



WELCOME

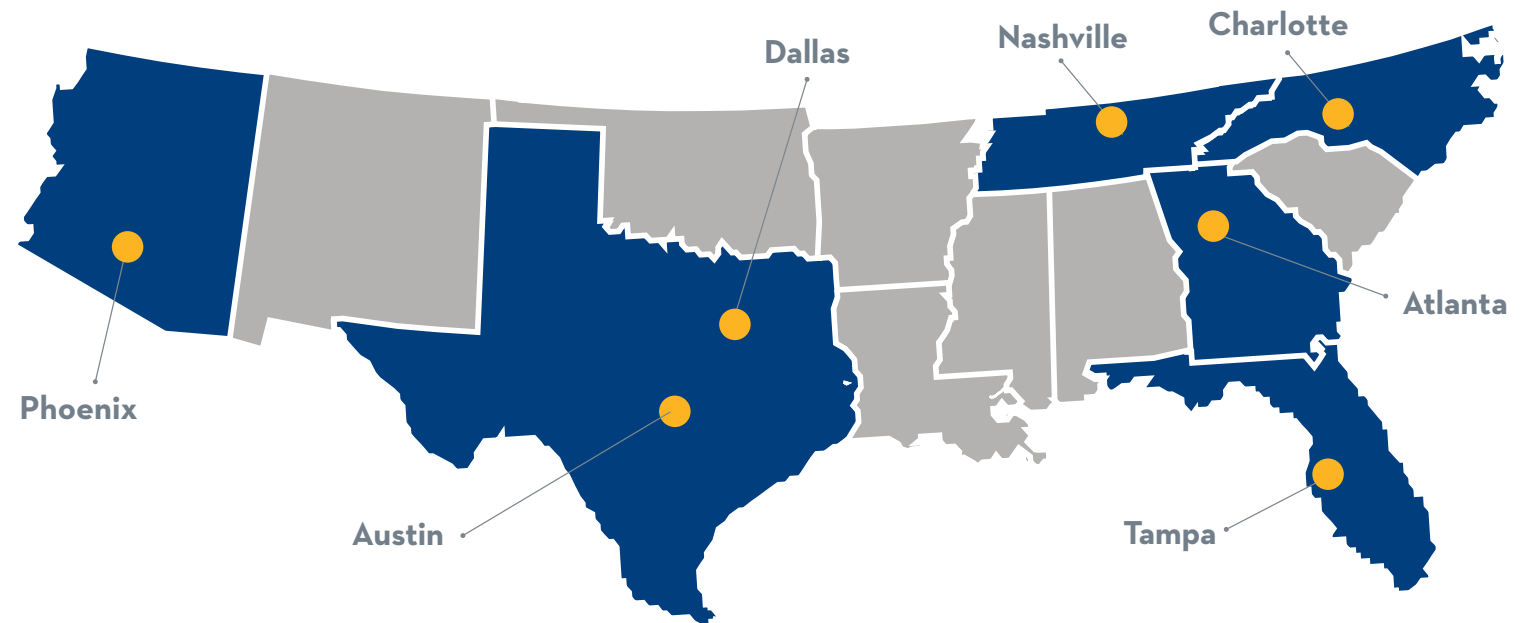
WHO WE ARE

Preeminent Sun Belt Office Owner and Developer

Cousins Properties, founded in 1958, is a fully-integrated, self-administered and self-managed real estate investment trust (REIT) based in Atlanta, Georgia. Cousins has extensive expertise in development, acquisition, leasing and property management of Class A office towers and today has a portfolio of over 19 million square feet across prime Sun Belt markets.

Cousins creates exceptional value for its stakeholders by executing attractive investment opportunities, understanding the business strategies of its customers and providing exceptional customer service.

19MM SF CLASS A OFFICE PORTFOLIO ACROSS DYNAMIC SUN BELT MARKETS



MEET OUR TEAM



Kyle Burd
Managing Director - Tampa

Kyle, who joined Cousins in 2016 to lead the Tampa regional team, has more than 30 years of real estate experience. His responsibilities include the oversight of all day-to-day operations of the region including asset management, leasing, investments and business development.



