 30-Jun-2026.

Page 26 – Track Record of Success

1. Per Cousins' supplemental reports.

Page 27 – Track Record of Success

1. Annual FFO/share growth based on the midpoint of 2026 guidance when available, otherwise analyst consensus estimates.

Page 28 – Track Record of Success

1. Top 3 REITs based on equity market capitalization (excluding CUZ) as of 9/10/26 include: PLD, EGP, REXR, ESS, MAA, UDR, SPG, O, KIM, BXP, VNO, KRC. Excluding VMRK due to recent merger.
2. 2026 FFO multiples based on share price as of 9/8/26 and consensus 2026 FFO.
3. FFO growth and dividend yield reflect 2024-2025 actuals and consensus and current dividend for 2026.

Page 29 – Track Record of Success

1. Source: Green Street Weekly Pricing reports through 28-Aug-2026. Includes 11 office peers covered by Green Street for entire period. NAV estimates adjusted for splits and spin-offs per Green Street.

Appendix – Market Snapshots

1. Represents portfolio statistics of Company as reported in Cousins' 30-Jun-2026 quarterly supplement.
2. Calculation is based on pro-rata share of 2Q26 NOI of Cousins assets.
3. See endnote 1 for Page 9 Premier Sun Belt Lifestyle Office Portfolio.
4. Based on 2Q26 revenues. Management uses SIC codes when available along with judgment to determine customer industry classification.

CAUTIONARY STATEMENT REGARDING FORWARD-LOOKING INFORMATION

Certain matters contained in this report are "forward-looking statements" within the meaning of the federal securities laws and are subject to uncertainties and risks, as itemized herein. These forward-looking statements include information about possible or assumed future results of the business and our financial condition, liquidity, results of operations, plans, expectations, and objectives. Examples of forward-looking statements in this earnings release and supplemental information include the Company's guidance and underlying assumptions; projected capital expenditures; industry trends; future occupancy or volume and velocity of leasing activity; and entry into new markets.

Any forward-looking statements are based upon management's beliefs, assumptions, and expectations of our future performance, taking into account information that is currently available. These beliefs, assumptions, and expectations may change as a result of possible events or factors, not all of which are known. If a change occurs, our business, financial condition, liquidity, and results of operations may vary materially from those expressed in forward-looking statements. Actual results may vary from forward-looking statements due to, but not limited to, the following: the risks and uncertainties related to the impact of changes in general economic and capital market conditions (on an international or national basis or within the markets in which we operate), including changes in inflation, changes in interest rates, supply chain disruptions, labor market disruptions (including changes in unemployment), dislocation and volatility in capital markets, and potential longer-term changes in consumer and customer behavior resulting from the severity and duration of any downturn, adverse conditions or uncertainty in the U.S. or global economy; risks affecting the real estate industry (including, without limitation, the inability to enter into or renew leases on favorable terms and on anticipated schedules); any adverse change in the financial condition or liquidity of one or more of our tenants or borrowers under our real estate debt investments; changes in customer preferences regarding space utilization; changes in customers' financial condition; the availability, cost, and adequacy of insurance coverage; competition from other developers, investors, owners, and operators of real estate; the failure to achieve anticipated benefits from intended or completed acquisitions, developments, investments, or dispositions; the cost and availability of financing, the effectiveness of any interest rate hedging contracts, and any failure to comply with debt covenants under credit agreements; the effect of common stock, debt, or operating partnership unit issuances; threatened terrorist attacks or sociopolitical unrest such as political instability, civil unrest, armed hostilities, or political activism and the potential impact of the same upon our day-to-day building operations; the immediate and long-term impact of the outbreak of a highly infectious or contagious disease on our and our customers' financial condition; risks associated with security breaches through cyberattacks, cyber intrusions, or otherwise; risks associated with the adoption and usage of artificial intelligence; changes in senior management, the Board of Directors, or key personnel; the potential liability for existing or future environmental or other applicable regulatory requirements, including the requirements to qualify for taxation as a real estate investment trust; the financial condition and liquidity of, or disputes with, joint venture partners; material changes in dividend rates on common shares or other securities or the ability to pay those dividends; the impact of changes to applicable laws, including the tax laws impacting REITs and the passage of the One Big Beautiful Bill Act, and the impact of newly adopted accounting principles on our accounting policies and on period to period comparison of financial results; risks associated with climate change and severe weather events; and those additional risks and factors discussed in reports filed with the Securities and Exchange Commission ("SEC") by the Company.

These forward-looking statements are not exhaustive, speak only as of the date of issuance of this report and are not guarantees of future results, performance, or achievements. Additional risk factors that could adversely affect our business and financial performance can be found in Part 1, Item 1A. Risk Factors, of our Annual Report on Form 10-K for the year ended December 31, 2025, and are specifically incorporated by reference herein. The Company does not undertake a duty to update or revise any forward-looking statement, whether as a result of new information, future events, or other matters, except as otherwise required by law.

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Tempe



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