



Supplemental Information
June 30, 2013

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 second 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 second quarter earnings press release.

Summary

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

	<i>Three Months Ended</i>				
	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>
Shares and units:					
Common Shares outstanding at end of period	83,968	82,131	80,311	78,530	75,619
Common Units outstanding at end of period	3,661	3,723	3,733	3,775	3,711
Weighted average Common Shares outstanding - basic	82,811	81,029	79,110	76,590	74,662
Weighted average Common Shares outstanding - diluted	86,631	84,862	82,998	80,495	78,521
Share price:					
At end of period	\$ 35.61	\$ 39.57	\$ 33.45	\$ 32.62	\$ 33.65
High during period	41.22	39.67	34.24	34.92	35.78
Low during period	32.13	33.60	30.62	32.30	31.14
Financial information:					
Lease termination income 1/	\$ 1,107	\$ 81	\$ 26	\$ 317	\$ 628
Straight-line rental income 1/	2,764	5,553	4,346	4,029	4,794
Capitalized interest	707	429	365	339	226
Property acquisition costs	(406)	(494)	(752)	(662)	(125)
Losses on debt extinguishment	-	(164)	-	-	(973)
Land sale losses	(37)	-	-	-	-
Gains on for-sale residential condominiums	-	-	189	80	110
Gains on disposition of depreciable properties 2/ 3/	13,173	1,665	1,120	22,936	1,385
Impairments of depreciable properties 3/ 4/	(1,066)	(2,148)	-	-	-
Funds from operations per share - diluted	\$ 0.70	\$ 0.67	\$ 0.67	\$ 0.65	\$ 0.69
Funds from operations per share - diluted, excluding certain items 5/	\$ 0.70	\$ 0.68	\$ 0.68	\$ 0.66	\$ 0.70
Wholly - owned property information:					
In-Service rentable square feet:					
Office	24,353	23,798	23,361	22,680	22,841
Industrial	4,420	5,474	5,474	5,474	5,826
Retail	843	852	853	853	853
Total	29,616	30,124	29,688	29,007	29,520
In-Service occupancy:					
Office	88.9%	89.6%	90.0%	89.2%	90.0%
Industrial	94.8%	93.9%	93.2%	93.3%	92.6%
Retail	97.3%	96.0%	98.6%	98.7%	97.7%
Total	90.0%	90.6%	90.9%	90.2%	90.7%

1/ Straight-line rental write-offs related to lease terminations are reflected as a reduction of lease termination income.

2/ December 31, 2012 amount and \$0.4 million of the March 31, 2013 amount represents our share of gains on disposition of depreciable properties recorded by unconsolidated joint ventures.

3/ Gains on disposition of depreciable properties and impairments of depreciable properties are not included in the definition of funds from operations.

4/ \$1.0 million of the March 31, 2013 amount is our share of impairments of depreciable properties recorded by an unconsolidated joint venture.

5/ Represents funds from operations per diluted share excluding gains/(losses) on debt extinguishment and property acquisition costs.

Corporate Information

Board of Directors

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David J. Hartzell, Ph.D.
Sherry A. Kellett
Mark F. Mulhern
L. Glenn Orr Jr.

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President, Chief Executive Officer and Director

Michael E. Harris

Executive Vice President, Chief Operating Officer

Terry L. Stevens

Senior Vice President, Chief Financial Officer

Daniel L. Clemmens

Vice President, Chief Accounting Officer

S. Hugh Esleack

Treasurer

Theodore J. Klinck

Vice President, Chief Investment Officer

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, Chief Strategy and
Administration Officer

L. Randy Roberson

Vice President, Development

Michael D. Starchville

Vice President, Asset Management

Tabitha N. Zane

Vice President, Investor Relations and
Corporate Communications

Division Officers

Atlanta, GA

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Thomas "Skip" Hill, Vice President

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Paul W. Kreckman, Vice President

Tampa, FL

Daniel E. Woodward, Vice President

Corporate Information

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

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Michael Knott - 949-640-8780

Jefferies & Company, Inc.

Tayo Okusanya - 212-336-7076

Macquarie Research

Robert Stevenson - 212-231-8068

Morgan Stanley

Paul Morgan - 415-576-2627

RBC Capital Markets

Rich Moore - 440-715-2646

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Corporate Headquarters

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Stock Exchange

NYSE Trading Symbol: HIW

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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 June 30, 2013, the Company owned or had an interest in 321 in-service office, industrial and retail properties encompassing approximately 34.3 million square feet. Highwoods also wholly-owned 634 acres of development land. Highwoods is based in Raleigh, North Carolina, and its properties and development land are located in Florida, Georgia, Maryland, Missouri, North Carolina, Pennsylvania, South Carolina, Tennessee, and Virginia. For more information about Highwoods Properties, please visit our website at www.highwoods.com.



Consolidated Statements of Income 1/

Amounts in thousands, except per share amounts

	Six Months Ended		Three Months Ended				
	6/30/13	6/30/12	6/30/13	3/31/13	12/31/12	9/30/12	6/30/12
Rental and other revenues	\$ 274,631	\$ 250,762	\$ 138,515	\$ 136,116	\$ 132,356	\$ 126,572	\$ 126,728
Operating expenses:							
Rental property and other expenses	98,372	90,066	49,633	48,739	48,841	46,877	45,884
Depreciation and amortization	84,208	75,687	42,394	41,814	39,922	38,007	38,991
Impairments of real estate assets	1,066	-	1,066	-	-	-	-
General and administrative	18,979	18,573	8,397	10,582	9,079	9,725	8,900
Total operating expenses	202,625	184,326	101,490	101,135	97,842	94,609	93,775
Interest expense:							
Contractual	45,196	47,399	22,398	22,798	22,529	22,910	23,548
Amortization of deferred financing costs	1,897	1,802	948	949	976	907	900
Financing obligations	61	(152)	(60)	121	(52)	(205)	(76)
	47,154	49,049	23,286	23,868	23,453	23,612	24,372
Other income:							
Interest and other income	3,400	3,967	1,617	1,783	1,470	1,916	1,737
Losses on debt extinguishment	(164)	(973)	-	(164)	-	-	(973)
	3,236	2,994	1,617	1,619	1,470	1,916	764
Income from continuing operations before disposition of property and condominiums and equity in earnings of unconsolidated affiliates	28,088	20,381	15,356	12,732	12,531	10,267	9,345
Losses on disposition of property	(37)	-	(37)	-	-	-	-
Gains on for-sale residential condominiums	-	175	-	-	189	80	110
Equity in earnings of unconsolidated affiliates	1,349	1,346	913	436	2,365	1,324	1,508
Income from continuing operations	29,400	21,902	16,232	13,168	15,085	11,671	10,963
Discontinued operations:							
Income from discontinued operations	245	4,409	184	61	524	1,189	2,150
Net gains on disposition of discontinued operations	13,694	6,519	13,163	531	-	22,936	1,385
	13,939	10,928	13,347	592	524	24,125	3,535
Net income	43,339	32,830	29,579	13,760	15,609	35,796	14,498
Net (income) attributable to noncontrolling interests in the Operating Partnership	(1,824)	(1,513)	(1,243)	(581)	(688)	(1,653)	(686)
Net (income) attributable to noncontrolling interests in consolidated affiliates	(390)	(407)	(187)	(203)	(220)	(159)	(223)
Dividends on Preferred Stock	(1,254)	(1,254)	(627)	(627)	(627)	(627)	(627)
Net income available for common stockholders	\$ 39,871	\$ 29,656	\$ 27,522	\$ 12,349	\$ 14,074	\$ 33,357	\$ 12,962
Earnings per Common Share – basic:							
Income from continuing operations available for common stockholders	\$ 0.33	\$ 0.26	\$ 0.18	\$ 0.14	\$ 0.17	\$ 0.14	\$ 0.13
Income from discontinued operations available for common stockholders	0.16	0.14	0.15	0.01	0.01	0.30	0.04
Net income available for common stockholders	\$ 0.49	\$ 0.40	\$ 0.33	\$ 0.15	\$ 0.18	\$ 0.44	\$ 0.17
Weighted average Common Shares outstanding - basic	81,925	73,749	82,811	81,029	79,110	76,590	74,662
Earnings per Common Share – diluted:							
Income from continuing operations available for common stockholders	\$ 0.33	\$ 0.26	\$ 0.18	\$ 0.14	\$ 0.17	\$ 0.13	\$ 0.13
Income from discontinued operations available for common stockholders	0.16	0.14	0.15	0.01	0.01	0.30	0.04
Net income available for common stockholders	\$ 0.49	\$ 0.40	\$ 0.33	\$ 0.15	\$ 0.18	\$ 0.43	\$ 0.17
Weighted average Common Shares outstanding - diluted	85,752	77,601	86,631	84,862	82,998	80,495	78,521
Dividends declared per Common Share	\$ 0.850	\$ 0.850	\$ 0.425	\$ 0.425	\$ 0.425	\$ 0.425	\$ 0.425
Net income available for common stockholders:							
Income from continuing operations available for common stockholders	\$ 26,529	\$ 19,259	\$ 14,746	\$ 11,783	\$ 13,574	\$ 10,368	\$ 9,596
Income from discontinued operations available for common stockholders	13,342	10,397	12,776	566	500	22,989	3,366
Net income available for common stockholders	\$ 39,871	\$ 29,656	\$ 27,522	\$ 12,349	\$ 14,074	\$ 33,357	\$ 12,962

1/ Our Consolidated Statements of Income were retrospectively revised from previously reported amounts to reflect in discontinued operations the operations for those properties classified as discontinued operations.