Colin Connolly
President and Chief Executive Officer

In February 2019, Colin was elected to the Board of Directors of Cousins Properties, in addition to his election to the role of President and CEO in January 2019.



Kennedy Hicks
Executive Vice President, Investments

Kennedy Hicks is responsible for acquisitions, dispositions, investments in development and portfolio strategy. In 2020, Kennedy was also named Managing Director of the Atlanta market.



John McColl
Executive Vice President, Development

John has over 30 years of experience in commercial real estate development and finance. He manages development operations for Cousins and has been involved with some of Cousins' most significant developments, including Norfolk Southern's Headquarters, NCR, Terminus, Gateway Village, and Emory University Hospital Midtown.



WHY COUSINS?

Relationship-Focused

We have been in the Sun Belt for over 60 years and have carefully cultivated our customer relationships.

Fully Integrated Team

The customer experience is enhanced by a fully integrated team that includes on-site leasing, operations, and management.

Simple Capital Structure

We bring capital, ownership, and development expertise. There are no outside decision makers or lenders involved.

Local Leadership

We have on the ground market leadership and regional team to build relationships with our customers, providing a direct dialogue and quick responses.

Customer Centric Approach

We are focused on the customer experience, which is enhanced by high-quality amenities and service, from parking to security to housekeeping to experienced, and on-site property management teams.

Long-Term Perspective

Cousins owns, develops, and invests in buildings for the long-term.

OUR VISION

We believe that true value creation starts with a commitment to environmental sustainability and our ability to enhance the communities in which we live and work. As we acquire and develop high-quality assets, we seek to operate them responsibly.

Whenever possible, we minimize the environmental impact of the development and operation of our buildings. We are committed to energy efficiency, waste reduction and recycling, water conservation, cost reductions, community investments, and quality of work life.

Integrity is one of our company's core goals and underlies all our activity.

WHAT WE CAN DO FOR YOU

Cousins would love to partner with you on your Sun Belt office needs.

We believe that given our footprint, balance sheet and track record, we are uniquely positioned. We offer:

- **Full Capital Stack** - Cousins doesn't need any outside equity or debt to capitalize a development. Therefore, you are dealing exclusively with us and we can make decisions and respond expeditiously. In addition, we do not have a lender at One South at the Plaza.
- **Space Flexibility** - With both existing available space and development sites we can accomplish a variety of timelines and size requirements
- **Design Flexibility** - Should you desire, we welcome your input on specific design requirements, size considerations and building amenities.
- **Long-term Perspective** - We develop and operate assets for the long-term with your goals and the satisfaction of your employees' needs front and center at all times
- **Beyond the Real Estate** - We are ready to welcome you to the Sun Belt and assist you in many aspects of your relocation.

At Cousins, we focus on all three broad aspects of environmental sustainability: economic value, environmental impact, and social benefit.

For us, sustainability means:

- Developing and maintaining durable buildings that are operated in an environmentally and socially responsible manner;
- Continuously prioritizing opportunities to increase efficiencies and reduce the consumption of natural resources;
- Pursuing relevant certifications, including Energy Star, LEED, BOMA 360, and Fitwell;
- Enhancing and positively impacting the communities where we operate, through meaningful involvement in trade associations and community improvement districts, and other local community organizations;
- Promoting a diverse and inclusive workplace ;
- Encouraging and empowering our employees to pursue innovative approaches to increasing efficiencies and customer service

COUSINS PRIORITIZES ESG





THE COUSINS STANDARD BUILDING FOR THE FUTURE

From Conception to Completion

Efficiency in design and delivery process with a focus on quality and long term ownership

High Quality

Attention to detail, high quality thoughtful finishes and materials with employee everyday experience in mind for all decisions

Class A buildings with a Class A Daily Experience

The customer experience is enhanced with high-quality amenities and service, from parking to security to housekeeping to experienced, on-site property management teams

