

COUSINS PROPERTIES INCORPORATED
DEBT OUTSTANDING
As of March 31, 2013
(\$ in thousands)

Description (Interest Rate Base, if not fixed)	Company's Ownership Interest	Rate End of Quarter	Maturity Date	Company's Share of Debt Maturities and Principal Payments						Company's Share Recourse (1)	
				2013	2014	2015	2016	2017	Thereafter		Total
CONSOLIDATED DEBT											
Floating Rate Debt											
Mahan Village (LIBOR + 1.65%; \$15mm facility)	100.00% (3)	1.85%	9/12/2014	-	14,191	-	-	-	-	14,191	3,548
Credit Facility, Unsecured (LIBOR + 1.50%-2.10%; \$350mm facility) (2)	100.00%	1.70%	2/28/2016	-	-	-	55,000	-	-	55,000	55,000
Total Floating Rate Debt				-	14,191	-	55,000	-	-	69,191	58,548
Fixed Rate Debt											
Callaway Gardens	100.00%	4.13%	11/18/2013	174	-	-	-	-	-	174	-
The Points at Waterview	100.00%	5.66%	1/1/2016	386	542	573	14,025	-	-	15,526	-
The American Cancer Society Center (4)	100.00%	6.45%	9/1/2017	1,125	1,632	1,741	1,834	127,508	-	133,840	-
191 Peachtree Tower	100.00%	3.35%	10/1/2018	-	-	-	1,305	2,013	96,682	100,000	-
Meridian Mark Plaza	100.00%	6.00%	8/1/2020	288	405	430	456	484	24,038	26,101	-
Total Fixed Rate Debt				1,973	2,579	2,744	17,620	130,005	120,720	275,641	-
TOTAL CONSOLIDATED DEBT				1,973	16,770	2,744	72,620	130,005	120,720	344,832	58,548
UNCONSOLIDATED DEBT											
Floating Rate Debt											
The Avenue Murfreesboro (LIBOR + 3.0%; \$97.5mm facility) (5)	50.00%	3.20%	12/31/2013	46,600	-	-	-	-	-	46,600	26,220
Emory Point (LIBOR + 1.85%; \$61.1mm facility)	75.00%	2.05%	6/28/2014	-	37,125	-	-	-	-	37,125	11,456
Highland City Town Center (LIBOR + 2.65%)	50.50% (3)	2.85%	1/1/2016	83	116	123	4,938	-	-	5,260	-
Creek Plantation Village (LIBOR + 2.65%)	50.50% (3)	2.85%	1/1/2016	48	67	71	2,867	-	-	3,053	-
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (3)	3.05%	1/1/2016	41	58	62	2,935	-	-	3,096	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (3)	3.05%	1/1/2016	38	53	56	2,648	-	-	2,795	1,388
Total Floating Rate Debt				46,810	37,419	312	13,388	-	-	97,929	40,602
Fixed Rate Debt											
Emory University Hospital Midtown Medical Office Tower (6)	50.00%	5.90%	6/1/2013	23,101	-	-	-	-	-	23,101	-
Gateway Village (7)	50.00%	6.41%	12/1/2016	5,985	8,439	8,997	8,768	-	-	32,189	-
The Avenue East Cobb	11.50%	4.52%	12/1/2017	56	78	81	85	3,755	-	4,055	-
Terminus 100	50.00%	5.25%	1/1/2023	824	1,150	1,212	1,277	1,346	61,986	67,795	-
Terminus 200	50.00%	3.79%	1/1/2023	-	-	-	559	770	39,671	41,000	-
Total Fixed Rate Debt				29,966	9,667	10,290	10,689	5,871	101,657	168,140	-
TOTAL UNCONSOLIDATED DEBT				\$ 76,776	\$ 47,086	\$ 10,602	\$ 24,077	\$ 5,871	\$ 101,657	\$ 266,069	\$ 40,602
TOTAL DEBT				\$ 78,749	\$ 63,856	\$ 13,346	\$ 96,697	\$ 135,876	\$ 222,377	\$ 610,901	\$ 99,150
TOTAL MATURITIES (8)				\$ 69,875	\$ 51,316	\$ -	\$ 82,413	\$ 131,263	\$ 209,100	\$ 543,968	
% OF MATURITIES				13%	9%	0%	15%	24%	39%	100%	

Floating and Fixed Rate Debt Analysis

	Total Debt (\$)	Total Debt (%)	Weighted Average Interest Rate	Weighted Average Maturity (Yrs.)
Floating Rate Debt	\$ 167,120	27%	2.31%	1.8
Fixed Rate Debt	443,781	73%	5.22%	5.8
Total Debt	\$ 610,901	100%	4.42%	4.7

(1) Non-recourse loans are subject to customary carve-outs.

(2) Total borrowing capacity of the Credit Facility at March 31, 2013 was \$350 million. The spread over LIBOR at March 31, 2013 was 1.50%.

(3) The ownership percentage of the venture holding these loans and the allocation of results of operations and/or gain or loss on property sales may be disproportionate.

(4) The real estate and other assets of this property are restricted under a loan agreement such that these assets are not available to settle other debts of the Company.

(5) Beginning July 21, 2013 the spread over LIBOR will decrease to 2.5% through the end of the term.

(6) Subsequent to quarter end, Crawford Long - CPI, LLC repaid this note and entered in to a ten year 3.50% fixed rate mortgage note with a principal balance of \$75 million (Cousins' share \$37.5 million.)

(7) See Joint Venture Information for further details on the Gateway Village venture structure. Based on the structure of the venture and the nature of the related debt, the Company excludes the Gateway Village debt in certain of its leverage calculations.

(8) Maturities include lump sum principal payments due at the maturity date. Maturities do not include scheduled principal payments due prior to the maturity date.