

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and for the Three Months Ended March 31, 2014

Property Description	Metropolitan Area	Rentable Square Feet	Financial Statement Presentation	Company's Ownership Interest	Company's Share					
					End of Period Leased 1Q14	End of Period Leased 4Q13	Weighted Average Occupancy 1Q14 (1)	Weighted Average Occupancy 4Q13 (1)	% of Total Net Operating Income (2)	Property Level Debt (\$000)
I. OFFICE PROPERTIES										
Greenway Plaza (3)	Houston	4,348,000	Consolidated	100%	95.8%	95.4%	94.1%	95.3%	37%	—
Post Oak Central (3)	Houston	1,280,000	Consolidated	100%	94.3%	94.5%	94.3%	92.5%	11%	187,522
777 Main	Fort Worth	980,000	Consolidated	100%	73.8%	73.9%	71.9%	85.6%	5%	—
2100 Ross Avenue	Dallas	844,000	Consolidated	100%	81.9%	79.2%	68.4%	58.2%	3%	—
816 Congress	Austin	435,000	Consolidated	100%	83.9%	76.6%	77.1%	76.0%	3%	—
The Points at Waterview	Dallas	203,000	Consolidated	100%	83.1%	89.6%	84.1%	90.0%	1%	15,007
TEXAS		8,090,000							60%	202,529
191 Peachtree Tower	Atlanta	1,225,000	Consolidated	100%	87.2%	86.6%	85.8%	86.1%	8%	100,000
The American Cancer Society Center Promenade	Atlanta	996,000	Consolidated	100%	83.9%	82.4%	83.4%	83.3%	6%	132,287
Terminus 100	Atlanta	656,000	Unconsolidated	50%	99.0%	98.3%	96.4%	96.0%	4%	66,689
North Point Center East (3)	Atlanta	540,000	Consolidated	100%	93.1%	94.4%	91.9%	92.1%	3%	—
Terminus 200	Atlanta	566,000	Unconsolidated	50%	88.4%	88.4%	88.4%	88.2%	2%	41,000
Meridian Mark Plaza	Atlanta	160,000	Consolidated	100%	99.0%	99.0%	99.0%	97.6%	2%	25,714
Emory University Hospital Midtown Medical Office Tower	Atlanta	358,000	Unconsolidated	50%	98.5%	98.1%	98.0%	98.5%	2%	37,500
GEORGIA		5,278,000							33%	516,117
Lakeshore Park Plaza (4)	Birmingham	197,000	Consolidated	100%	99.0%	97.7%	98.1%	98.2%	1%	—
ALABAMA		197,000							1%	—
Gateway Village (5)	Charlotte	1,065,000	Unconsolidated	50%	100.0%	100.0%	100.0%	100.0%	1%	24,145
NORTH CAROLINA		1,065,000							1%	24,145
TOTAL OFFICE PROPERTIES		14,630,000							95%	742,791
II. RETAIL PROPERTIES										
Mt. Juliet Village (5)	Nashville	91,000	Unconsolidated	50.5%	75.3%	75.3%	75.3%	72.3%	1%	3,041
The Shops of Lee Village (5)	Nashville	74,000	Unconsolidated	50.5%	92.9%	91.0%	89.1%	87.5%	—%	2,744
Creek Plantation Village (5)	Chattanooga	78,000	Unconsolidated	50.5%	96.4%	96.4%	96.4%	96.4%	—%	2,989
TENNESSEE		243,000							1%	8,774
Emory Point (Phase I)	Atlanta	80,000	Unconsolidated	75%	89.9%	86.7%	82.7%	81.9%	1%	7,160
GEORGIA		80,000							1%	7,160
Mahan Village (6)	Tallahassee	147,000	Consolidated	100%	90.5%	90.5%	90.5%	90.5%	1%	13,985
Highland City Town Center (5)	Lakeland	96,000	Unconsolidated	50.5%	82.9%	82.9%	82.9%	82.9%	—%	5,149
FLORIDA		243,000							1%	19,134
TOTAL RETAIL PROPERTIES		566,000							3%	35,068
III. APARTMENTS										
Emory Point (Phase I) (7)	Atlanta	404,000	Unconsolidated	75%	99.3%	96.8%	98.5%	93.6%	2%	36,156
GEORGIA		404,000							2%	36,156
TOTAL APARTMENTS		404,000							2%	36,156
TOTAL PORTFOLIO		15,600,000							100%	814,015

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

(2) Net operating income represents rental property revenues less rental property operating expenses. Calculation is based on amounts for the three months ended March 31, 2014.

(3) Contains multiple buildings that are grouped together for reporting purposes.

(4) This property was classified as held for sale as of March 31, 2014.

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

(7) This property consists of 443 units.