Highly Amenitized Environments

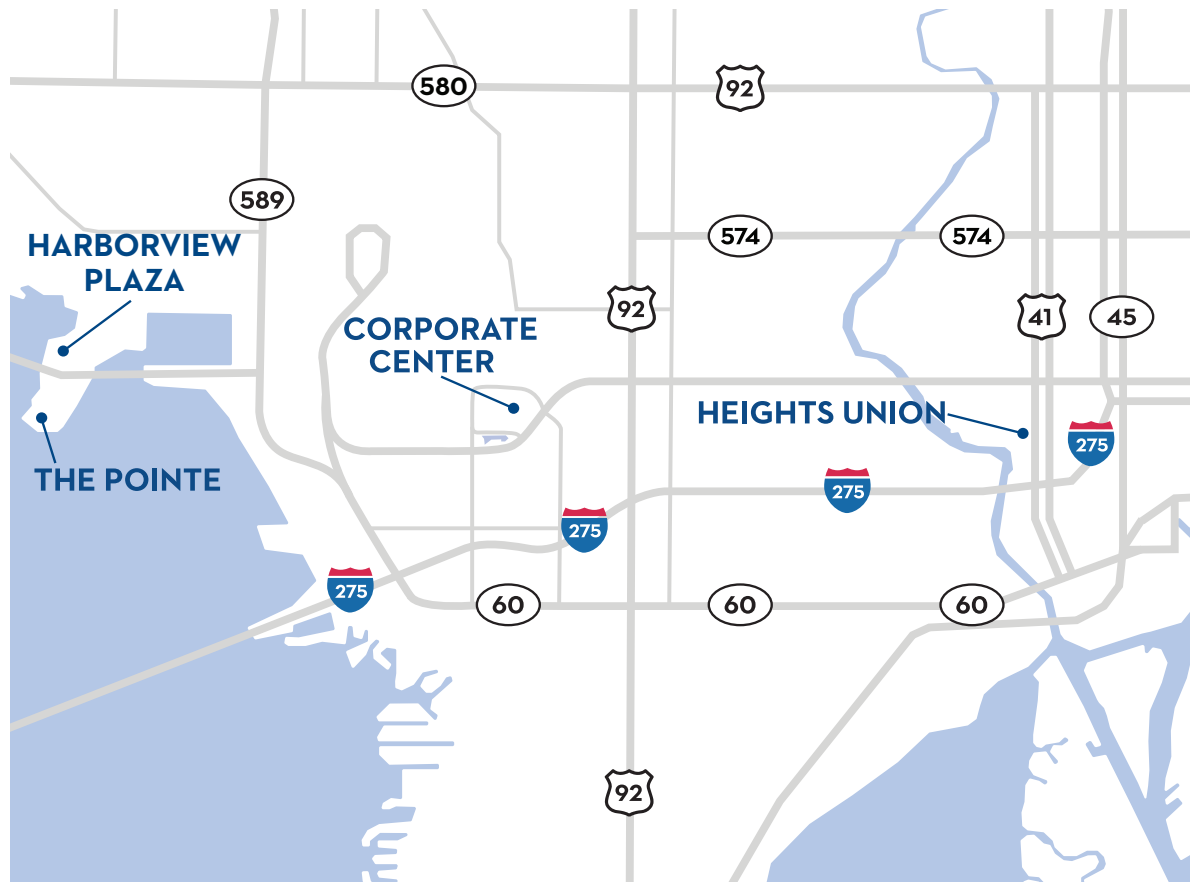
Cousins works closely with Human Resources to create environments with a variety of spaces for employees to collaborate, connect and thrive. This includes but is not limited to: providing outdoor spaces, fitness options, wellness room and initiatives, and community engagement events.

Sustainability

Cousins buildings are made to last, implementing the latest technology, high-quality design and durable materials.