**Funds from Operations
and Additional Information**

Amounts in thousands, except per share amounts

	Six Months Ended		Three Months Ended				
	6/30/13	6/30/12	6/30/13	3/31/13	12/31/12	9/30/12	6/30/12
Funds from operations:							
Net income	\$ 43,339	\$ 32,830	\$ 29,579	\$ 13,760	\$ 15,609	\$ 35,796	\$ 14,498
Net (income) attributable to noncontrolling interests in consolidated affiliates	(390)	(407)	(187)	(203)	(220)	(159)	(223)
Depreciation and amortization of real estate assets	83,058	74,723	41,814	41,244	39,362	37,449	38,569
Impairments of depreciable properties	1,066	-	1,066	-	-	-	-
Unconsolidated affiliates:							
Depreciation and amortization of real estate assets	4,107	3,773	2,092	2,015	1,935	2,028	1,675
Impairments of depreciable properties	1,020	1,002	-	1,020	-	-	-
(Gains) on disposition of depreciable properties	(431)	-	(10)	(421)	(1,120)	-	-
Discontinued operations:							
Depreciation and amortization of real estate assets	559	3,426	81	478	641	644	1,607
Impairments of depreciable properties	1,128	-	-	1,128	-	-	-
(Gains) on disposition of depreciable properties	(14,407)	(6,519)	(13,163)	(1,244)	-	(22,936)	(1,385)
Funds from operations	119,049	108,828	61,272	57,777	56,207	52,822	54,741
Dividends on Preferred Stock	(1,254)	(1,254)	(627)	(627)	(627)	(627)	(627)
Funds from operations available for common stockholders	\$ 117,795	\$ 107,574	\$ 60,645	\$ 57,150	\$ 55,580	\$ 52,195	\$ 54,114
Funds from operations available for common stockholders per share	\$ 1.37	\$ 1.39	\$ 0.70	\$ 0.67	\$ 0.67	\$ 0.65	\$ 0.69
Weighted average shares outstanding	85,752	77,601	86,631	84,862	82,998	80,495	78,521
Additional information: 1/							
Funds from operations per share, excluding certain items 2/	\$ 1.39	\$ 1.40	\$ 0.70	\$ 0.68	\$ 0.68	\$ 0.66	\$ 0.70
Funds from operations available for common stockholders, excluding certain items 2/	\$ 118,859	\$ 108,672	\$ 61,051	\$ 57,808	\$ 56,332	\$ 52,857	\$ 55,212
Straight-line rental income	\$ (8,317)	\$ (10,716)	\$ (2,764)	\$ (5,553)	\$ (4,346)	\$ (4,029)	\$ (4,794)
Straight-line rental write-offs related to termination fees	479	1,169	471	8	14	92	610
Amortization of lease incentives	728	683	345	383	363	393	340
Depreciation of non-real estate assets	866	795	437	429	415	414	404
Ground lease straight-line rent expense	12	46	6	6	14	22	23
Share-based compensation expense	4,737	4,459	1,297	3,440	1,149	2,005	2,037
Amortization of deferred financing costs	1,897	1,802	948	949	976	907	900
Amortization of accumulated other comprehensive loss	(79)	(67)	(40)	(39)	(36)	(35)	(34)
Amortization of Harborview financing obligation	(949)	(819)	(506)	(443)	(429)	(430)	(413)
Amortization of above/(below) market leases and other adjustments	(650)	(503)	(271)	(379)	(367)	(214)	(229)
Non-incremental revenue generating capital expenditures incurred: 3/							
Building improvements	(6,093)	(5,261)	(3,047)	(3,046)	(3,464)	(2,156)	(3,502)
2nd generation tenant improvements	(28,889)	(22,255)	(16,874)	(12,015)	(7,456)	(10,908)	(10,294)
2nd generation lease commissions	(9,004)	(8,890)	(4,314)	(4,690)	(5,475)	(4,773)	(5,853)
Common dividends and unit distributions paid	(72,703)	(65,945)	(36,860)	(35,843)	(35,131)	(33,910)	(33,400)

1/ Increase or (decrease) to cash flows.

2/ Excludes gains/(losses) on debt extinguishment and property acquisition costs.

3/ Excludes capital expenditures (a) for buildings sold and capital expenditures incurred within 12 months of planned dispositions when such expenditures are expected to be fully recovered from the sales proceeds and (b) related to first generation leases and leases with respect to vacant space in acquired buildings.

Consolidated Balance Sheets

Dollars in thousands

Assets:	<u>6/30/13</u>	<u>12/31/12</u>
Real estate assets, at cost:		
Land	\$ 389,431	\$ 365,762
Buildings and tenant improvements	3,482,057	3,253,805
Development in process	37,559	21,198
Land held for development	<u>120,580</u>	<u>115,416</u>
	4,029,627	3,756,181
Less-accumulated depreciation	<u>(978,777)</u>	<u>(929,598)</u>
Net real estate assets	3,050,850	2,826,583
Real estate and other assets, net, held for sale	-	47,508
Cash and cash equivalents	10,122	13,783
Restricted cash	15,987	19,702
Accounts receivable, net of allowance of \$1,465 and \$2,848, respectively	25,266	23,073
Mortgages and notes receivable, net of allowance of \$376 and \$182, respectively	25,583	25,472
Accrued straight-line rents receivable, net of allowance of \$853 and \$857, respectively	122,742	115,030
Investments in and advances to unconsolidated affiliates	65,272	66,800
Deferred financing and leasing costs, net of accumulated amortization of \$85,548 and \$76,840, respectively	181,802	168,019
Prepaid expenses and other assets, net of accumulated amortization of \$12,561 and \$12,318, respectively	<u>41,959</u>	<u>44,458</u>
Total Assets	<u>\$ 3,539,583</u>	<u>\$ 3,350,428</u>
Liabilities, Noncontrolling Interests in the Operating Partnership and Equity:		
Mortgages and notes payable	\$ 1,931,655	\$ 1,859,162
Accounts payable, accrued expenses and other liabilities	185,087	172,146
Financing obligations	<u>28,392</u>	<u>29,358</u>
Total Liabilities	2,145,134	2,060,666
Commitments and contingencies		
Noncontrolling interests in the Operating Partnership	130,351	124,869
Equity:		
Preferred Stock, \$.01 par value, 50,000,000 authorized shares; 8.625% Series A Cumulative Redeemable Preferred Shares (liquidation preference \$1,000 per share), 29,077 shares issued and outstanding	29,077	29,077
Common Stock, \$.01 par value, 200,000,000 authorized shares; 83,968,412 and 80,311,437 shares issued and outstanding, respectively	840	803
Additional paid-in capital	2,160,698	2,040,306
Distributions in excess of net income available for common stockholders	(927,110)	(897,418)
Accumulated other comprehensive loss	<u>(4,142)</u>	<u>(12,628)</u>
Total Stockholders' Equity	1,259,363	1,160,140
Noncontrolling interests in consolidated affiliates	<u>4,735</u>	<u>4,753</u>
Total Equity	1,264,098	1,164,893
Total Liabilities, Noncontrolling Interests in the Operating Partnership and Equity	<u>\$ 3,539,583</u>	<u>\$ 3,350,428</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 for the existing property portfolio as of the date of initial publication (current year being February 12, 2013), 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	\$	282,682
Retail		22,633
Industrial		17,536
Deduct partner's share of consolidated JV's (Office)		(4,399)
Total Net Operating Income	\$	318,452

Highwoods' share of unconsolidated joint ventures, projected NOI

Office	\$	15,491
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Other income

Development, leasing and management fees	\$	3,970
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Add other assets:

Development investment at cost	\$	22,854
In-service assets not fairly valued by capitalized NOI valuation method 1/		
Consolidated assets		77,689
Highwoods' share of unconsolidated JV's assets		32,304
Land held for development at market value 2/		144,890
Cash and cash equivalents		13,783
Restricted cash		19,702
Accounts receivable, net		23,073
Notes receivable and prepaid expenses 3/		86,600
Highwoods' share of unconsolidated JV's other assets		14,430
Deduct partner's share of consolidated JV's other assets		(3,808)
Total other assets	\$	431,517

Liabilities:

Mortgages and notes payable	\$	1,859,162
Accounts payable, accrued expenses and other liabilities		172,146
Deduct partner's share of Consolidated JV's liabilities and mortgages		(15,652)
Market value of debt adjustment 4/		109,600
Preferred stock, at liquidation value		29,077
Highwoods' share of unconsolidated joint ventures liabilities		147,827
Market value of debt adjustment for JV debt 4/		2,076
Total deductions	\$	2,304,236

1/ Projected 2013 NOI for the existing property portfolio 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/ Includes \$16.6 million of notes receivable from partner's share of consolidated Harborview JV.

4/ 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, 2012.

Note: Information presented herein does not include the effect of any acquisitions and dispositions subsequent to December 31, 2012.

Components of Discontinued Operations

Dollars in thousands

	<i>Six Months Ended</i>		<i>Three Months Ended</i>				
	<u>6/30/13</u>	<u>6/30/12</u>	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>
Rental and other revenues	\$ 1,624	\$ 12,389	\$ 365	\$ 1,259	\$ 1,626	\$ 2,517	\$ 6,051
Operating expenses:							
Rental property and other expenses	405	4,306	100	305	461	649	2,171
Depreciation and amortization	559	3,426	81	478	641	644	1,607
Impairments of real estate assets	415	-	-	415	-	-	-
Total operating expenses	<u>1,379</u>	<u>7,732</u>	<u>181</u>	<u>1,198</u>	<u>1,102</u>	<u>1,293</u>	<u>3,778</u>
Interest expense	-	248	-	-	-	35	123
Income from discontinued operations	245	4,409	184	61	524	1,189	2,150
Net gains on disposition of discontinued operations	13,694	6,519	13,163	531	-	22,936	1,385
Total discontinued operations	<u>\$ 13,939</u>	<u>\$ 10,928</u>	<u>\$ 13,347</u>	<u>\$ 592</u>	<u>\$ 524</u>	<u>\$ 24,125</u>	<u>\$ 3,535</u>

Capitalization

Dollars, shares and units in thousands

	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>
Mortgages and Notes Payable (see pages 7 & 8):	\$ 1,931,655	\$ 1,896,300	\$ 1,859,162	\$ 1,778,555	\$ 1,823,128
Financing Obligations:	\$ 28,392	\$ 29,251	\$ 29,358	\$ 27,791	\$ 30,822
Preferred Stock (at liquidation value):					
Series A 8 5/8% Cumulative Redeemable	\$ 29,077	\$ 29,077	\$ 29,077	\$ 29,077	\$ 29,077
Common Shares and Units Outstanding:					
Common stock outstanding	83,968	82,131	80,311	78,530	75,619
Noncontrolling interest partnership units	3,661	3,723	3,733	3,775	3,711
Total Common Shares and Units outstanding	87,629	85,854	84,044	82,305	79,330
Stock price at period end	\$ 35.61	\$ 39.57	\$ 33.45	\$ 32.62	\$ 33.65
Market value of common equity	\$ 3,120,469	\$ 3,397,243	\$ 2,811,272	\$ 2,684,789	\$ 2,669,455
Total market capitalization with debt and obligations	\$ 5,109,593	\$ 5,351,871	\$ 4,728,869	\$ 4,520,212	\$ 4,552,482

See pages 30 to 37 for information regarding our joint ventures.

Mortgages and Notes Payable Summary

Dollars in thousands

	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>
Balances Outstanding:					
Secured:					
Conventional fixed rate	\$ 544,510	\$ 547,150	\$ 549,607	\$ 667,588	\$ 691,383
Variable rate debt	-	-	-	17,802	52,109
Secured total	<u>544,510</u>	<u>547,150</u>	<u>549,607</u>	<u>685,390</u>	<u>743,492</u>
Unsecured:					
Fixed rate bonds and notes	826,745	826,650	826,555	579,165	579,136
Bank term loan - 2013	-	-	35,000	-	-
Bank term loan - 2018	200,000	200,000	200,000	200,000	200,000
Bank term loan - 2019	225,000	225,000	225,000	225,000	225,000
Credit facility	135,400	97,500	23,000	89,000	75,500
Unsecured total	<u>1,387,145</u>	<u>1,349,150</u>	<u>1,309,555</u>	<u>1,093,165</u>	<u>1,079,636</u>
Total	<u>\$ 1,931,655</u>	<u>\$ 1,896,300</u>	<u>\$ 1,859,162</u>	<u>\$ 1,778,555</u>	<u>\$ 1,823,128</u>

End of Period Weighted Average Interest Rates:

Secured:					
Conventional fixed rate	5.75%	5.75%	5.75%	5.83%	5.84%
Variable rate debt	-	-	-	1.07%	1.10%
Secured total	<u>5.75%</u>	<u>5.75%</u>	<u>5.75%</u>	<u>5.71%</u>	<u>5.50%</u>
Unsecured:					
Fixed rate bonds	5.62%	5.62%	5.62%	6.42%	6.42%
Bank term loan - 2013	-	-	2.42%	-	-
Bank term loan - 2018	1.85%	1.86%	1.87%	2.42%	2.45%
Bank term loan - 2019	3.58%	3.58%	3.58%	3.58%	3.58%
Credit facility	1.49%	1.70%	1.71%	1.72%	1.78%
Unsecured total	<u>4.34%</u>	<u>4.44%</u>	<u>4.54%</u>	<u>4.72%</u>	<u>4.77%</u>
Weighted Average	<u>4.74%</u>	<u>4.82%</u>	<u>4.90%</u>	<u>5.10%</u>	<u>5.07%</u>

Maturity Schedule:

Year	Secured Debt 3/	Unsecured Debt	Total Debt 4/	Average Interest Rate
2013	\$ 115,264	\$ -	\$ 115,264	5.75%
2014	107,675	-	107,675	5.20%
2015	39,735	135,400	175,135	2.61%
2016	162,163	-	162,163	7.08%
2017	119,673	379,253	498,926	5.46%
2018	-	400,000	400,000	4.68%
2019	-	225,000	225,000	3.58%
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	247,492	247,492	3.75%
Total maturities	<u>\$ 544,510</u>	<u>\$ 1,387,145</u>	<u>\$ 1,931,655</u>	<u>4.74%</u>

Weighted average maturity = 4.3 years

1/ Includes a \$32.6 million loan at June 30, 2013 related to a consolidated 50% owned joint venture (Markel).

