

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

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)	
					Prior Quarter 3/31/2009	Current Quarter 6/30/2009
I. OFFICE OPERATING PROPERTIES						
191 Peachtree Tower	Atlanta	Georgia	1,219,000	100.00%	71%	71%
Gateway Village	Charlotte	North Carolina	1,065,000	50.00%	100%	100%
The American Cancer Society Center	Atlanta	Georgia	993,000	100.00%	97%	97%
Terminus 100	Atlanta	Georgia	656,000	100.00%	97%	94%
One Georgia Center (a)	Atlanta	Georgia	375,000	88.50%	100%	99%
Emory University Hospital Midtown Medical Office Tower	Atlanta	Georgia	358,000	50.00%	97%	97%
Ten Peachtree Place	Atlanta	Georgia	260,000	50.00%	92%	92%
Palisades West Building 1	Austin	Texas	216,000	50.00%	100%	100%
The Points at Waterview	Dallas	Texas	203,000	100.00%	97%	97%
Lakeshore Park Plaza (b)	Birmingham	Alabama	196,000	100.00%	96%	97%
Meridian Mark Plaza	Atlanta	Georgia	160,000	100.00%	92%	92%
555 North Point Center East	Atlanta	Georgia	152,000	100.00%	98%	98%
333 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	100%
200 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	100%
100 North Point Center East	Atlanta	Georgia	128,000	100.00%	97%	94%
600 University Park Place (b)	Birmingham	Alabama	123,000	100.00%	100%	100%
Galleria 75	Atlanta	Georgia	114,000	100.00%	40%	54%
Cosmopolitan Center	Atlanta	Georgia	83,000	100.00%	88%	90%
Presbyterian Medical Plaza	Charlotte	North Carolina	69,000	11.50%	81%	81%
8995 Westside Parkway (formerly known as AtheroGenics)	Atlanta	Georgia	51,000	100.00%	29%	23%
Inhibitex	Atlanta	Georgia	51,000	100.00%	100%	100%
Total Office Operating Portfolio			6,732,000			90%
OFFICE DEVELOPMENT PROPERTIES (c)						
Terminus 200 (a)	Atlanta	Georgia	565,000	50.00%	0%	9%
Palisades West Building 2	Austin	Texas	157,000	50.00%	24%	24%
Total Office Development Properties			722,000			
TOTAL OFFICE, OPERATING AND DEVELOPMENT			7,454,000			

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II. RETAIL OPERATING PROPERTIES						
The Avenue Murfreesboro	Nashville	Tennessee	751,000	50.00%	75%	84%
The Avenue Carriage Crossing (b)	Memphis	Tennessee	511,000	100.00%	83%	88%
The Avenue Forsyth (a)	Atlanta	Georgia	472,000	88.50%	55%	62%
North Point MarketCenter (d)	Atlanta	Georgia	401,000	10.32%	82%	90%
Greenbrier MarketCenter	Chesapeake	Virginia	376,000	10.32%	99%	98%
The Avenue Webb Gin	Atlanta	Georgia	351,000	100.00%	80%	83%
The Avenue Viera	Viera	Florida	332,000	11.50%	93%	94%
The Avenue West Cobb	Atlanta	Georgia	257,000	11.50%	82%	82%
The Avenue East Cobb	Atlanta	Georgia	231,000	11.50%	96%	93%
San Jose MarketCenter	San Jose	California	214,000	100.00%	97%	96%
The Avenue Peachtree City	Atlanta	Georgia	183,000	11.50%	94%	94%
Viera MarketCenter	Viera	Florida	178,000	11.50%	95%	95%
Los Altos MarketCenter	Long Beach	California	157,000	10.32%	75%	75%
Total Retail Operating Properties			4,414,000			82% (e)
RETAIL DEVELOPMENT PROPERTIES (c)						
Tiffany Springs MarketCenter (a)	Kansas City	Missouri	249,000	88.50%	75%	75%
Total Retail Development Properties			249,000			
TOTAL RETAIL, OPERATING AND DEVELOPMENT			4,663,000			
III. INDUSTRIAL OPERATING PROPERTIES						
King Mill Distribution Park - Building 3	Atlanta	Georgia	796,000	75.00%	52%	65%
Lakeside Ranch Business Park - Building 20 (b)	Dallas	Texas	749,000	100.00%	48%	48%
Jefferson Mill Business Park - Building A	Atlanta	Georgia	459,000	75.00%	0%	0%
TOTAL INDUSTRIAL OPERATING PROPERTIES			2,004,000			44%
TOTAL PORTFOLIO OPERATING AND DEVELOPMENT			14,121,000			

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

	Rentable Square Feet	Company Share of Rentable Square Feet	Weighted Portfolio Ownership %	Percent Leased - Fully Executed Excludes Development Properties
<u>SUMMARY BY TYPE</u>				
Office	7,454,000	6,039,000	60%	90%
Retail	4,663,000	2,322,000	23%	82%
Industrial	2,004,000	1,690,000	17%	44%
TOTAL	<u>14,121,000</u>	<u>10,051,000</u>	<u>100%</u>	
<u>SUMMARY BY STATE</u>				
Georgia	8,575,000	6,619,000	66%	79%
Texas	1,325,000	1,139,000	11%	62%
Tennessee	1,262,000	886,000	9%	86%
North Carolina	1,134,000	540,000	5%	100%
Alabama	319,000	319,000	3%	98%
California	371,000	230,000	2%	94%
Missouri	249,000	220,000	2%	N/A
Florida	510,000	59,000	1%	94%
Virginia	376,000	39,000	1%	98%
	<u>14,121,000</u>	<u>10,051,000</u>	<u>100%</u>	

- (a) This project 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.
- (b) These projects 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.
- (c) These properties are under construction and/or in lease up.
- (d) During July 2009, Hudson Broyhill terminated their lease consisting of approximately 40,000 square feet.
- (e) The Avenue Forsyth was considered a Development Project as of March 31, 2009 and was not included in this percentage as of that date or in any prior periods.