COUSINS
TAMPA



TAMPA WESTSHORE



20%
Class A Market Share

 Operating Asset  Development/Land Asset

COUSINS TAMPA PORTFOLIO OVERVIEW



COUSINS TAMPA OPPORTUNITIES



**Building Rentable
Square Footage**
170,000 RSF

Floors
6

Typical Floor Plate
29,700 SF

Parking Ratio
4 / 1,000

**Owned and
managed by**
Cousins Properties

Amenity Set
Fitness Center
Lobby Coffee Bar
Walkable Outdoor
Amenities

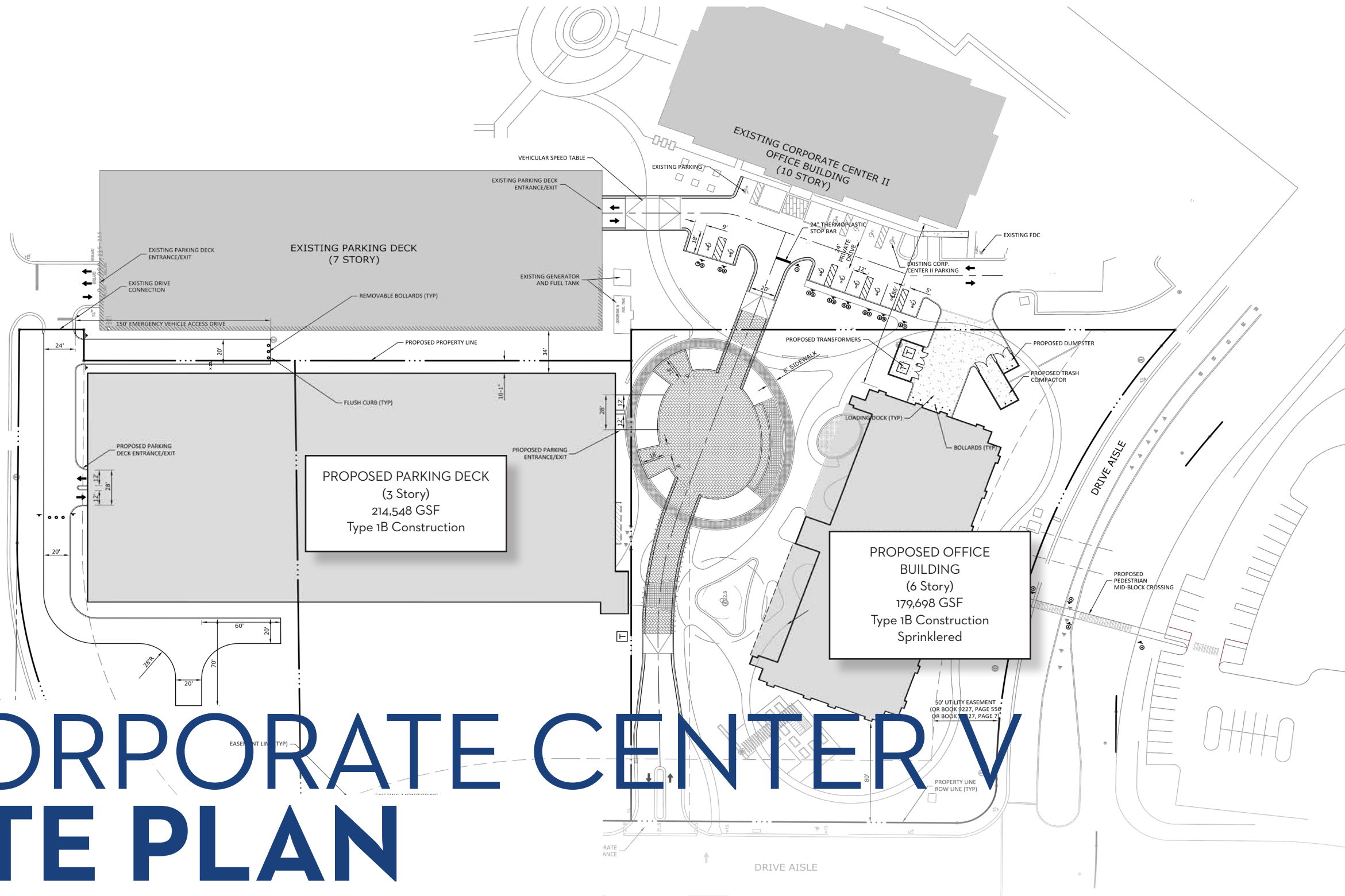
Construction
LEED Certified
Fitwel
Concrete construction
provides clean and
open ceiling design