2/ This loan maturing January 2019 is swapped to an effective fixed rate of 3.43% for the remaining term of the loan.

3/ All periods exclude annual principal amortization.

4/ Maturity does not reflect one-year extension option related to \$135.4 million of unsecured debt (Credit Facility).

Mortgages and Notes Payable Detail

Dollars in thousands

Secured Loans				Loan	Undepreciated
Lender	Rate	Maturity Date	Balance	Book Value of	Real Estate
			6/30/13	Assets Secured	
Wells Fargo Bank, N.A. 1/ 2/	4.22%	Nov-17	\$ 119,673	\$	213,700
New York Life Insurance Company	6.88%	Jan-16	109,932		217,259
Massachusetts Mutual Life Ins. Co. 3/	5.68%	Dec-13	105,695		215,764
Metropolitan Life Ins. Co. 4/ 2/	5.12%	Jan-14	67,502		109,314
Western-Southern Life Assurance Company	7.50%	Aug-16	45,388		72,759
Bank of America 5/ 2/	6.43%	Nov-15	39,735		52,600
Principal Life Insurance Company 6/	5.79%	Jan-14	9,988		13,148
Principal Life Insurance Company 6/	5.79%	Jan-14	9,988		18,872
Massachusetts Mutual Life Ins. Co. 3/	6.48%	Dec-13	9,568		
Principal Life Insurance Company 6/	5.74%	Jan-14	7,869		14,661
Wells Fargo Bank, N.A. 7/ 2/	3.32%	Aug-14	7,591		13,152
State Farm Life Insurance	7.65%	Feb-16	6,844		16,015
Principal Life Insurance Company 6/	5.89%	Jan-14	4,737		7,514
	<u>5.75%</u>		<u>544,510</u>	<u>\$</u>	<u>964,758</u>
Unsecured Bonds					
Bonds	5.85%	Mar-17	379,253		
Bonds	7.50%	Apr-18	200,000		
Bonds	3.75%	Jan-23	247,492		
	<u>5.62%</u>		<u>826,745</u>		
Unsecured Loans					
Credit facility 8/ 9/	1.49%	Jul-15	135,400		
Bank term loan 8/	1.85%	Jan-18	200,000		
Bank term loan 10/	3.58%	Jan-19	225,000		
	<u>2.46%</u>		<u>560,400</u>		
	<u>4.74%</u>		<u>\$ 1,931,655</u>		
Total Debt					
Revolving Credit Facility					
Name of Lender	Total Commitment	Amount Outstanding 6/30/13	Unfunded Commitment 6/30/13		
Bank of America, N.A.	\$ 75,000	\$ 21,378	\$ 53,622		
PNC Bank, N.A.	75,000	21,379	53,621		
Wells Fargo Bank, N.A.	55,000	15,678	39,322		
Branch Banking and Trust Co.	50,000	14,253	35,747		
US Bank	36,000	10,262	25,738		
Regions Bank	32,000	9,122	22,878		
Union Bank, N.A.	32,000	9,122	22,878		
Capital One	25,000	7,126	17,874		
Comerica Bank	25,000	7,126	17,874		
Morgan Stanley	25,000	7,126	17,874		
Fifth Third Bank	15,000	4,276	10,724		
First Tennessee Bank	15,000	4,276	10,724		
Royal Bank of Canada	15,000	4,276	10,724		
	<u>\$ 475,000</u>	<u>\$ 135,400</u>	<u>\$ 339,600</u>		

1/ This loan's stated interest rate is 5.19% related to outstanding principal of \$115.6 million.

2/ The undepreciated book value of assets securing this loan includes planned near-term building and leasing improvements.

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

4/ This loan's stated interest rate is 5.45% related to outstanding principal of \$67.4 million.

5/ This loan's stated interest rate is 5.17% related to outstanding principal of \$40.8 million.

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

7/ This loan's stated interest rate is 5.94% related to outstanding principal of \$7.4 million.

8/ Floating rate loans based on one month LIBOR.

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

10/ This loan maturing January 2019 is swapped to an effective fixed rate of 3.43% for the remaining term of the loan.

Portfolio Summary - Wholly-Owned Properties Only 1/

(Rentable Square Feet)

	6/30/13	3/31/13	12/31/12	9/30/12	6/30/12
Office Industrial & Retail In-Service:					
Office	24,353,000	23,798,000	23,361,000	22,680,000	22,841,000
Industrial	4,420,000	5,474,000	5,474,000	5,474,000	5,826,000
Retail 2/	843,000	852,000	853,000	853,000	853,000
Total	<u>29,616,000</u>	<u>30,124,000</u>	<u>29,688,000</u>	<u>29,007,000</u>	<u>29,520,000</u>
Development Completed - Not Stabilized:					
Office	-	-	-	-	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Development - In Process:					
Office	501,000	501,000	246,000	246,000	246,000
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>501,000</u>	<u>501,000</u>	<u>246,000</u>	<u>246,000</u>	<u>246,000</u>
Total:					
Office	24,854,000	24,299,000	23,607,000	22,926,000	23,087,000
Industrial	4,420,000	5,474,000	5,474,000	5,474,000	5,826,000
Retail 2/	843,000	852,000	853,000	853,000	853,000
Total 3/	<u>30,117,000</u>	<u>30,625,000</u>	<u>29,934,000</u>	<u>29,253,000</u>	<u>29,766,000</u>
Same Property					
Office	21,682,000	21,682,000	21,682,000	21,682,000	21,682,000
Industrial	4,420,000	4,420,000	4,420,000	4,420,000	4,420,000
Retail	843,000	843,000	843,000	843,000	843,000
Total	<u>26,945,000</u>	<u>26,945,000</u>	<u>26,945,000</u>	<u>26,945,000</u>	<u>26,945,000</u>
Percent Occupied:					
In-Service:					
Office	88.9%	89.6%	90.0%	89.2%	90.0%
Industrial	94.8%	93.9%	93.2%	93.3%	92.6%
Retail	97.3%	96.0%	98.6%	98.7%	97.7%
Total	<u>90.0%</u>	<u>90.6%</u>	<u>90.9%</u>	<u>90.2%</u>	<u>90.7%</u>
Same Property					
Office	88.8%	89.2%	89.6%	89.0%	89.8%
Industrial	94.8%	95.1%	93.7%	93.8%	91.8%
Retail	97.3%	96.0%	98.6%	98.8%	97.7%
Total	<u>90.1%</u>	<u>90.3%</u>	<u>90.5%</u>	<u>90.1%</u>	<u>90.4%</u>
Percent Leased/Pre-Leased:					
Development Completed - Not Stabilized:					
Office	-	-	-	-	-
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Development - In Process:					
Office 3/	93.0%	92.6%	89.9%	89.9%	89.9%
Industrial	-	-	-	-	-
Retail	-	-	-	-	-
Total	<u>93.0%</u>	<u>92.6%</u>	<u>89.9%</u>	<u>89.9%</u>	<u>89.9%</u>

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

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

3/ Office buildings are 100% leased for all quarters shown. Amenity retail space was 38.7% and 35.1% leased at 6/30/13 and 3/31/13, respectively, and 0% for all prior quarters.

Portfolio Summary

(Continued)

As of June 30, 2013

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/	4,428,000	89.9%	16.0%	-	-	16.0%
Atlanta	5,937,000	88.4%	13.6%	1.7%	-	15.3%
Tampa	3,288,000	81.8%	11.7%	-	-	11.7%
Nashville	2,612,000	95.5%	11.3%	-	-	11.3%
Pittsburgh	2,157,000	93.6%	9.8%	-	-	9.8%
Kansas City	1,455,000 4/	95.6%	2.8%	-	6.7%	9.5%
Piedmont Triad 5/	4,369,000	93.6%	5.4%	2.4%	-	7.8%
Richmond	2,230,000	93.8%	7.7%	-	-	7.7%
Memphis	1,960,000	85.5%	7.1%	-	-	7.1%
Greenville	897,000	80.2%	2.4%	-	-	2.4%
Orlando	283,000	91.9%	1.4%	-	-	1.4%
Total	29,616,000	90.0%	89.2%	4.1%	6.7%	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	5,063,000	90.7%	15.6%	-	-	15.6%
Atlanta	6,776,000	86.5%	13.6%	1.6%	-	15.2%
Tampa	3,493,000	81.8%	11.2%	-	-	11.2%
Nashville	2,612,000	95.5%	10.6%	-	-	10.6%
Kansas City	2,174,000 4/	91.9%	3.7%	-	6.3%	10.0%
Pittsburgh	2,157,000	93.6%	9.2%	-	-	9.2%
Richmond	2,642,000	94.3%	7.9%	-	-	7.9%
Piedmont Triad	4,487,000	92.3%	5.2%	2.2%	-	7.4%
Memphis	1,960,000	85.5%	6.7%	-	-	6.7%
Orlando	2,076,000	84.3%	3.9%	-	-	3.9%
Greenville	897,000	80.2%	2.3%	-	-	2.3%
Total	34,337,000	89.1%	89.9%	3.8%	6.3%	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 June, 2013 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 June 30, 2013

