

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and For the Three Months ended March 31, 2013

Property Description	Metropolitan Area	Rentable Square Feet	Company's Ownership Interest	Company's Share			
				End of Period Leased	Weighted Average Occupancy (1)	% of Total Net Operating Income (2)	Property Level Debt (\$000)
I. OFFICE PROPERTIES							
191 Peachtree Tower	Atlanta	1,225,000	100.00%	87%	87%	15%	100,000
Terminus 100	Atlanta	655,000	50.00%	97%	95%	11%	67,795
The American Cancer Society Center	Atlanta	996,000	100.00%	82%	82%	11%	133,840
Promenade (3)	Atlanta	775,000	100.00%	78%	70%	10%	-
North Point Center East (4)	Atlanta	540,000	100.00%	91%	90%	5%	-
Meridian Mark Plaza	Atlanta	160,000	100.00%	98%	98%	4%	26,101
Emory University Hospital Midtown Medical Office Tower	Atlanta	358,000	50.00%	99%	98%	4%	23,101
Terminus 200	Atlanta	566,000	50.00%	88%	88%	3%	41,000
Inhibitex (6)	Atlanta	51,000	100.00%	0%	0%	0%	-
GEORGIA		5,326,000				63%	391,837
Post Oak Central	Houston	1,280,000	100.00%	92%	92%	9%	-
2100 Ross Avenue	Dallas	844,000	100.00%	77%	65%	4%	-
The Points at Waterview	Dallas	203,000	100.00%	90%	90%	2%	15,526
TEXAS		2,327,000				15%	15,526
Lakeshore Park Plaza (3)	Birmingham	197,000	100.00%	98%	98%	2%	-
600 University Park Place (3)	Birmingham	123,000	100.00%	98%	98%	2%	-
ALABAMA		320,000				4%	-
Gateway Village (5)	Charlotte	1,065,000	50.00%	100%	100%	1%	32,189
NORTH CAROLINA		1,065,000				1%	32,189
TOTAL OFFICE PROPERTIES		9,038,000				83%	439,552
II. RETAIL PROPERTIES							
The Avenue Murfreesboro	Nashville	752,000	50.00%	88%	87%	5%	46,600
Mt. Juliet Village (5)	Nashville	91,000	50.50%	80%	80%	1%	3,096
The Shops of Lee Village (5)	Nashville	74,000	50.50%	89%	87%	0%	2,795
Creek Plantation Village (5)	Chattanooga	78,000	50.50%	98%	91%	0%	3,053
TENNESSEE		995,000				6%	55,544
Emory Point	Atlanta	80,000	75.00%	82%	66%	1%	8,168
North Point MarketCenter	Atlanta	401,000	10.32%	100%	100%	1%	-
The Avenue East Cobb	Atlanta	230,000	11.50%	96%	86%	1%	4,055
The Avenue West Cobb	Atlanta	256,000	11.50%	97%	94%	0%	-
The Avenue Peachtree City	Atlanta	183,000	11.50%	92%	90%	0%	-
GEORGIA		1,150,000				3%	12,223
Tiffany Springs MarketCenter	Kansas City	238,000	88.50%	88%	87%	4%	-
MISSOURI		238,000				4%	-
Highland City Town Center (5)	Lakeland	96,000	50.50%	87%	87%	1%	5,260
The Avenue Viera	Viera	332,000	11.50%	95%	96%	1%	-
Mahan Village (3)	Tallahassee	147,000	100.00%	91%	86%	1%	14,191
Viera MarketCenter	Viera	178,000	11.50%	94%	94%	0%	-
FLORIDA		753,000				3%	19,451
Greenbrier MarketCenter	Chesapeake	376,000	10.32%	100%	100%	1%	-
VIRGINIA		376,000				1%	-
Los Altos MarketCenter	Long Beach	157,000	10.32%	100%	100%	0%	-
CALIFORNIA		157,000				0%	-
TOTAL RETAIL PROPERTIES		3,669,000				17%	87,218
III. APARTMENTS							
Emory Point	Atlanta	404,000	75.00%	45%	32%	0%	28,958
GEORGIA		404,000				0%	28,958
TOTAL PORTFOLIO		13,111,000				100%	555,727

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

(2) Calculation is based on amounts for the three months ended March 31, 2013.

(3) This property is shown as 100% as it is owned through a consolidated joint venture. See Joint Venture Information included herein for further details.

(4) Contains 4 Buildings - 100 North Point Center East, 200 North Point Center East, 333 North Point Center East and 555 North Point Center East.

(5) 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.

(6) This property was classified as held for sale as of December 31, 2012.