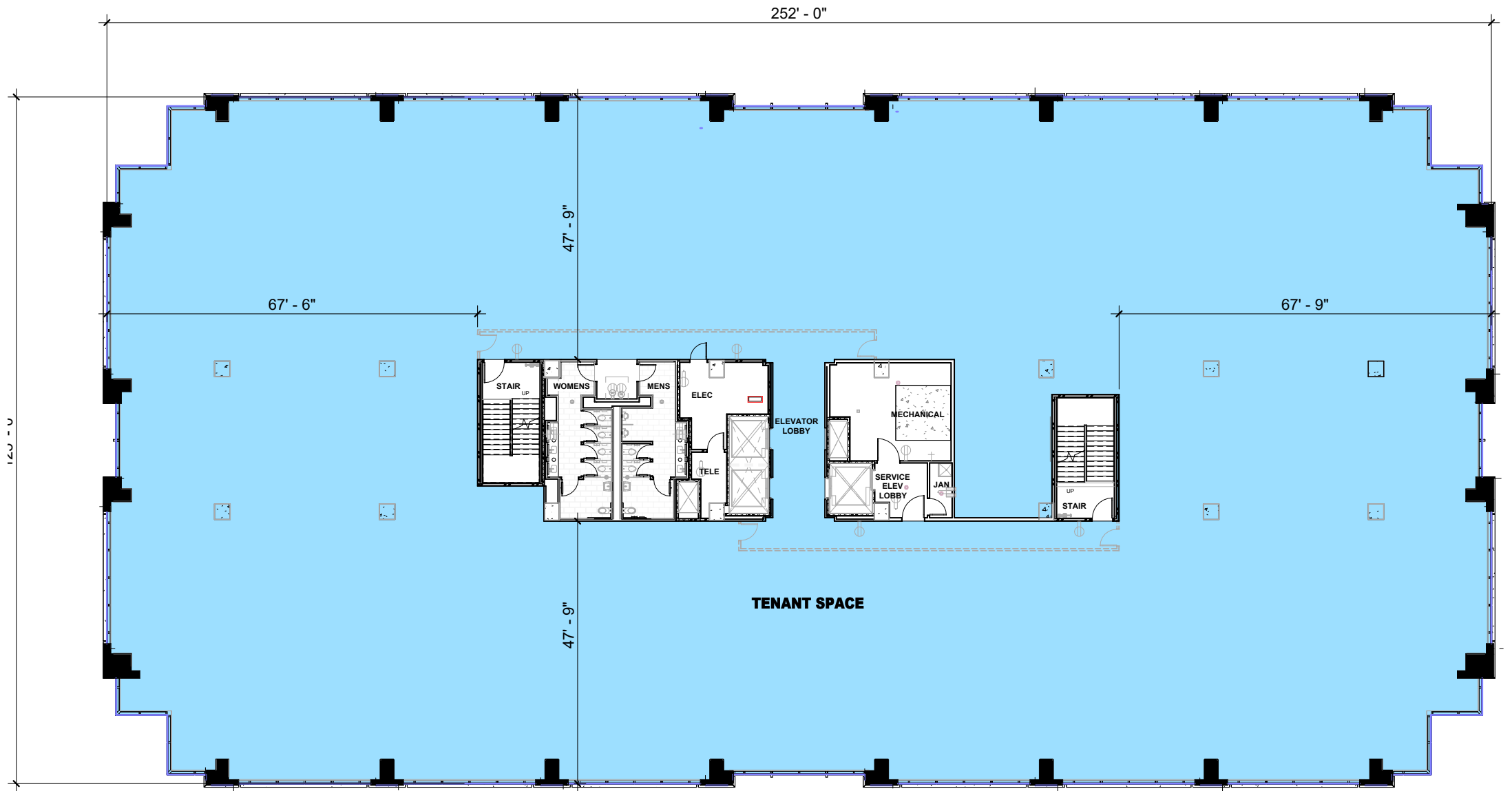
CORPORATE CENTER V



CORPORATE CENTER V WESTSHORE PORTFOLIO

JIM WALTER BLVD.