Office Properties 1/				Industrial			
<u>Market</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	4,428,000	89.9%	17.9%	-	-	-	-
Atlanta	4,060,000	86.6%	15.3%	1,877,000	92.1%	42.4%	
Tampa	3,288,000	81.8%	13.2%	-	-	-	
Nashville	2,612,000	95.5%	12.7%	-	-	-	
Pittsburgh	2,157,000	93.6%	10.9%	-	-	-	
Richmond	2,230,000	93.8%	8.6%	-	-	-	
Memphis	1,960,000	85.5%	8.0%	-	-	-	
Piedmont Triad	1,826,000	89.2%	6.1%	2,543,000	96.8%	57.6%	
Kansas City	612,000	93.4%	3.1%	-	-	-	
Greenville	897,000	80.2%	2.7%	-	-	-	
Orlando	283,000	91.9%	1.5%	-	-	-	
	<u>24,353,000</u>	<u>88.9%</u>	<u>100.0%</u>	<u>4,420,000</u>	<u>94.8%</u>	<u>100.0%</u>	
Retail							
<u>Market</u>	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Retail Annualized Cash Revenue 2/</u>				
Kansas City 3/	843,000	97.3%	100.0%				
	<u>843,000</u>	<u>97.3%</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 June, 2013 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>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>
Atlanta	Rentable Square Feet	5,937,000	6,438,000	6,439,000	6,439,000	6,378,000
	Occupancy	88.4%	88.6%	89.0%	88.7%	91.8%
	Current Properties 2/	89.6%	88.2%	88.3%	88.1%	90.5%
Greenville	Rentable Square Feet	897,000	897,000	897,000	896,000	897,000
	Occupancy	80.2%	83.4%	85.2%	82.5%	87.1%
	Current Properties 2/	80.2%	83.4%	85.2%	82.5%	87.1%
Kansas City 3/	Rentable Square Feet	1,455,000	1,464,000	1,465,000	1,465,000	1,527,000
	Occupancy	95.6%	94.9%	95.0%	94.6%	89.6%
	Current Properties 2/	95.6%	95.4%	95.6%	95.2%	92.3%
Memphis	Rentable Square Feet	1,960,000	1,960,000	1,960,000	1,960,000	2,070,000
	Occupancy	85.5%	84.9%	86.5%	86.2%	85.5%
	Current Properties 2/	85.5%	84.9%	86.5%	86.2%	84.7%
Nashville	Rentable Square Feet	2,612,000	2,612,000	2,610,000	2,610,000	3,094,000
	Occupancy	95.5%	95.6%	95.6%	95.9%	94.6%
	Current Properties 2/	95.5%	95.6%	95.6%	95.9%	96.1%
Orlando	Rentable Square Feet	283,000	283,000	416,000	416,000	416,000
	Occupancy	91.9%	92.0%	94.5%	91.4%	92.4%
	Current Properties 2/	91.9%	92.0%	91.9%	89.1%	88.7%
Piedmont Triad	Rentable Square Feet	4,369,000	4,371,000	4,176,000	4,113,000	4,033,000
	Occupancy	93.6%	93.2%	91.8%	92.5%	91.0%
	Current Properties 2/	93.7%	93.3%	91.9%	92.6%	91.2%
Pittsburgh	Rentable Square Feet	2,157,000	2,156,000	2,156,000	1,540,000	1,540,000
	Occupancy	93.6%	91.2%	91.0%	87.6%	83.6%
	Current Properties 2/	92.3%	88.5%	88.6%	87.5%	83.5%
Raleigh	Rentable Square Feet	4,428,000	4,428,000	4,428,000	4,426,000	4,424,000
	Occupancy	89.9%	88.9%	88.7%	88.2%	90.4%
	Current Properties 2/	89.9%	88.9%	88.7%	88.2%	90.3%
Richmond	Rentable Square Feet	2,230,000	2,230,000	2,229,000	2,230,000	2,229,000
	Occupancy	93.8%	94.7%	94.9%	94.1%	93.5%
	Current Properties 2/	93.8%	94.7%	94.9%	94.0%	93.4%
Tampa	Rentable Square Feet	3,288,000	3,285,000	2,912,000	2,912,000	2,912,000
	Occupancy	81.8%	89.2%	91.5%	89.7%	91.0%
	Current Properties 2/	81.1%	89.3%	91.4%	89.6%	90.9%
Total	Rentable Square Feet	29,616,000	30,124,000	29,688,000	29,007,000	29,520,000
	Occupancy	90.0%	90.6%	90.9%	90.2%	90.7%
	Current Properties 2/	90.2%	90.5%	90.7%	90.2%	90.5%

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

2/ 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>6/30/13 2/</u>	<u>3/31/13 3/</u>	<u>12/31/12 4/</u>	<u>9/30/12 5/</u>	<u>6/30/12 6/</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	138	122	130	130	132	130
Rentable square footage leased	1,011,353	795,206	1,185,877	923,161	648,111	912,742
Square footage of Renewal Deals	664,124	501,836	1,016,326	569,717	482,439	646,888
Renewed square footage (% of total)	65.7%	63.1%	85.7%	61.7%	74.4%	70.9%
New Leases square footage (% of total)	34.3%	36.9%	14.3%	38.3%	25.6%	29.1%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 20.32	\$ 21.35	\$ 21.72	\$ 21.37	\$ 22.19	\$ 21.39
Tenant improvements	(1.85)	(2.25)	(1.92)	(2.16)	(1.90)	(2.02)
Leasing commissions 7/	(0.63)	(0.70)	(0.69)	(0.77)	(0.51)	(0.66)
Rent concessions	(0.50)	(0.62)	(0.54)	(0.46)	(0.48)	(0.52)
Effective rent	17.34	17.78	18.57	17.98	19.30	18.19
Expense stop	(6.25)	(7.89)	(7.53)	(7.63)	(7.17)	(7.29)
Equivalent effective net rent	\$ 11.09	\$ 9.89	\$ 11.04	\$ 10.35	\$ 12.13	\$ 10.90
Weighted average term in years	4.7	6.1	5.4	5.8	4.4	5.3
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 9,814,077	\$ 12,308,405	\$ 15,101,969	\$ 13,529,639	\$ 6,670,910	\$ 11,485,000
Rentable square feet	1,011,353	795,206	1,185,877	923,161	648,111	912,742
Per rentable square foot	\$ 9.70	\$ 15.48	\$ 12.73	\$ 14.66	\$ 10.29	\$ 12.58
Leasing Commissions:						
Total dollars committed under signed leases 7/	\$ 3,451,948	\$ 4,035,614	\$ 4,284,562	\$ 4,433,147	\$ 1,717,258	\$ 3,584,506
Rentable square feet	1,011,353	795,206	1,185,877	923,161	648,111	912,742
Per rentable square foot	\$ 3.41	\$ 5.07	\$ 3.61	\$ 4.80	\$ 2.65	\$ 3.93
Total:						
Total dollars committed under signed leases	\$ 13,266,025	\$ 16,344,019	\$ 19,386,531	\$ 17,962,786	\$ 8,388,168	\$ 15,069,506
Rentable square feet	1,011,353	795,206	1,185,877	923,161	648,111	912,742
Per rentable square foot	\$ 13.12	\$ 20.55	\$ 16.35	\$ 19.46	\$ 12.94	\$ 16.51

1/ Excludes properties recorded on our Balance Sheet that relate to 50% or less owned joint ventures properties that are consolidated under GAAP and includes square footage leased in spaces that were vacant at purchase.

2/ Includes 109,000 square feet of leases that start in 2015 or later.

3/ Includes 114,000 square feet of leases that start in 2015 or later.

4/ Includes 254,000 square feet of leases that start in 2015 or later.

5/ Includes 124,000 square feet of leases that start in 2014 or later.

6/ Includes 132,000 square feet of leases that start in 2014 or later.

7/ Excludes internal leasing costs.

Leasing Statistics

Industrial Portfolio

	Three Months Ended					Five Quarter
	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12 1/</u>	<u>6/30/12 2/</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	10	14	12	8	13	11
Rentable square footage leased	86,266	353,569	172,783	71,010	333,548	203,435
Square footage of Renewal Deals	74,126	264,095	102,189	69,780	248,248	151,688
Renewed square footage (% of total)	85.9%	74.7%	59.1%	98.3%	74.4%	74.6%
New Leases square footage (% of total)	14.1%	25.3%	40.9%	1.7%	25.6%	25.4%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 5.43	\$ 4.12	\$ 3.83	\$ 3.60	\$ 4.55	\$ 4.31
Tenant improvements	(0.32)	(0.33)	(0.63)	(0.65)	(0.21)	(0.43)
Leasing commissions 3/	(0.10)	(0.11)	(0.08)	(0.06)	(0.12)	(0.09)
Rent concessions	(0.16)	(0.17)	(0.16)	(0.08)	(0.15)	(0.14)
Effective rent	4.85	3.51	2.96	2.81	4.07	3.65
Expense stop	(0.96)	(0.14)	(0.73)	(0.07)	(0.13)	(0.41)
Equivalent effective net rent	\$ 3.89	\$ 3.37	\$ 2.23	\$ 2.74	\$ 3.94	\$ 3.24
Weighted average term in years	3.6	3.9	5.4	2.2	4.6	4.0
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 110,245	\$ 533,508	\$ 741,017	\$ 137,630	\$ 411,586	\$ 386,797
Rentable square feet	86,266	353,569	172,783	71,010	333,548	203,435
Per rentable square foot	\$ 1.28	\$ 1.51	\$ 4.29	\$ 1.94	\$ 1.23	\$ 1.90
Leasing Commissions:						
Total dollars committed under signed leases 3/	\$ 44,583	\$ 161,798	\$ 86,250	\$ 13,527	\$ 202,403	\$ 101,712
Rentable square feet	86,266	353,569	172,783	71,010	333,548	203,435
Per rentable square foot	\$ 0.52	\$ 0.46	\$ 0.50	\$ 0.19	\$ 0.61	\$ 0.50
Total:						
Total dollars committed under signed leases	\$ 154,828	\$ 695,306	\$ 827,267	\$ 151,157	\$ 613,989	\$ 488,509
Rentable square feet	86,266	353,569	172,783	71,010	333,548	203,435
Per rentable square foot	\$ 1.79	\$ 1.97	\$ 4.79	\$ 2.13	\$ 1.84	\$ 2.40

1/ Includes 22,000 square feet of leases that start in 2014 or later.

2/ Includes 49,000 square feet of leases that start in 2014 or later.

3/ Excludes internal leasing costs.

Leasing Statistics

Retail Portfolio

	Three Months Ended					Five Quarter
	<u>6/30/13</u>	<u>3/31/13</u>	<u>12/31/12</u>	<u>9/30/12</u>	<u>6/30/12</u>	<u>Average</u>
Net Effective Rents Related to Re-leased Space:						
Number of lease transactions (signed leases)	5	11	2	9	3	6
Rentable square footage leased	15,908	22,722	5,019	74,045	14,412	26,421
Square footage of Renewal Deals	4,836	12,203	2,900	70,086	138	18,033
Renewed square footage (% of total)	30.4%	53.7%	57.8%	94.7%	1.0%	68.3%
New Leases square footage (% of total)	69.6%	46.3%	42.2%	5.3%	99.0%	31.7%
Weighted average per rentable square foot over the lease term:						
Base rent	\$ 34.59	\$ 36.68	\$ 50.82	\$ 16.65	\$ 34.94	\$ 34.74
Tenant improvements	(6.82)	(4.46)	(4.04)	(1.38)	(6.85)	(4.71)
Leasing commissions 1/	(1.18)	(0.85)	(2.55)	(0.23)	(0.40)	(1.04)
Rent concessions	(0.20)	(0.37)	0.00	0.00	0.00	(0.11)
Effective rent	26.39	31.00	44.23	15.04	27.69	28.88
Expense stop	0.00	(0.64)	0.00	(7.69)	0.00	(1.67)
Equivalent effective net rent	\$ 26.39	\$ 30.36	\$ 44.23	\$ 7.35	\$ 27.69	\$ 27.21
Weighted average term in years	9.7	4.7	5.5	2.5	14.3	7.4
Capital Expenditures Related to Re-leased Space:						
Tenant Improvements:						
Total dollars committed under signed leases	\$ 1,046,889	\$ 638,238	\$ 202,661	\$ 523,788	\$ 1,453,701	\$ 773,055
Rentable square feet	15,908	22,722	5,019	74,045	14,412	26,421
Per rentable square foot	\$ 65.81	\$ 28.09	\$ 40.38	\$ 7.07	\$ 100.87	\$ 29.26
Leasing Commissions:						
Total dollars committed under signed leases 1/	\$ 176,278	\$ 157,085	\$ 97,884	\$ 86,051	\$ 79,420	\$ 119,344
Rentable square feet	15,908	22,722	5,019	74,045	14,412	26,421
Per rentable square foot	\$ 11.08	\$ 6.91	\$ 19.50	\$ 1.16	\$ 5.51	\$ 4.52
Total:						
Total dollars committed under signed leases	\$ 1,223,167	\$ 795,323	\$ 300,545	\$ 609,839	\$ 1,533,121	\$ 892,399
Rentable square feet	15,908	22,722	5,019	74,045	14,412	26,421
Per rentable square foot	\$ 76.89	\$ 35.00	\$ 59.88	\$ 8.24	\$ 106.38	\$ 33.78

1/ Excludes internal leasing costs.

