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Highwoods Properties Renews 137,000 Square Foot Lease with FBI in Atlanta

Welcomes H&M to Country Club Plaza *Fashion Retailer signs 22,000 Square Foot Lease*

Raleigh, NC – July 6, 2011 - Highwoods Properties, Inc. (NYSE: HIW), one of the largest owners and operators of office properties in the Southeast, today announced that it has renewed a lease for 137,000 square feet at 2635 Century Center in Atlanta with the General Services Administration ("GSA") on behalf of the Federal Bureau of Investigation ("FBI"). The Company also signed a 22,000 square foot retail lease with H&M, a global fashion brand with more than 2,200 stores in 40 markets on four continents. In 2010 H&M employed over 87,000 people and its sales, including VAT, totaled SEK 127 billion, or approximately \$20 billion.

FBI Renewal

Ed Fritsch, President and CEO of Highwoods, stated, *"We are pleased the GSA has chosen to renew its lease at Century Center for the FBI. This new lease is effective when their current lease expires in July 2012, and contains minimal tenant improvement costs and no outside brokerage fee."*

The GSA currently leases 663,000 square feet at Century Center for a number of federal agencies including the FBI, CDC and the Department of Veteran Affairs. At March 31, 2011, Highwoods' 17 building Century Center portfolio, encompassing 1.7 million square feet, was 93.4% occupied.

H&M

"We are very happy to welcome H&M to the Plaza," added Mr. Fritsch. *"This international fashion retailer is an outstanding addition to the Plaza's retail mix and we are delighted to bring this exciting brand to Kansas City."*

The store's grand opening is expected by the 2011 holiday season.

About Highwoods Properties

Highwoods Properties, headquartered in Raleigh, North Carolina, is a publicly traded (NYSE:HIW) real estate investment trust ("REIT") and a member of the S&P MidCap 400 Index. The Company is one of the largest owners and operators of office properties in the Southeast and provides leasing, management, development, construction and other customer-related services for its properties and for third parties. At March 31, 2011, Highwoods owned or had an interest in 329 in-service office, industrial and retail properties encompassing approximately 32.4 million square feet and owned 610 acres of development land. The Company's properties and development land are located in Florida, Georgia, Mississippi, Missouri, North Carolina, South Carolina, Tennessee and Virginia. For more information about Highwoods Properties, please visit our web site at www.highwoods.com.

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