CORPORATE CENTER V TYPICAL FLOOR PLAN

LOCATION
OPTION 1

LOCATION
OPTION 2



CORPORATE CENTER V SIGNAGE OPPORTUNITIES



CORPORATE CENTER CUSTOMERS

HQ Location



US HQ Location



HQ Location

CARLTON FIELDS














HQ Location



COUSINS EXCLUSIVE WESTSHORE AMENITY NETWORK



						
 Free Shuttle Service	✓	✓	✓	✓	✓	✓
 Café	✓	✓	✓	✓	Shares with CCII	✓
 Free 24/7 Fitness Center (personal trainer available)	✓	✓	✓	✓	✓	✓
 Conference Seats		20	22 & 6	8	75-100	
 Banking			Hancock Bank		ServisFirst Bank	Centennial Bank

18.5 MILLION SF

Commercial office space

1Q 2022 overall vacancy rate: 14.2%

1Q 2022 overall asking rent: \$32.28/SF

102,000 EMPLOYEES

Tampa Bay's largest employest center with more than 4,000 businesses and major employers including AECOM, Amgen, Amscot Financial, Bloomin' Brands, Bristol Myers Squibb, Carlton Fields, Checkers, Florida Blue, Human, IBM, New York Life, PwC

250+ RESTAURANTS

Including top steakhouses Flemings, Charley's, Ruth's Chris, Ocean Prime, Capital Grille, Outback as well as local favorites Del Frisco's, Metro Diner and La Segunda

350 RETAIL STORES

National and independently owned boutiques plus WestShore Plaza and International Plaza and Bay Street

15,000 RESIDENTS

3600+ apartments added since 2009 and 1000+ planned or under construction

3 MAJOR HIGHWAYS

More than 30 miles of bike lanes and coastal trails and home to award winning Tampa International Airport