Leasing Statistics by Market

For the Three Months Ended June 30, 2013

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>
Tampa	310,096	4.7	\$ 20.23	\$ 8.67	\$ 4.10
Atlanta	143,895	6.2	18.12	7.14	4.83
Raleigh	104,171	6.0	21.88	19.11	4.07
Richmond	103,488	4.2	18.54	8.32	2.64
Memphis	103,123	3.5	20.01	12.70	0.89
Piedmont Triad	93,629	3.7	16.30	8.85	1.59
Nashville	79,228	3.4	22.94	6.15	2.35
Orlando	45,902	5.5	17.19	3.22	3.55
Pittsburgh	19,136	5.2	29.53	23.00	8.47
Kansas City	8,685	3.3	23.98	3.57	4.14
	1,011,353	4.7	\$ 19.82	\$ 9.70	\$ 3.41

Industrial Portfolio <u>Market</u>	Rentable Square Feet <u>Leased</u>	Average <u>Term</u>	GAAP Rental <u>Rate</u>	TI's <u>Per SF</u>	Lease Commissions <u>Per SF 2/ 3/</u>
Piedmont Triad	43,440	2.1	\$ 5.82	\$ 0.28	\$ -
Atlanta	42,826	5.2	4.70	2.29	1.04
	86,266	3.6	\$ 5.27	\$ 1.28	\$ 0.52

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	15,908	9.7	\$ 34.39	\$ 65.81	\$ 11.08
	15,908	9.7	\$ 34.39	\$ 65.81	\$ 11.08

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 \$745,000.

Rental Rate Comparisons by Market

For the Three Months Ended June 30, 2013

Office Portfolio 1/		Rentable Square Feet	Current Rent	Previous Rent	Percentage Change
<u>Market</u>	<u>Leased</u>				<u>Rent</u>
Tampa	310,096	\$ 20.23	\$ 20.07		0.8%
Atlanta	143,895	18.12	18.96		-4.4%
Raleigh	104,171	21.88	20.27		7.9%
Richmond	103,488	18.54	18.80		-1.4%
Memphis	103,123	20.01	20.13		-0.6%
Piedmont Triad	93,629	16.30	15.63		4.3%
Nashville	79,228	22.94	21.44		7.0%
Orlando	45,902	17.19	17.66		-2.7%
Pittsburgh	19,136	29.53	27.42		7.7%
Kansas City	8,685	23.98	23.91		0.3%
GAAP Rent Growth	1,011,353	\$ 19.82	\$ 19.60		1.1%
Cash Rent Growth	1,011,353	\$ 19.09	\$ 20.68		-7.7%

Industrial Portfolio		Rentable Square Feet	Current Rent	Previous Rent	Percentage Change
<u>Market</u>	<u>Leased</u>				<u>Rent</u>
Piedmont Triad	43,440	\$ 5.82	\$ 5.28		10.2%
Atlanta	42,826	4.70	4.76		-1.3%
GAAP Rent Growth	86,266	\$ 5.27	\$ 5.03		4.8%
Cash Rent Growth	86,266	\$ 5.36	\$ 5.58		-3.9%

Retail Portfolio		Rentable Square Feet	Current Rent	Previous Rent 2/	Percentage Change
<u>Market</u>	<u>Leased</u>				<u>Rent</u>
Kansas City	15,908	\$ 34.39	\$ 18.97		81.3%
GAAP Rent Growth	15,908	\$ 34.39	\$ 18.97		81.3%
Cash Rent Growth	15,908	\$ 37.13	\$ 18.44		101.3%

Average Cash Rental Rates for All In Place Leases as of: 1/ 2/

<u>Type</u>	<u>6/30/13</u>	<u>6/30/12</u>	<u>6/30/11</u>	<u>6/30/10</u>	<u>6/30/09</u>
Office	\$ 21.25	\$ 20.51	\$ 20.27	\$ 20.52	\$ 20.79
Industrial	5.08	5.21	5.36	5.53	5.21
Retail 3/	42.32	37.21	36.04	33.32	37.19
Weighted average rate	\$ 19.35	\$ 17.94	\$ 17.59	\$ 17.65	\$ 17.79
Annual % growth rate	7.9%	2.0%	-0.4%	-0.8%	

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 June, 2013 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

3/ Excludes percentage rent.

Lease Expirations

June 30, 2013

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/					
2013 3/	970,757	4.5%	\$ 19,836	\$ 20.43	4.3%
2014	2,552,606	11.8%	55,157	21.61	12.0%
2015	2,690,150	12.4%	60,208	22.38	13.1%
2016	2,486,603	11.5%	50,561	20.33	11.0%
2017	2,771,720	12.8%	61,370	22.14	13.4%
2018	2,260,887	10.4%	48,704	21.54	10.6%
2019	1,857,964	8.6%	39,620	21.32	8.6%
2020	1,166,841	5.4%	24,471	20.97	5.3%
2021	1,519,765	7.0%	32,785	21.57	7.1%
2022	583,873	2.7%	12,576	21.54	2.7%
2023 and thereafter	2,787,356	12.9%	54,635	19.60	11.9%
	<u>21,648,522</u>	<u>100.0%</u>	<u>\$ 459,923</u>	<u>\$ 21.25</u>	<u>100.0%</u>
Industrial:					
2013 4/	145,803	3.5%	\$ 838	\$ 5.75	3.9%
2014	1,015,337	24.3%	5,625	5.54	26.4%
2015	492,005	11.7%	2,698	5.48	12.7%
2016	805,734	19.2%	3,753	4.66	17.6%
2017	546,160	13.0%	2,986	5.47	14.0%
2018	280,025	6.7%	1,148	4.10	5.4%
2019	223,890	5.3%	1,168	5.22	5.5%
2020	155,678	3.7%	540	3.47	2.5%
2021	117,805	2.8%	445	3.78	2.1%
2022	278,798	6.7%	1,332	4.78	6.2%
2023 and thereafter	130,507	3.1%	781	5.98	3.7%
	<u>4,191,742</u>	<u>100.0%</u>	<u>\$ 21,314</u>	<u>\$ 5.08</u>	<u>100.0%</u>

1/ Annualized Cash Revenue is June, 2013 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 88,000 square feet of leases that are on a month to month basis or 0.3% of total annualized revenue.

4/ Includes 70,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

Note: 2013 and beyond expirations that have been renewed are reflected above based on the renewal expiration date.

Lease Expirations

June 30, 2013

(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:					
2013 2/	35,402	4.3%	\$ 961	\$ 27.15	2.8%
2014	103,144	12.6%	3,286	31.86	9.5%
2015	102,646	12.5%	3,647	35.53	10.5%
2016	60,706	7.4%	3,176	52.32	9.2%
2017	38,316	4.7%	1,669	43.56	4.8%
2018	96,278	11.7%	5,128	53.26	14.7%
2019	89,073	10.9%	3,001	33.69	8.6%
2020	46,430	5.7%	2,110	45.44	6.1%
2021	83,786	10.2%	3,685	43.98	10.6%
2022	91,196	11.1%	4,648	50.97	13.4%
2023 and thereafter	73,077	8.9%	3,394	46.44	9.8%
	820,054	100.0%	\$ 34,705	\$ 42.32	100.0%
Total:					
2013 3/ 4/	1,151,962	4.3%	\$ 21,635	\$ 18.78	4.2%
2014	3,671,087	13.8%	64,068	17.45	12.4%
2015	3,284,801	12.3%	66,553	20.26	12.8%
2016	3,353,043	12.6%	57,490	17.15	11.1%
2017	3,356,196	12.6%	66,025	19.67	12.8%
2018	2,637,190	9.9%	54,980	20.85	10.7%
2019	2,170,927	8.1%	43,789	20.17	8.5%
2020	1,368,949	5.1%	27,121	19.81	5.3%
2021	1,721,356	6.5%	36,915	21.45	7.2%
2022	953,867	3.6%	18,556	19.45	3.6%
2023 and thereafter	2,990,940	11.2%	58,810	19.66	11.4%
	26,660,318	100.0%	\$ 515,942	\$ 19.35	100.0%

1/ Annualized Cash Revenue is June, 2013 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 163,000 square feet of leases that are on a month to month basis or 0.4% 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: 2013 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

