

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE**  
**As of September 30, 2009**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)		Economic Occupancy (a)	
					Prior Quarter 6/30/2009	Current Quarter 9/30/2009	Prior Quarter 6/30/2009	Current Quarter 9/30/2009
<b>I. OFFICE OPERATING PROPERTIES</b>								
191 Peachtree Tower	Atlanta	Georgia	1,219,000	100.00%	71%	70%	64%	68%
Gateway Village	Charlotte	North Carolina	1,065,000	50.00%	100%	100%	100%	100%
The American Cancer Society Center	Atlanta	Georgia	993,000	100.00%	97%	83%	(b) 97%	83%
Terminus 100	Atlanta	Georgia	656,000	100.00%	94%	94%	94%	93%
One Georgia Center (c)	Atlanta	Georgia	375,000	88.50%	99%	99%	99%	99%
Emory University Hospital Midtown Medical Office Tower	Atlanta	Georgia	358,000	50.00%	97%	97%	97%	97%
Ten Peachtree Place	Atlanta	Georgia	260,000	50.00%	92%	92%	92%	92%
Palisades West Building 1	Austin	Texas	216,000	50.00%	100%	100%	100%	100%
The Points at Waterview	Dallas	Texas	203,000	100.00%	97%	97%	97%	96%
Lakeshore Park Plaza (d)	Birmingham	Alabama	196,000	100.00%	97%	97%	97%	97%
Meridian Mark Plaza	Atlanta	Georgia	160,000	100.00%	92%	92%	92%	92%
555 North Point Center East	Atlanta	Georgia	152,000	100.00%	98%	98%	98%	98%
333 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	100%	100%	100%
200 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	100%	100%	100%
100 North Point Center East	Atlanta	Georgia	128,000	100.00%	94%	91%	94%	91%
600 University Park Place (d)	Birmingham	Alabama	123,000	100.00%	100%	100%	100%	100%
Galleria 75	Atlanta	Georgia	114,000	100.00%	54%	56%	48%	54%
Cosmopolitan Center	Atlanta	Georgia	84,000	100.00%	90%	90%	90%	90%
Presbyterian Medical Plaza	Charlotte	North Carolina	69,000	11.50%	81%	78%	81%	78%
8995 Westside Parkway (formerly known as AtheroGenics)	Atlanta	Georgia	51,000	100.00%	23%	23%	23%	23%
Inhibitex	Atlanta	Georgia	51,000	100.00%	100%	100%	100%	100%
<b>Total Office Operating Portfolio</b>			<b>6,733,000</b>			<b>87%</b>		<b>86%</b>
<b>OFFICE DEVELOPMENT PROPERTIES (e)</b>								
Terminus 200 (c)	Atlanta	Georgia	565,000	50.00%	9%	9%	0%	9%
Palisades West Building 2	Austin	Texas	157,000	50.00%	24%	24%	24%	24%
<b>Total Office Development Properties</b>			<b>722,000</b>					
<b>TOTAL OFFICE, OPERATING AND DEVELOPMENT</b>			<b>7,455,000</b>					

