

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
DEBT OUTSTANDING
As of June 30, 2014
(\$ 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)
				2014	2015	2016	2017	2018	Thereafter	Total	
CONSOLIDATED DEBT											
Floating Rate Debt											
Mahan Village (LIBOR + 1.65%; \$15mm facility) (3)	100.00% (2)	1.81%	9/12/14 (4)	\$ 14,017	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 14,017	\$ 3,504
Credit Facility, Unsecured (LIBOR + 1.10%-1.45%; \$500mm facility) (5)	100.00%	1.26%	5/28/19	—	—	—	—	—	80,450	80,450	80,450
Total Floating Rate Debt				14,017	—	—	—	—	80,450	94,467	83,954
Fixed Rate Debt											
The Points at Waterview	100.00%	5.66%	1/1/16	274	573	14,025	—	—	—	14,872	—
The American Cancer Society Center (6)	100.00%	6.45%	9/1/17	817	1,741	1,834	127,508	—	—	131,900	—
191 Peachtree Tower	100.00%	3.35%	10/1/18	—	—	1,305	2,013	96,682	—	100,000	—
Meridian Mark Plaza	100.00%	6.00%	8/1/20	206	430	456	484	514	23,524	25,614	—
Post Oak Central	100.00%	4.26%	10/1/20	1,617	3,339	3,485	3,636	3,794	170,855	186,726	—
Promenade	100.00%	4.27%	10/1/22	1,328	2,742	2,862	2,986	3,116	99,239	112,273	—
Total Fixed Rate Debt				4,242	8,825	23,967	136,627	104,106	293,618	571,385	—
TOTAL CONSOLIDATED DEBT				\$ 18,259	\$ 8,825	\$ 23,967	\$ 136,627	\$ 104,106	\$ 374,068	\$ 665,852	\$ 83,954
UNCONSOLIDATED DEBT											
Floating Rate Debt											
Emory Point (LIBOR + 1.75%, \$61.1mm facility) (7)	75.00%	1.91%	10/9/14 (4)	43,434	—	—	—	—	—	43,434	4,343
Highland City Town Center (LIBOR + 2.65%)	50.50% (2)	2.81%	1/1/16	59	123	4,938	—	—	—	5,120	—
Creek Plantation Village (LIBOR + 2.65%)	50.50% (2)	2.81%	1/1/16	34	71	2,868	—	—	—	2,973	—
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (2)	3.01%	1/1/16	30	62	2,935	—	—	—	3,027	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (2)	3.01%	1/1/16	27	56	2,648	—	—	—	2,731	1,388
Emory Point II (LIBOR + 1.85%, \$46mm facility)	75.00%	2.01%	10/9/16	—	—	1	—	—	—	1	1
Total Floating Rate Debt				43,584	312	13,390	—	—	—	57,286	7,270
Fixed Rate Debt											
Gateway Village (8)	50.00%	6.41%	12/1/16	4,287	8,997	8,768	—	—	—	22,052	—
Terminus 100	50.00%	5.25%	1/1/23	582	1,212	1,277	1,346	1,418	60,568	66,403	—
Terminus 200	50.00%	3.79%	1/1/23	—	—	559	770	800	38,871	41,000	—
Emory University Hospital Midtown Medical Office Tower	50.00%	3.50%	6/1/23	—	357	732	758	785	34,868	37,500	—
Total Fixed Rate Debt				4,869	10,566	11,336	2,874	3,003	134,307	166,955	—
TOTAL UNCONSOLIDATED DEBT				\$ 48,453	\$ 10,878	\$ 24,726	\$ 2,874	\$ 3,003	\$ 134,307	\$ 224,241	\$ 7,270
TOTAL DEBT				\$ 66,712	\$ 19,703	\$ 48,693	\$ 139,501	\$ 107,109	\$ 508,375	\$ 890,093	\$ 91,224
TOTAL MATURITIES (8)				\$ 57,450	\$ —	\$ 27,414	\$ 127,508	\$ 96,682	\$ 480,253	\$ 789,307	
% OF MATURITIES				7%	—%	4%	16%	12%	61%	100%	

Floating and Fixed Rate Debt Analysis

	Total Debt (\$)	Total Debt (%)	Weighted Average Interest Rate	Weighted Average Maturity (Yrs.)
Floating Rate Debt	\$ 151,753	17%	1.65%	2.8
Fixed Rate Debt	738,340	83%	4.71%	6.0
Total Debt	\$ 890,093	100%	4.19%	5.5

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

(2) 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.

(3) This loan may be extended for two additional one-year terms, provided certain conditions are met.

(4) The Company intends to exercise its option to extend the loan beyond its maturity date.

(5) Total borrowing capacity of the Credit Facility at June 30, 2014 was \$500 million. The spread over LIBOR at June 30, 2014 was 1.10%.

(6) 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.

(7) This loan may be extended for four additional one-year terms, provided certain conditions are met.

(8) 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.

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