		Three Months Ended				Total
		9/30/13 2/	12/31/13	3/31/14	6/30/14	
Atlanta	RSF	53,840	258,515	72,889	24,257	409,501
	% of Total Office RSF	0.2%	1.2%	0.3%	0.1%	1.9%
	Annualized Cash Revenue 3/	\$ 965	\$ 4,967	\$ 1,671	\$ 718	\$ 8,321
	% of Total Office Annl Cash Rev	0.2%	1.1%	0.4%	0.2%	1.8%
Greenville	RSF	26,048	20,956	56,560	5,240	108,804
	% of Total Office RSF	0.1%	0.1%	0.3%	0.0%	0.5%
	Annualized Cash Revenue 3/	\$ 476	\$ 348	\$ 1,183	\$ 96	\$ 2,103
	% of Total Office Annl Cash Rev	0.1%	0.1%	0.3%	0.0%	0.5%
Kansas City	RSF	9,471	4,197	8,938	12,392	34,998
	% of Total Office RSF	0.0%	0.0%	0.0%	0.1%	0.2%
	Annualized Cash Revenue 3/	\$ 281	\$ 98	\$ 253	\$ 301	\$ 933
	% of Total Office Annl Cash Rev	0.1%	0.0%	0.1%	0.1%	0.2%
Memphis	RSF	41,363	21,042	86,798	54,764	203,967
	% of Total Office RSF	0.2%	0.1%	0.4%	0.3%	0.9%
	Annualized Cash Revenue 3/	\$ 896	\$ 522	\$ 1,940	\$ 1,076	\$ 4,434
	% of Total Office Annl Cash Rev	0.2%	0.1%	0.4%	0.2%	1.0%
Nashville	RSF	69,307	49,729	136,561	84,338	339,935
	% of Total Office RSF	0.3%	0.2%	0.6%	0.4%	1.6%
	Annualized Cash Revenue 3/	\$ 1,539	\$ 1,111	\$ 3,080	\$ 2,061	\$ 7,791
	% of Total Office Annl Cash Rev	0.3%	0.2%	0.7%	0.4%	1.7%
Orlando	RSF	37,393	0	2,389	1,289	41,071
	% of Total Office RSF	0.2%	0.0%	0.0%	0.0%	0.2%
	Annualized Cash Revenue 3/	\$ 763	\$ -	\$ 47	\$ 28	\$ 838
	% of Total Office Annl Cash Rev	0.2%	0.0%	0.0%	0.0%	0.2%
Piedmont Triad	RSF	14,738	15,903	31,074	35,445	97,160
	% of Total Office RSF	0.1%	0.1%	0.1%	0.2%	0.4%
	Annualized Cash Revenue 3/	\$ 317	\$ 245	\$ 688	\$ 678	\$ 1,928
	% of Total Office Annl Cash Rev	0.1%	0.1%	0.1%	0.1%	0.4%
Pittsburgh	RSF	8,846	24,442	61,048	1,625	95,961
	% of Total Office RSF	0.0%	0.1%	0.3%	0.0%	0.4%
	Annualized Cash Revenue 3/	\$ 334	\$ 544	\$ 1,679	\$ 140	\$ 2,697
	% of Total Office Annl Cash Rev	0.1%	0.1%	0.4%	0.0%	0.6%
Raleigh	RSF	31,901	83,300	89,579	68,452	273,232
	% of Total Office RSF	0.1%	0.4%	0.4%	0.3%	1.3%
	Annualized Cash Revenue 3/	\$ 730	\$ 1,709	\$ 1,916	\$ 1,575	\$ 5,930
	% of Total Office Annl Cash Rev	0.2%	0.4%	0.4%	0.3%	1.3%
Richmond	RSF	44,331	46,882	148,767	54,905	294,885
	% of Total Office RSF	0.2%	0.2%	0.7%	0.3%	1.4%
	Annualized Cash Revenue 3/	\$ 1,032	\$ 999	\$ 3,097	\$ 1,079	\$ 6,207
	% of Total Office Annl Cash Rev	0.2%	0.2%	0.7%	0.2%	1.3%
Tampa	RSF	96,784	11,769	132,331	30,087	270,971
	% of Total Office RSF	0.4%	0.1%	0.6%	0.1%	1.3%
	Annualized Cash Revenue 3/	\$ 1,643	\$ 318	\$ 2,638	\$ 483	\$ 5,082
	% of Total Office Annl Cash Rev	0.4%	0.1%	0.6%	0.1%	1.1%
Total	RSF	434,022	536,735	826,934	372,794	2,170,485
	% of Total Office RSF	2.0%	2.5%	3.8%	1.7%	10.0%
	Annualized Cash Revenue 3/	\$ 8,976	\$ 10,861	\$ 18,192	\$ 8,235	\$ 46,264
	% of Total Office Annl Cash Rev	2.0%	2.4%	4.0%	1.8%	10.1%

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 88,000 square feet of leases that are on a month to month basis or 0.3% of total annualized revenue.

3/ Annualized Cash Revenue is June, 2013 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>9/30/13</u> ^{1/}	<u>12/31/13</u>	<u>3/31/14</u>	<u>6/30/14</u>	<u>Total</u>
Atlanta	RSF	24,039	16,838	46,274	138,997	226,148
	% of Total Industrial RSF	0.6%	0.4%	1.1%	3.3%	5.4%
	Annualized Cash Revenue ^{2/}	\$ 124	\$ 89	\$ 304	\$ 803	\$ 1,320
	% of Total Industrial Annl Cash Rev	0.6%	0.4%	1.4%	3.8%	6.2%
Piedmont Triad	RSF	67,344	37,582	70,674	149,624	325,224
	% of Total Industrial RSF	1.6%	0.9%	1.7%	3.6%	7.8%
	Annualized Cash Revenue ^{2/}	\$ 390	\$ 234	\$ 338	\$ 795	\$ 1,757
	% of Total Industrial Annl Cash Rev	1.8%	1.1%	1.6%	3.7%	8.2%
Total	RSF	91,383	54,420	116,948	288,621	551,372
	% of Total Industrial RSF	2.2%	1.3%	2.8%	6.9%	13.2%
	Annualized Cash Revenue ^{2/}	\$ 514	\$ 323	\$ 642	\$ 1,598	\$ 3,077
	% of Total Industrial Annl Cash Rev	2.4%	1.5%	3.0%	7.5%	14.4%

1/ Includes 70,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

2/ Annualized Cash Revenue is June, 2013 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

		2013 2/	2014	2015	2016	Thereafter
Atlanta	RSF	312,355	314,278	226,490	76,621	2,586,118
	% of Total Office RSF	1.4%	1.5%	1.0%	0.4%	11.9%
	Annualized Cash Revenue 3/	\$ 5,933	\$ 6,617	\$ 4,670	\$ 1,666	\$ 51,380
	% of Total Office Annl Cash Rev	1.3%	1.4%	1.0%	0.4%	11.2%
Greenville	RSF	47,004	128,024	26,614	244,242	273,488
	% of Total Office RSF	0.2%	0.6%	0.1%	1.1%	1.3%
	Annualized Cash Revenue 3/	\$ 824	\$ 2,434	\$ 460	\$ 4,393	\$ 4,286
	% of Total Office Annl Cash Rev	0.2%	0.5%	0.1%	1.0%	0.9%
Kansas City	RSF	13,668	33,143	86,305	31,470	407,237
	% of Total Office RSF	0.1%	0.2%	0.4%	0.1%	1.9%
	Annualized Cash Revenue 3/	\$ 379	\$ 858	\$ 2,488	\$ 838	\$ 9,674
	% of Total Office Annl Cash Rev	0.1%	0.2%	0.5%	0.2%	2.1%
Memphis	RSF	62,405	190,789	207,967	188,043	1,027,599
	% of Total Office RSF	0.3%	0.9%	1.0%	0.9%	4.7%
	Annualized Cash Revenue 3/	\$ 1,418	\$ 4,183	\$ 4,737	\$ 4,064	\$ 22,407
	% of Total Office Annl Cash Rev	0.3%	0.9%	1.0%	0.9%	4.9%
Nashville	RSF	119,036	405,976	599,766	410,626	959,670
	% of Total Office RSF	0.5%	1.9%	2.8%	1.9%	4.4%
	Annualized Cash Revenue 3/	\$ 2,650	\$ 9,563	\$ 14,181	\$ 9,021	\$ 22,814
	% of Total Office Annl Cash Rev	0.6%	2.1%	3.1%	2.0%	5.0%
Orlando	RSF	37,393	15,905	96,624	17,199	92,620
	% of Total Office RSF	0.2%	0.1%	0.4%	0.1%	0.4%
	Annualized Cash Revenue 3/	\$ 763	\$ 411	\$ 2,658	\$ 401	\$ 2,788
	% of Total Office Annl Cash Rev	0.2%	0.1%	0.6%	0.1%	0.6%
Piedmont Triad	RSF	30,641	267,274	270,785	265,286	794,022
	% of Total Office RSF	0.1%	1.2%	1.3%	1.2%	3.7%
	Annualized Cash Revenue 3/	\$ 561	\$ 5,154	\$ 4,345	\$ 4,446	\$ 13,566
	% of Total Office Annl Cash Rev	0.1%	1.1%	0.9%	1.0%	2.9%
Pittsburgh	RSF	33,288	72,728	258,688	37,674	1,617,668
	% of Total Office RSF	0.2%	0.3%	1.2%	0.2%	7.5%
	Annualized Cash Revenue 3/	\$ 878	\$ 2,062	\$ 6,682	\$ 980	\$ 39,730
	% of Total Office Annl Cash Rev	0.2%	0.4%	1.5%	0.2%	8.6%
Raleigh	RSF	115,201	546,905	423,792	408,298	2,487,252
	% of Total Office RSF	0.5%	2.5%	2.0%	1.9%	11.5%
	Annualized Cash Revenue 3/	\$ 2,439	\$ 11,915	\$ 9,010	\$ 8,039	\$ 50,768
	% of Total Office Annl Cash Rev	0.5%	2.6%	2.0%	1.7%	11.0%
Richmond	RSF	91,213	296,246	153,800	413,612	1,136,468
	% of Total Office RSF	0.4%	1.4%	0.7%	1.9%	5.2%
	Annualized Cash Revenue 3/	\$ 2,031	\$ 6,015	\$ 2,724	\$ 7,752	\$ 21,252
	% of Total Office Annl Cash Rev	0.4%	1.3%	0.6%	1.7%	4.6%
Tampa	RSF	108,553	281,338	339,319	393,532	1,566,264
	% of Total Office RSF	0.5%	1.3%	1.6%	1.8%	7.2%
	Annualized Cash Revenue 3/	\$ 1,961	\$ 5,945	\$ 8,252	\$ 8,961	\$ 35,496
	% of Total Office Annl Cash Rev	0.4%	1.3%	1.8%	1.9%	7.7%
Total	RSF	970,757	2,552,606	2,690,150	2,486,603	12,948,406
	% of Total Office RSF	4.5%	11.8%	12.4%	11.5%	59.8%
	Annualized Cash Revenue 3/	\$ 19,837	\$ 55,157	\$ 60,207	\$ 50,561	\$ 274,161
	% of Total Office Annl Cash Rev	4.3%	12.0%	13.1%	11.0%	59.6%

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

2/ Includes 88,000 square feet of leases that are on a month to month basis or 0.3% of total annualized revenue.

3/ Annualized Cash Revenue is June, 2013 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>2013</u> ^{1/}	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>Thereafter</u>
Atlanta	RSF	40,877	579,272	134,535	245,085	729,467
	% of Total Industrial RSF	1.0%	13.8%	3.2%	5.8%	17.4%
	Annualized Cash Revenue ^{2/}	\$ 213	\$ 3,500	\$ 693	\$ 1,150	\$ 3,471
	% of Total Industrial Annl Cash Rev	1.0%	16.4%	3.3%	5.4%	16.3%
Piedmont Triad	RSF	104,926	436,065	357,470	560,649	1,003,396
	% of Total Industrial RSF	2.5%	10.4%	8.5%	13.4%	23.9%
	Annualized Cash Revenue ^{2/}	\$ 624	\$ 2,125	\$ 2,005	\$ 2,603	\$ 4,927
	% of Total Industrial Annl Cash Rev	2.9%	10.0%	9.4%	12.2%	23.1%
Total	RSF	145,803	1,015,337	492,005	805,734	1,732,863
	% of Total Industrial RSF	3.5%	24.2%	11.7%	19.2%	41.3%
	Annualized Cash Revenue ^{2/}	\$ 837	\$ 5,625	\$ 2,698	\$ 3,753	\$ 8,398
	% of Total Industrial Annl Cash Rev	3.9%	26.4%	12.7%	17.6%	39.4%

1/ Includes 70,000 square feet of leases that are on a month to month basis or 0.1% of total annualized revenue.

2/ Annualized Cash Revenue is June, 2013 cash rental revenue (base rent plus operating expense pass through revenue excluding straight-line rental income) multiplied by 12.