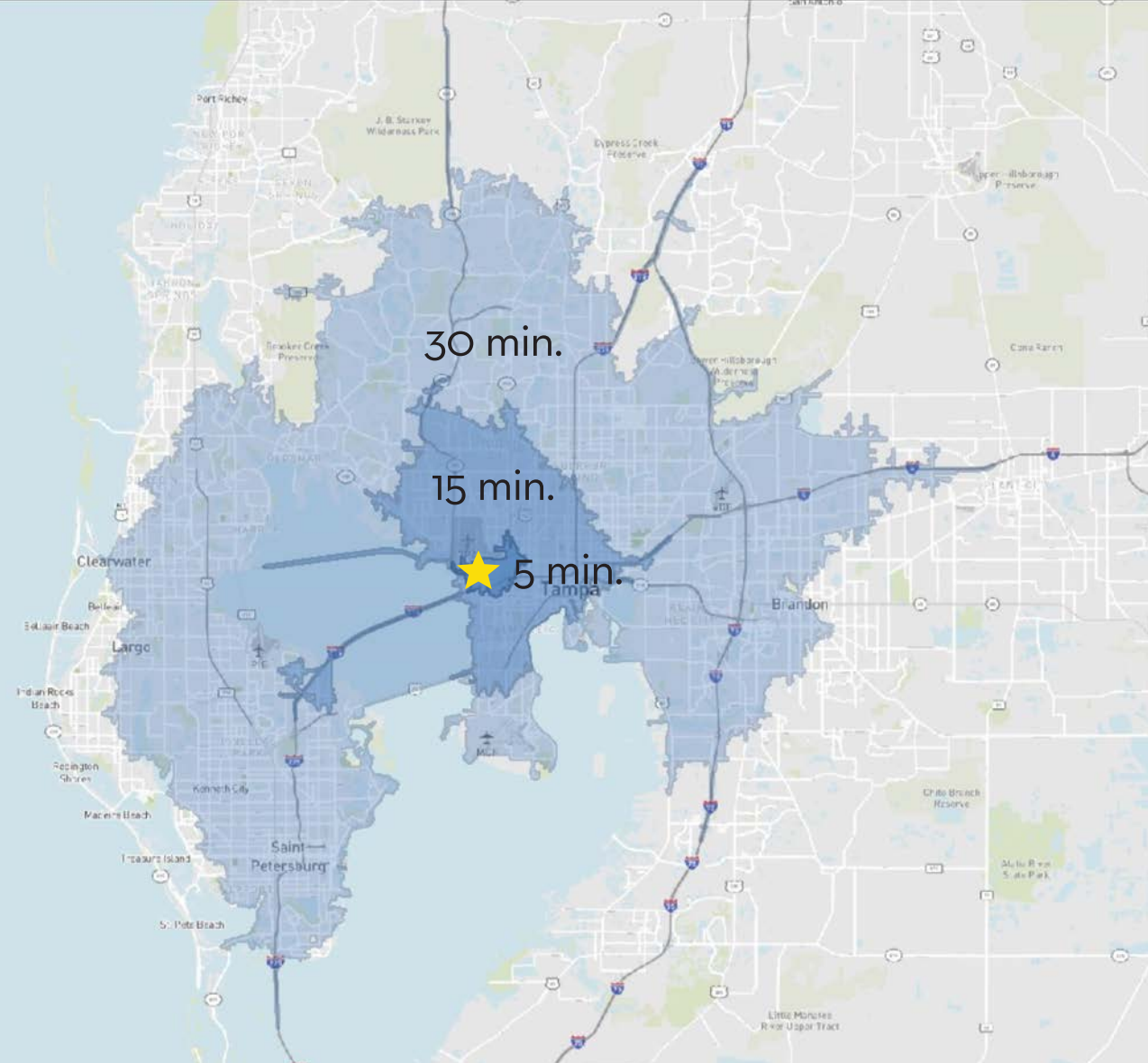
26,000 STUDENTS

Attend classes at Westshore colleges and schools including HCC Dale Mabry campus, Roland Park K-8 Magnet, Everglades University & Troy University



WHY WESTSHORE?





Tampa Westshore provides an exceptional location to help recruit and retain the best and brightest workforce

