

COUSINS PROPERTIES INCORPORATED
DEVELOPMENT PIPELINE (1)
As of June 30, 2013

(\$ in thousands)

<u>Project</u>	<u>Type</u>	<u>Metropolitan Area</u>	<u>Company's Ownership Interest</u>	<u>Project Start Date</u>	<u>Square Feet/Number of Apartment Units</u>	<u>Estimated Project Cost (2)</u>	<u>Project Cost Incurred to Date (2)</u>	<u>Percent Leased</u>	<u>Percent Occupied</u>	<u>Initial Occupancy</u>	<u>Estimated Stabilization (5)</u>
Colorado Tower	Office	Austin, TX	100%	2Q 13	371,000	\$ 126,100	\$ 5,819	17%	0%	4Q14 (3)	4Q 15
Emory Point (Phase I)	Mixed	Atlanta, GA	75%	2Q 11		\$ 102,300	\$ 89,143				
Apartments					443			75%	69%	3Q 12 (4)	2Q 14
Retail					80,000			82%	80%	4Q 12 (4)	1Q 14

(1) This schedule shows projects currently under active development through the point of stabilization. Amounts included in the estimated project cost column represent the estimated costs of the project through stabilization. Significant estimation is required to derive these costs and the final costs may differ from these estimates. The projected stabilization dates are also estimates and are subject to change as the project proceeds through the development process.

(2) Amount represents 100% of the estimated project cost. Colorado Tower is being funded 100% by the Company and Emory Point is being funded with a combination of equity from the partners and a \$61.1 million construction loan. As of June 30, 2013, \$55.5 million was outstanding under the Emory Point construction loan.

(3) Estimated opening represents the quarter within which the Company estimates the first office square feet to be occupied.

(4) Represents the actual quarter within which the first retail space was open for operations and the quarter that the first apartment unit was occupied.

(5) Estimated stabilization represents the quarter within which the Company estimates it will achieve 90% economic occupancy.