Customer Diversification 1/

June 30, 2013

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	1,494,799	\$ 34,825	6.75%	5.0
AT&T	579,906	11,701	2.27%	2.0
PPG Industries	351,248	9,042	1.75%	7.9
Healthways	290,689	7,315	1.42%	8.9
HCA Corporation	278,207	6,744	1.31%	2.5
State of Georgia	364,687	6,621	1.28%	6.3
Metropolitan Life Insurance	309,362	6,419	1.24%	5.1
EQT Corporation	280,592	6,199	1.20%	11.3
T-Mobile USA	210,971	5,405	1.05%	4.0
Marsh USA	188,719	5,354	1.04%	6.1
Lockton Companies	190,916	5,158	1.00%	16.7
BB&T	275,266	4,591	0.89%	3.2
Aon	190,683	4,547	0.88%	6.4
Vanderbilt University	198,783	4,502	0.87%	2.3
PNC Bank	170,661	4,397	0.85%	13.1
Syniverse Technologies	198,750	4,250	0.82%	3.3
SCI Services 3/	162,784	3,914	0.76%	4.1
Jacobs Engineering Group	210,126	3,761	0.73%	2.9
Volvo	259,937	3,537	0.69%	4.3
Deloitte & Touche	120,934	3,339	0.65%	5.4
	<u>6,328,020</u>	<u>\$ 141,621</u>	<u>27.45%</u>	<u>5.8</u>

By Industry

<u>Category</u>	<u>Percent of Annualized Cash Revenue 2/</u>
Professional, Scientific, and Technical Services	20.3%
Finance/Banking	10.2%
Insurance	9.3%
Health Care and Social Assistance	9.3%
Government/Public Administration	8.3%
Manufacturing	7.7%
Retail Trade	5.8%
Administrative and Support Services	5.7%
Telecommunication	4.4%
Real Estate Rental and Leasing	3.6%
Information	3.3%
Accommodation and Food Services	2.9%
Educational Services	2.2%
Wholesale Trade	2.0%
Other Services (except Public Administration)	1.9%
Transportation and Warehousing	1.8%
Energy	1.3%
	<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 June, 2013 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		Dollar Change (B/W)	Percentage Change (B/W)
	June 30,			
	2013	2012		
Rental revenues 1/	\$ 118,903	\$ 117,842	\$ 1,061	0.9%
Operating expenses	(42,460)	(43,482)	1,022	2.4%
Cash NOI without Term Fees	76,443	74,360	2,083	2.8%
Lease termination fees 2/	1,107	628	479	76.3%
Cash NOI with Term Fees	77,550	74,988	2,562	3.4%
Straight line rent 2/	1,321	3,983	(2,662)	-66.8%
GAAP NOI	\$ 78,871	\$ 78,971	\$ (100)	-0.1%
Average occupancy	90.0%	90.4%		-0.4%
Rentable square feet	26,945	26,945		

	Six months ended		Dollar Change (B/W)	Percentage Change (B/W)
	June 30,			
	2013	2012		
Rental revenues 1/	\$ 236,091	\$ 232,239	\$ 3,852	1.7%
Operating expenses	(84,948)	(85,391)	443	0.5%
Cash NOI without Term Fees	151,143	146,848	4,295	2.9%
Lease termination fees 2/	1,188	1,506	(318)	-21.1%
Cash NOI with Term Fees	152,331	148,354	3,977	2.7%
Straight line rent 2/	4,915	9,338	(4,423)	-47.4%
GAAP NOI	\$ 157,246	\$ 157,692	\$ (446)	-0.3%
Average occupancy	90.2%	90.2%		0.0%
Rentable square feet	26,945	26,945		

	Second Quarter: 2013 vs 2012		Six Months: 2013 vs 2012	
	GAAP NOI Percentage Change	Occupancy Percentage Change	GAAP NOI Percentage Change	Occupancy Percentage Change
Market				
Atlanta	-11.6%	-2.1%	-11.2%	-1.9%
Greenville	-18.5%	-7.2%	-15.0%	-6.9%
Kansas City	9.4%	4.7%	6.6%	4.1%
Memphis	1.3%	-0.2%	1.1%	0.3%
Nashville	1.5%	-0.6%	0.7%	-0.6%
Orlando	4.6%	3.1%	0.6%	4.3%
Piedmont Triad	1.9%	2.4%	-0.4%	2.5%
Pittsburgh	22.5%	9.8%	23.0%	8.5%
Raleigh	7.1%	-0.7%	3.3%	-0.7%
Richmond	0.3%	0.8%	1.8%	1.7%
Tampa	-14.5%	-8.8%	-8.2%	-5.0%
	-0.1%	-0.4%	-0.3%	0.0%

1/ Excludes straight line rents and lease termination fees.

2/ Straight-line rent write-offs related to lease terminations are reflected here as a reduction of lease termination fees.

Acquisition Activity

Dollars in thousands

Name	Market	Type 1/	Date Acquired	Square Footage	Occupancy 2/	Total Cost
First quarter 2013:						
Green Valley	Greensboro	O	01/09/13	195,000	95.5%	\$ 32,800 3/
Meridian One & Two	Tampa	O	02/27/13	372,000	86.8%	56,000 4/
				567,000	89.8%	88,800
Second quarter 2013:						
One Alliance Center	Atlanta	O	06/21/13	553,000	67.1%	143,400 5/
2013 totals				1,120,000	78.6%	\$ 232,200

1/ The letter "O" represents Office.

2/ Reflects occupancy on the date of acquisition.

3/ Purchase cost includes \$2.0 million of planned near-term capital improvements.

4/ Purchase cost includes \$3.5 million of planned near-term capital improvements.

5/ Purchase cost includes \$2.9 million of planned near-term capital improvements and \$0.4 million of future tenant improvements committed under existing leases.

Disposition Activity

Dollars in thousands

Name	Market	Type 1/	Date Sold	Square Footage	Occupancy	Gross Sales Price
First quarter 2013:						
Metrowest/Cambridge	Orlando	O	01/31/13	134,000	100.0%	\$ 14,600
Second quarter 2013:						
I-85/Gwinnett/Bluegrass	Atlanta	I	04/24/13	862,000	94.3%	40,800 2/
Southside Distribution Center	Atlanta	I	05/22/13	191,000	65.3%	4,760
				1,053,000	89.0%	45,560
2013 totals				1,187,000	90.2%	\$ 60,160

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

2/ Excludes \$2.5M of land represented in the \$43.3M sales price reported in our first quarter earnings release.

Development Activity

Dollars in thousands

<u>Property</u>	<u>Market</u>	<u>Type 1/</u>	<u>Rentable Square Feet</u>	<u>Anticipated Total Investment</u>	<u>Investment As Of 06/30/13 2/</u>	<u>Pre Leased %</u>	<u>Estimated Completion Date</u>	<u>Estimated Stabilization Date</u>
<u>In - Process</u>								
Office:								
LifePoint	Nashville	O	203,000	\$ 42,113	\$ 33,976	100.0%	4Q 13	4Q 13
LifePoint 3/	Nashville	O	39,000	9,969	3,011	10.4%	4Q 13	1Q 15
Darden Restaurants 3/	Memphis	O	18,000	7,720	2,132	100.0%	4Q 13	4Q 13
International Paper 4/	Memphis	O	241,000	56,109	5,442	100.0%	2Q 15	2Q 15
In - Process Total			<u>501,000</u>	<u>\$ 115,911</u>	<u>\$ 44,561</u>	<u>93.0%</u>		
\$ Weighted %						<u><u>92.3%</u></u>		

1/ The letter "O" represents Office.

2/ Includes deferred lease commissions which are not classified as development in process on our Balance Sheet.

3/ Office amenity retail space.

4/ International Paper development is not yet reclassified as development in process on our Balance Sheet.

Land Held for Development

June 30, 2013

Dollars in thousands

<u>Market</u>	<u>Usable</u>	<u>Square Footage Buildout of Core Development Land 1/</u>	
	<u>Acres</u>	<u>Office</u>	<u>Industrial</u>
Atlanta	219	125,000	1,874,000
Raleigh	171	2,113,000	-
Nashville	79	1,605,000	-
Tampa	53	1,232,000	-
Greensboro	47	240,000	492,000
Richmond 2/	31	379,000	-
Orlando	16	640,000	-
Memphis 3/	10	145,000	-
Baltimore	7	-	-
Kansas City	1	175,000	-
Total	634	6,654,000	2,366,000
Cost Basis	\$ 112,845		

The 634 acres of Development Land has an estimated market value of between \$135M to \$145M

1/ Developable square footage on core land holdings, which constitute 566 of the total 634 acres. This represents approximately \$1.4 billion in total development.

2/ Excludes 13 acres of development land owned by a 50% owned consolidated joint venture with a total cost basis of \$2.8 million.

3/ Excludes 5.1 acres acquired for \$4.9 million as part of the International Paper Development project. This land is shown as land held for development on our June 30, 2013 Balance Sheet because construction activity had not commenced as of this date.

Unconsolidated Joint Ventures Assets, Debt and Liabilities

June 30, 2013

Dollars in thousands

<u>Joint Venture</u>	<u>Type 1/</u>	<u>Own %</u>	<u>Venture's Books</u>		
			<u>Total Assets</u>	<u>Debt</u>	<u>Total Liabilities</u>
Board of Trade Investment Company	O	49.0%	\$ 7,726	\$ -	\$ 211
Kessinger/Hunter, LLC	-	26.5%	4,628	-	211
4600 Madison Associates, LP	O	12.5%	11,949	9,122	9,807
Highwoods DLF 98/29, LLC	O	22.8%	79,412	27,650	30,147
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	88,036	45,285	47,751
Concourse Center Associates, LLC	O	50.0%	12,053	8,175	8,317
Plaza Colonnade, LLC	O/R	50.0%	63,950	58,462	60,006
Highwoods KC Glenridge Office, LLC	O	40.0%	22,239	15,157	16,159
Highwoods KC Glenridge Land, LLC	O	39.9%	765	-	162
HIW-KC Orlando, LLC	O	40.0%	191,863	126,225	134,125
Highwoods DLF Forum, LLC	O	25.0%	99,509	67,421	70,597
Lofts at Weston, LLC 2/	M	50.0%	22,771	11,932	13,953
Total			\$ 604,901	\$ 369,429	\$ 391,446

<u>Joint Venture</u>	<u>Type 1/</u>	<u>Own %</u>	<u>Highwoods' Share of Joint Venture</u>		
			<u>Total Assets</u>	<u>Debt</u>	<u>Total Liabilities</u>
Board of Trade Investment Company	O	49.0%	\$ 3,786	\$ -	\$ 103
Kessinger/Hunter, LLC	-	26.5%	1,226	-	56
4600 Madison Associates, LP	O	12.5%	1,494	1,140	1,226
Highwoods DLF 98/29, LLC	O	22.8%	18,114	6,307	6,876
Highwoods DLF 97/26 DLF 99/32, LP	O	42.9%	37,796	19,442	20,501
Concourse Center Associates, LLC	O	50.0%	6,027	4,088	4,159
Plaza Colonnade, LLC	O/R	50.0%	31,975	29,231	30,003
Highwoods KC Glenridge Office, LLC	O	40.0%	8,894	6,062	6,462
Highwoods KC Glenridge Land, LLC	O	39.9%	306	-	65
HIW-KC Orlando, LLC	O	40.0%	76,744	50,489	53,649
Highwoods DLF Forum, LLC	O	25.0%	24,875	16,854	17,648
Lofts at Weston, LLC 2/	M	50.0%	11,386	5,966	6,977
Total 3/			\$ 222,623	\$ 139,579	\$ 147,725

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

2/ The project related to this joint venture is currently under development.