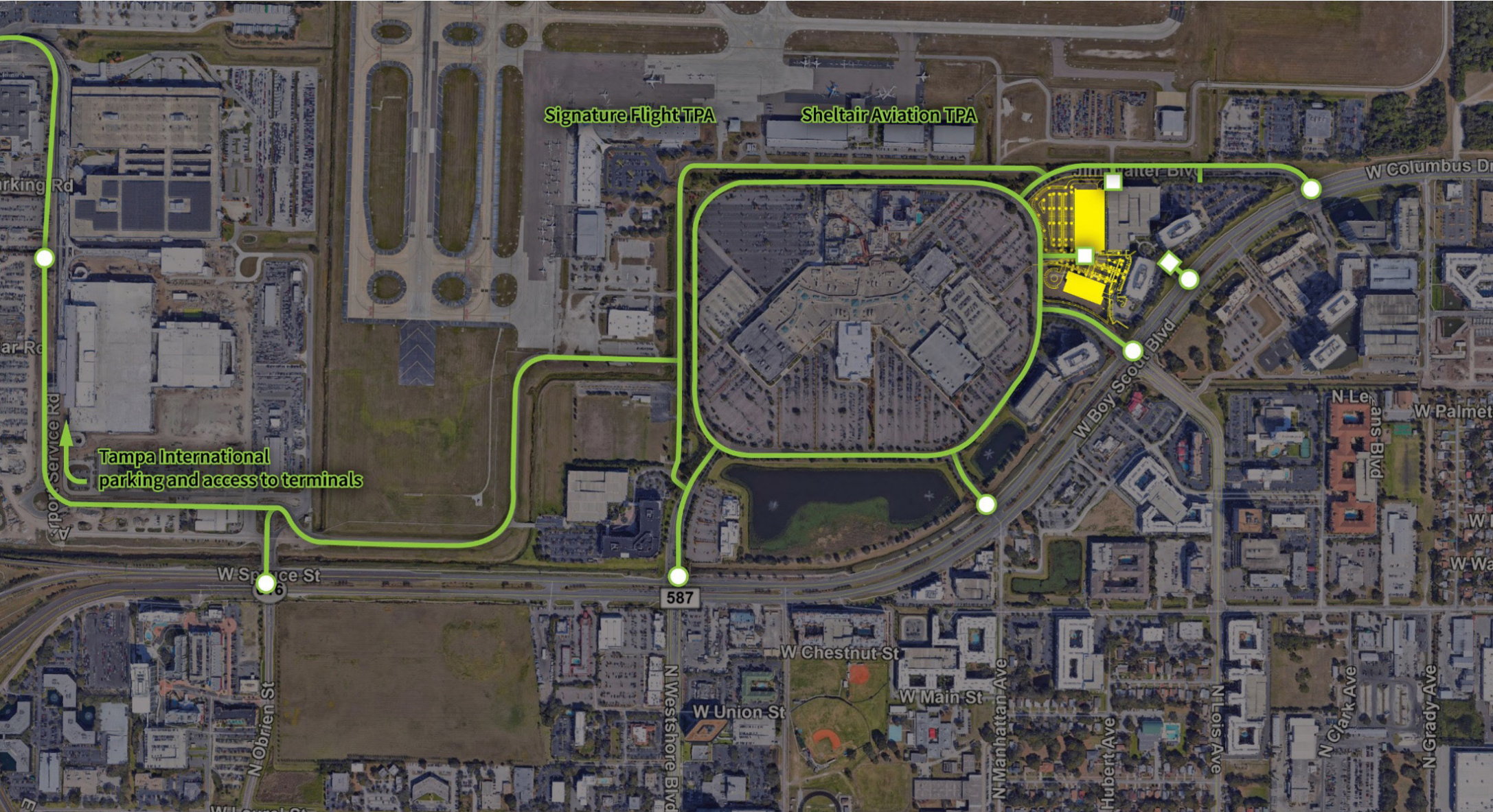
<30 min
Drive time stats

885,234
Labor force

697,009
Households

1.67M
Population

WHY WESTSHORE?



Corporate Center
V location provides
excellent access for
customers along
with proximity to
the airport

WHY WESTSHORE?



Corporate Center V provides a highly amenitized location with over 40 restaurants within walking distance

WHY WESTSHORE?

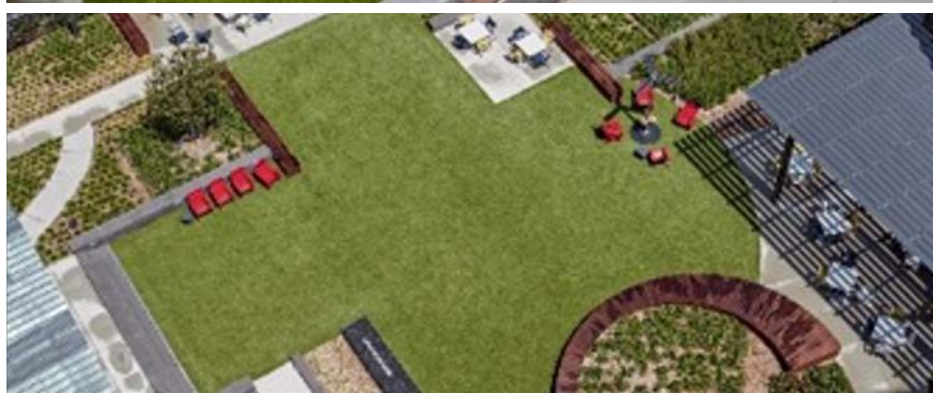


REPRESENTATIVE PROJECTS

Representative Cousins Customers



YOU ARE IN GOOD COMPANY



Atlanta, GA

Cousins engaged to
create world class HQ
in Midtown Atlanta

Project Scope

766K SF urban office
campus

Date Completed

2017/2018

Cousins' Role

Owner/Developer

HEADQUARTERS DEVELOPMENT

NCR



Atlanta, GA

Relocation from
Norfolk, VA

Facilitated several
transactions to relocate
and consolidate into
a new headquarters
campus in Midtown
Atlanta

Project Scope

750,000 SF Urban
Office campus

Date Completed

Predevelopment start
Q1 2019; Delivery
Targeted for Q3 2021

Cousins' Role

Developer

HEADQUARTERS DEVELOPMENT NORFOLK SOUTHERN





D O M A I N

Austin, TX

The Domain is Austin's premier mixed-use development and is home to Amazon, Facebook, VRBO, and many more. Cousins currently operates over 1.6MM SF of class A office in the Domain with opportunities for future development in the pipeline.

Home to

 **amazon.com**

facebook



THE DOMAIN



HEIGHTS UNION

- Cousins acquired Heights Union in October 2021; a 294K SF office project located in the Tampa Heights mixed-use development
- The Heights has emerged as one of Tampa's signature gathering spots providing a unique live-work-play experience
- Serves as the northern terminus for the 2.6-mile Tampa Riverwalk that runs alongside the Hillsborough River through Downtown Tampa
- Anchored by Armature Works, an adaptive re-use project with 73,000 SF of mixed-use commercial space including over 20 restaurants and bars

