

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
BY PROPERTY TYPE
As of and For the Three Months ended March 31, 2011

Property Description	Metropolitan Area	Rentable Square Feet	Company's Ownership Interest	Company Share			Property Level Debt (\$'000)
				% of Total Net Operating Income	Percent Leased	Weighted Average Occupancy (1)	
I. OFFICE OPERATING PROPERTIES							
Terminus 100	Atlanta	655,000	100.00%	14%	97%	95%	139,678
191 Peachtree Tower	Atlanta	1,219,000	100.00%	12%	80%	73%	-
The American Cancer Society Center	Atlanta	996,000	100.00%	10%	95%	86%	136,000
One Georgia Center (3)	Atlanta	376,000	100.00%	4%	97%	97%	-
Meridian Mark Plaza	Atlanta	160,000	100.00%	3%	97%	91%	26,809
Emory University Hospital Midtown Medical Office Tower	Atlanta	358,000	50.00%	3%	100%	98%	24,220
Ten Peachtree Place (2)	Atlanta	260,000	50.00%	2%	94%	94%	13,319
555 North Point Center East	Atlanta	152,000	100.00%	2%	98%	98%	13,092
200 North Point Center East	Atlanta	130,000	100.00%	2%	100%	100%	12,372
333 North Point Center East	Atlanta	130,000	100.00%	1%	98%	97%	13,092
100 North Point Center East	Atlanta	128,000	100.00%	1%	94%	94%	12,372
Inhibitex	Atlanta	51,000	100.00%	1%	100%	100%	-
Galleria 75	Atlanta	111,000	100.00%	0%	67%	65%	-
Cosmopolitan Center	Atlanta	84,000	100.00%	0%	93%	93%	-
Terminus 200 (2)	Atlanta	566,000	20.00%	0%	72%	23%	9,787
GEORGIA		5,376,000		56%	91%	85%	400,741
Palisades West	Austin	373,000	50.00%	5%	97%	97%	-
The Points at Waterview	Dallas	203,000	100.00%	1%	84%	86%	16,480
TEXAS		576,000		7%	90%	91%	16,480
Lakeshore Park Plaza (3)	Birmingham	197,000	100.00%	2%	95%	95%	17,451
600 University Park Place (3)	Birmingham	123,000	100.00%	1%	89%	61%	12,228
ALABAMA		320,000		3%	92%	82%	29,679
Gateway Village (2)	Charlotte	1,065,000	50.00%	1%	100%	100%	46,815
Presbyterian Medical Plaza	Charlotte	69,000	11.50%	0%	78%	78%	-
NORTH CAROLINA		1,134,000		1%	100%	100%	46,815
TOTAL OFFICE OPERATING PROPERTIES		7,406,000		66%	92%	87%	493,715
II. RETAIL OPERATING PROPERTIES							
The Avenue Forsyth (3)	Atlanta	523,000	100.00%	8%	86%	67%	-
The Avenue Webb Gin	Atlanta	322,000	100.00%	5%	88%	86%	-
The Avenue East Cobb	Atlanta	230,000	11.50%	1%	94%	93%	4,195
North Point MarketCenter	Atlanta	401,000	10.32%	0%	99%	97%	-
The Avenue West Cobb	Atlanta	255,000	11.50%	0%	97%	95%	-
The Avenue Peachtree City	Atlanta	183,000	11.50%	0%	91%	88%	-
GEORGIA		1,914,000		15%	88%	77%	4,195
The Avenue Carriage Crossing (3)	Memphis	511,000	100.00%	4%	88%	88%	-
The Avenue Murfreesboro	Nashville	751,000	50.00%	4%	85%	85%	50,992
Mt. Juliet Village (2)	Nashville	91,000	50.50%	1%	77%	75%	3,106
The Shops of Lee Village (2)	Nashville	74,000	50.50%	0%	77%	83%	2,803
Creek Plantation Village (2)	Chattanooga	78,000	50.50%	0%	91%	91%	3,172
TENNESSEE		1,505,000		10%	86%	87%	60,073
Tiffany Springs MarketCenter (3)	Kansas City	238,000	100.00%	3%	82%	80%	-
MISSOURI		238,000		3%	82%	80%	-
Highland City Town Center (2)	Lakeland	96,000	50.50%	1%	87%	87%	5,462
The Avenue Viera	Viera	332,000	11.50%	0%	95%	92%	-
Viera MarketCenter	Viera	178,000	11.50%	0%	94%	94%	-
FLORIDA		606,000		1%	91%	90%	5,462
Greenbrier MarketCenter	Chesapeake	376,000	10.32%	1%	100%	100%	-
VIRGINIA		376,000		1%	100%	100%	-
Los Altos MarketCenter	Long Beach	157,000	10.32%	0%	100%	100%	-
CALIFORNIA		157,000		0%	100%	100%	-
TOTAL RETAIL OPERATING PROPERTIES		4,796,000		30%	87%	82%	69,730

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
BY PROPERTY TYPE
As of and For the Three Months ended March 31, 2011

<u>Property Description</u>	<u>Metropolitan Area</u>	<u>Rentable Square Feet</u>	<u>Company's Ownership Interest</u>	<u>Company Share</u>			<u>Property Level Debt (\$000)</u>
				<u>% of Total Net Operating Income</u>	<u>Percent Leased</u>	<u>Weighted Average Occupancy (1)</u>	
III. INDUSTRIAL OPERATING PROPERTIES							
King Mill Distribution Park - Building 3 (3) GEORGIA	Atlanta	796,000	100.00%	2%	100%	100%	-
		796,000		2%	100%	100%	-
Lakeside Ranch Business Park - Building 20 (3) TEXAS	Dallas	749,000	100.00%	1%	91%	77%	-
		749,000		1%	91%	77%	-
TOTAL INDUSTRIAL OPERATING PROPERTIES		1,545,000		3%	96%	89%	-
TOTAL OPERATING PORTFOLIO		13,747,000		100%	91%	86%	563,445

(1) Weighted average occupancy represents an average of the square footage occupied at the property.

(2) 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.

(3) This property is shown as 100% as it is owned through a consolidated joint venture. The joint venture is with a third party who has contributed equity and the joint venture partner may receive distributions from the venture in connection with its equity ownership.