3/ Our share of equity from these tables will not equal investments in and advances to unconsolidated affiliates on the Consolidated Balance Sheets 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 Three Months Ended June 30, 2013

Dollars in thousands

Venture's Books							
Joint Venture	Own %	Revenue	Operating Exp	Interest	Depr/Amort	Gain on Sale	Net Income (Loss)
Board of Trade Investment Company	49.0%	\$ 537	\$ 341	\$ -	\$ 143	\$ -	\$ 53
Kessinger/Hunter, LLC	26.5%	3,023	2,552	-	145	-	326
4600 Madison Associates, LP	12.5%	1,043	652	157	311	-	(77)
Highwoods DLF 98/29, LLC	22.8%	2,192	1,193	439	670	43	(67)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	2,799	1,167	435	890	-	307
Concourse Center Associates, LLC	50.0%	206	131	63	94	-	(82)
Plaza Colonnade, LLC	50.0%	2,952	938	859	923	-	232
Highwoods KC Glenridge Office, LLC	40.0%	718	399	193	218	-	(92)
Highwoods KC Glenridge Land, LLC	39.9%	-	3	-	-	-	(3)
HIW-KC Orlando, LLC	40.0%	6,682	3,133	1,665	1,738	-	146
Highwoods DLF Forum, LLC	25.0%	3,697	1,131	878	1,137	-	551
Lofts at Weston, LLC 1/	50.0%	89	99	-	-	-	(10)
Total		\$ 23,938	\$ 11,739	\$ 4,689	\$ 6,269	\$ 43	\$ 1,284

Highwoods' Share of Joint Venture							
Joint Venture	Own %	Revenue	Operating Exp	Interest	Depr/Amort	Gain on Sale	Net Income (Loss)
Board of Trade Investment Company	49.0%	\$ 263	\$ 167	\$ -	\$ 70	\$ -	\$ 26
Kessinger/Hunter, LLC	26.5%	801	676	-	38	-	87
4600 Madison Associates, LP	12.5%	130	82	20	39	-	(11)
Highwoods DLF 98/29, LLC	22.8%	500	272	100	153	10	(15)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	1,202	501	187	382	-	132
Concourse Center Associates, LLC	50.0%	103	66	32	47	-	(42)
Plaza Colonnade, LLC	50.0%	1,476	469	430	462	-	115
Highwoods KC Glenridge Office, LLC	40.0%	287	160	78	87	-	(38)
Highwoods KC Glenridge Land, LLC	39.9%	-	1	-	-	-	(1)
HIW-KC Orlando, LLC	40.0%	2,673	1,253	666	695	-	59
Highwoods DLF Forum, LLC	25.0%	924	283	219	284	-	138
Lofts at Weston, LLC 1/	50.0%	45	50	-	-	-	(5)
Total 2/ 3/		\$ 8,404	\$ 3,980	\$ 1,732	\$ 2,257	\$ 10	\$ 445

1/ The project related to this joint venture is currently under development.

2/ Our 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/ Our share of net income/(loss) from these tables will not equal equity in earnings of unconsolidated affiliates on the Consolidated Statements of Income 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 Six Months Ended June 30, 2013

Dollars in thousands

Joint Venture	Own %	Venture's Books					Gain on Sale	Net Income (Loss)
		Revenue	Operating Exp	Interest	Depr/Amort	Impairment		
Board of Trade Investment Company	49.0%	\$ 1,098	\$ 577	\$ -	\$ 286	\$ -	\$ -	\$ 235
Kessinger/Hunter, LLC	26.5%	5,497	4,903	-	290	-	-	304
4600 Madison Associates, LP	12.5%	2,080	1,253	318	623	-	-	(114)
Highwoods DLF 98/29, LLC	22.8%	5,046	2,346	873	1,442	4,790	43	(4,362)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	5,436	2,302	903	1,915	-	24	340
Concourse Center Associates, LLC	50.0%	409	255	125	191	-	-	(162)
Plaza Colonnade, LLC	50.0%	5,831	1,993	1,729	1,532	-	-	577
Highwoods KC Glenridge Office, LLC	40.0%	1,478	793	384	433	-	-	(132)
Highwoods KC Glenridge Land, LLC	39.9%	-	5	-	-	-	-	(5)
HIW-KC Orlando, LLC	40.0%	13,331	6,097	3,342	3,530	-	-	362
Highwoods DLF Forum, LLC	25.0%	7,158	2,298	1,754	2,240	-	-	866
Lofts at Weston, LLC 1/	50.0%	92	126	-	-	-	-	(34)
Total		\$ 47,456	\$ 22,948	\$ 9,428	\$ 12,482	\$ 4,790	\$ 67	\$ (2,125)

Joint Venture	Own %	Highwoods' Share of Joint Venture					Gain on Sale	Net Income (Loss)
		Revenue	Operating Exp	Interest	Depr/Amort	Impairment		
Board of Trade Investment Company	49.0%	\$ 538	\$ 283	\$ -	\$ 140	\$ -	\$ -	\$ 115
Kessinger/Hunter, LLC	26.5%	1,457	1,299	-	77	-	-	81
4600 Madison Associates, LP	12.5%	260	157	40	78	-	-	(15)
Highwoods DLF 98/29, LLC	22.8%	1,151	535	199	329	1,020	10	(922)
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	2,334	988	388	822	-	421	557
Concourse Center Associates, LLC	50.0%	205	128	63	96	-	-	(82)
Plaza Colonnade, LLC	50.0%	2,916	997	865	766	-	-	288
Highwoods KC Glenridge Office, LLC	40.0%	591	317	154	173	-	-	(53)
Highwoods KC Glenridge Land, LLC	39.9%	-	2	-	-	-	-	(2)
HIW-KC Orlando, LLC	40.0%	5,332	2,439	1,337	1,412	-	-	144
Highwoods DLF Forum, LLC	25.0%	1,789	574	438	560	-	-	217
Lofts at Weston, LLC 1/	50.0%	46	63	-	-	-	-	(17)
Total 2/ 3/		\$ 16,619	\$ 7,782	\$ 3,484	\$ 4,453	\$ 1,020	\$ 431	\$ 311

1/ The project related to this joint venture is currently under development.

2/ Our 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/ Our share of net income/(loss) from these tables will not equal equity in earnings of unconsolidated affiliates on the Consolidated Statements of Income due to various purchase accounting and related adjustments, which are not reflected in the joint ventures' stand-alone financial statements.

Unconsolidated Joint Ventures Mortgage 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 6/30/13</u>
Plaza Colonnade, LLC	50.0%	Met Life	5.72%	Jan-17	\$ 44,197
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	1,920
			5.77%		58,462
Highwoods KC Orlando, LLC	40.0%	Met Life	5.21%	Jul-14	126,225
Highwoods DLF Forum, LLC	25.0%	Jackson National Life Insurance Company	5.13%	Nov-13	67,421
Highwoods DLF 97/26 DLF 99/32, LP	42.9%	Jackson National Life Insurance Company	3.46%	Apr-15	45,285
Highwoods DLF 98/29, LP	22.8%	Goldman Sachs	6.11%	Jul-17	27,650
Highwoods KC Glenridge Office	40.0%	Wells Fargo	4.84%	May-14	15,157
4600 Madison Associates, LLC	12.5%	State Farm	6.85%	Apr-18	8,672
4600 Madison Associates, LLC	12.5%	Partner Loan	6.85%	Apr-18	450
Concourse Center Associates, LLC	50.0%	Wells Fargo	2.70%	Jul-14	8,175
Lofts at Weston, LLC	50.0%	US Bank	2.60%	Dec-14	11,932
			4.88%		310,967
			<u>5.02%</u>		<u>\$ 369,429</u>
Highwoods' share of the above					<u>\$ 139,579</u>

1/ Excludes loans related to two "consolidated" joint ventures. This debt represents a loan that is the responsibility of the joint venture.

Joint Ventures Portfolio Summary 1/

As of June 30, 2013

Summary by Location:

<u>Market</u>	<u>Rentable Square Feet</u>	<u>Occupancy</u>	<u>Percentage of Annualized Cash Revenue 2/ 3/</u>
Orlando	1,793,000	83.1%	44.7%
Kansas City	719,000	84.3%	18.5%
Raleigh	635,000	96.4%	9.7%
Richmond	411,000	97.2%	10.2%
Atlanta	840,000	73.7%	13.1%
Piedmont Triad	118,000	45.0%	1.4%
Tampa	205,000	81.7%	2.4%
Total 4/	<u>4,721,000</u>	<u>83.6%</u>	<u>100.0%</u>

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

2/ Annualized Cash Revenue is June, 2013 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

June 30, 2013

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					
2013	137,539	3.5%	\$ 2,693	\$ 19.58	3.0%
2014	530,698	13.4%	13,945	26.28	15.5%
2015	785,038	19.9%	16,707	21.28	18.6%
2016	400,001	10.1%	8,953	22.38	9.9%
2017	834,760	21.2%	21,006	25.16	23.3%
2018	393,929	10.0%	10,408	26.42	11.6%
2019	283,826	7.2%	4,440	15.64	4.9%
2020	120,233	3.0%	2,230	18.55	2.5%
2021	185,339	4.7%	2,777	14.98	3.1%
2022	27,526	0.7%	740	26.88	0.8%
2023 and thereafter	249,165	6.3%	6,111	24.53	6.8%
	<u>3,948,054</u>	<u>100.0%</u>	<u>\$ 90,010</u>	<u>\$ 22.80</u>	<u>100.0%</u>

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

2/ Annualized Cash Revenue is June, 2013 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	Date Acquired	Square Footage	Total Cost
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First quarter 2013:

None

Second quarter 2013:

None

Dispositions

Name	Own %	Market	Type	Date Sold	Square Footage	Occupancy	Gross Sales Price 1/
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First quarter 2013:

190 Oak Plaza	43%	Winston-Salem	O	03/20/13	90,000	100%	\$ 4,330
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Second quarter 2013:

University Research Center	23%	Charlotte	O	04/17/13	148,000	100%	\$ 1,380
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1/ Sale price only includes our pro rata share.

Joint Venture Development Activity

Dollars in thousands

<u>In Progress</u>								
<u>Property</u>	<u>% Ownership</u>	<u>Market</u>	<u>Rentable Square Feet</u>	<u>Anticipated Total Investment</u>	<u>Investment As Of 06/30/13</u>	<u>Pre- Leasing</u>	<u>Estimated Completion Date</u>	<u>Estimated Stabilization Date</u>
Weston Lofts 1/	50%	Raleigh	215 units	\$ 25,852	\$ 22,771	54.0%	4Q 13	1Q 14
In Progress Total				<u>\$ 25,852</u>	<u>\$ 22,771</u>			
Highwoods' Share of above				<u>\$ 12,926</u>	<u>\$ 11,386</u>			

1/ Estimated completion date is the date the last unit is expected to be delivered. Estimated Stabilization date is when lease-up is expected to exceed 95%.