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					Prior Quarter 6/30/2009	Current Quarter 9/30/2009	Prior Quarter 6/30/2009	Current Quarter 9/30/2009
<b>II. RETAIL OPERATING PROPERTIES</b>								
The Avenue Murfreesboro	Nashville	Tennessee	751,000	50.00%	84%	<b>83%</b>	75%	<b>81%</b>
The Avenue Carriage Crossing (d)	Memphis	Tennessee	511,000	100.00%	88%	<b>91%</b>	80%	<b>82%</b>
The Avenue Forsyth (c)	Atlanta	Georgia	472,000	88.50%	62%	<b>67%</b>	60%	<b>60%</b>
North Point MarketCenter	Atlanta	Georgia	401,000	10.32%	90%	<b>81%</b>	82%	<b>79%</b>
Greenbrier MarketCenter	Chesapeake	Virginia	376,000	10.32%	98%	<b>100%</b>	97%	<b>98%</b>
The Avenue Webb Gin	Atlanta	Georgia	351,000	100.00%	83%	<b>84%</b>	80%	<b>82%</b>
The Avenue Viera	Viera	Florida	332,000	11.50%	94%	<b>94%</b>	92%	<b>92%</b>
The Avenue West Cobb	Atlanta	Georgia	257,000	11.50%	82%	<b>85%</b>	82%	<b>85%</b>
Tiffany Springs MarketCenter (c)	Kansas City	Missouri	249,000	88.50%	75%	<b>75%</b>	73%	<b>75%</b>
The Avenue East Cobb	Atlanta	Georgia	231,000	11.50%	93%	<b>97%</b>	93%	<b>93%</b>
San Jose MarketCenter	San Jose	California	214,000	100.00%	96%	<b>97%</b>	96%	<b>96%</b>
The Avenue Peachtree City	Atlanta	Georgia	183,000	11.50%	94%	<b>94%</b>	94%	<b>94%</b>
Viera MarketCenter	Viera	Florida	178,000	11.50%	95%	<b>95%</b>	95%	<b>95%</b>
Los Altos MarketCenter	Long Beach	California	157,000	10.32%	75%	<b>75%</b>	59%	<b>75%</b>
<b>TOTAL RETAIL OPERATING PROPERTIES</b>			<b><u>4,663,000</u></b>			<b><u>83%</u></b> (f)		<b><u>79%</u></b>
<b>III. INDUSTRIAL OPERATING PROPERTIES</b>								
King Mill Distribution Park - Building 3	Atlanta	Georgia	796,000	75.00%	65%	<b>65%</b>	52%	<b>65%</b>
Lakeside Ranch Business Park - Building 20 (d)	Dallas	Texas	749,000	100.00%	48%	<b>48%</b>	48%	<b>48%</b>
Jefferson Mill Business Park - Building A	Atlanta	Georgia	459,000	75.00%	0%	<b>0%</b>	0%	<b>0%</b>
<b>TOTAL INDUSTRIAL OPERATING PROPERTIES</b>			<b><u>2,004,000</u></b>			<b><u>44%</u></b>		<b><u>44%</u></b>
<b>TOTAL PORTFOLIO OPERATING AND DEVELOPMENT</b>			<b><u>14,122,000</u></b>					

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of September 30, 2009**

<b>SUMMARY BY TYPE</b>	<b>Rentable Square Feet</b>	<b>Company Share of Rentable Square Feet</b>	<b>Weighted Portfolio Ownership %</b>	<b>Percent Leased - Fully Executed Excludes Development Properties</b>
Office	7,455,000	6,040,000	60%	87%
Retail	4,663,000	2,321,000	23%	83%
Industrial	2,004,000	1,690,000	17%	44%
<b>TOTAL</b>	<b>14,122,000</b>	<b>10,051,000</b>	<b>100%</b>	
<b>SUMMARY BY STATE</b>				
Georgia	8,576,000	6,620,000	66%	77%
Texas	1,325,000	1,139,000	11%	62%
Tennessee	1,262,000	887,000	9%	88%
North Carolina	1,134,000	540,000	5%	100%
Alabama	319,000	319,000	3%	98%
California	371,000	230,000	2%	95%
Missouri	249,000	220,000	2%	75%
Florida	510,000	58,000	1%	94%
Virginia	376,000	39,000	1%	100%
	<b>14,122,000</b>	<b>10,052,000</b>	<b>100%</b>	

- (a) Economic Occupancy represents the percentage of a property's square footage that is leased and occupied by tenants. It excludes leases that are executed but whose term has not commenced because the tenants have not taken occupancy of the space.
- (b) AT&T's lease consisting of approximately 139,000 square feet expired on September 30, 2009.
- (c) This property is owned through a joint venture with a third party who has contributed equity, but the equity ownership and the allocation of the results of operations and/or gain on sale may be disproportionate.
- (d) These properties are shown as 100% owned by the Company; however, they are owned in a joint venture with a third party who may receive a participation in operations and/or on sale of the property depending upon achievement of certain thresholds.
- (e) These properties are under construction and/or in lease up.
- (f) Tiffany Springs MarketCenter was considered a Development Project as of June 30, 2009 and was not included in this percentage as of that date or in any prior periods.