

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE**  
**As of December 31, 2009**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)		Economic Occupancy (a)	
					Prior Quarter End	Current Quarter End	Prior Quarter End	Current Quarter End
<b>I. OFFICE OPERATING PROPERTIES</b>								
191 Peachtree Tower	Atlanta	Georgia	1,219,000	100.00%	70%	75%	68%	69%
Gateway Village	Charlotte	North Carolina	1,065,000	50.00%	100%	100%	100%	100%
The American Cancer Society Center	Atlanta	Georgia	993,000	100.00%	83%	83%	83%	83%
Terminus 100	Atlanta	Georgia	656,000	100.00%	94%	94%	93%	94%
One Georgia Center (b)	Atlanta	Georgia	376,000	88.50%	99%	95%	99%	95%
Emory University Hospital Midtown Medical Office Tower	Atlanta	Georgia	358,000	50.00%	97%	98%	97%	97%
Ten Peachtree Place	Atlanta	Georgia	260,000	50.00%	92%	94%	92%	94%
Palisades West Building 1	Austin	Texas	216,000	50.00%	100%	100%	100%	100%
The Points at Waterview	Dallas	Texas	203,000	100.00%	97%	93%	96%	93%
Lakeshore Park Plaza (c)	Birmingham	Alabama	196,000	100.00%	97%	95%	97%	95%
Meridian Mark Plaza	Atlanta	Georgia	160,000	100.00%	92%	91%	92%	91%
Palisades West Building 2	Austin	Texas	157,000	50.00%	24%	31%	24%	24%
555 North Point Center East	Atlanta	Georgia	152,000	100.00%	98%	96%	98%	96%
333 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	95%	100%	95%
200 North Point Center East	Atlanta	Georgia	130,000	100.00%	100%	100%	100%	100%
100 North Point Center East	Atlanta	Georgia	128,000	100.00%	91%	89%	91%	89%
600 University Park Place (c)	Birmingham	Alabama	123,000	100.00%	100%	97%	100%	97%
Galleria 75	Atlanta	Georgia	112,000	100.00%	56%	57%	54%	57%
Cosmopolitan Center	Atlanta	Georgia	84,000	100.00%	90%	88%	90%	88%
Presbyterian Medical Plaza	Charlotte	North Carolina	69,000	11.50%	78%	78%	78%	78%
8995 Westside Parkway	Atlanta	Georgia	51,000	100.00%	23%	23%	23%	23%
Inhibitex	Atlanta	Georgia	51,000	100.00%	100%	100%	100%	100%
<b>Total Office Operating Portfolio</b>			<b>6,889,000</b>			<b>87%</b>	(d)	<b>85%</b>
<b>OFFICE DEVELOPMENT PROPERTY</b>								
Terminus 200 (b)	Atlanta	Georgia	565,000	50.00%	9%	9%	9%	9%
<b>Total Office Development Portfolio</b>			<b>565,000</b>					
<b>TOTAL OFFICE, OPERATING AND DEVELOPMENT</b>			<b>7,454,000</b>					

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					Prior Quarter End	Current Quarter End	Prior Quarter End	Current Quarter End
<b>II. RETAIL OPERATING PROPERTIES</b>								
The Avenue Murfreesboro	Nashville	Tennessee	751,000	50.00%	83%	79%	81%	78%
The Avenue Carriage Crossing (c)	Memphis	Tennessee	511,000	100.00%	91%	92%	82%	89%
The Avenue Forsyth (b)	Atlanta	Georgia	472,000	88.50%	67%	67%	60%	66%
North Point MarketCenter	Atlanta	Georgia	401,000	10.32%	81%	98%	79%	80%
Greenbrier MarketCenter	Chesapeake	Virginia	376,000	10.32%	100%	100%	98%	100%
The Avenue Webb Gin	Atlanta	Georgia	345,000	100.00%	84%	87%	82%	84%
The Avenue Viera	Viera	Florida	332,000	11.50%	94%	94%	92%	94%
The Avenue West Cobb	Atlanta	Georgia	257,000	11.50%	85%	83%	85%	83%
Tiffany Springs MarketCenter (b)	Kansas City	Missouri	249,000	88.50%	75%	75%	75%	74%
The Avenue East Cobb	Atlanta	Georgia	230,000	11.50%	97%	95%	93%	95%
San Jose MarketCenter	San Jose	California	213,000	100.00%	97%	99%	96%	97%
The Avenue Peachtree City	Atlanta	Georgia	183,000	11.50%	94%	96%	94%	96%
Viera MarketCenter	Viera	Florida	178,000	11.50%	95%	95%	95%	95%
Los Altos MarketCenter	Long Beach	California	157,000	10.32%	75%	75%	75%	59%
<b>TOTAL RETAIL OPERATING PROPERTIES</b>			<b>4,655,000</b>			<b>84%</b>		<b>82%</b>
<b>III. INDUSTRIAL OPERATING PROPERTIES</b>								
King Mill Distribution Park - Building 3	Atlanta	Georgia	796,000	75.00%	65%	85%	65%	65%
Lakeside Ranch Business Park - Building 20 (c)	Dallas	Texas	749,000	100.00%	48%	48%	48%	48%
Jefferson Mill Business Park - Building A	Atlanta	Georgia	459,000	75.00%	0%	0%	0%	0%
<b>TOTAL INDUSTRIAL OPERATING PROPERTIES</b>			<b>2,004,000</b>			<b>51%</b>		<b>44%</b>
<b>TOTAL PORTFOLIO OPERATING AND DEVELOPMENT</b>			<b>14,113,000</b>					

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**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of December 31, 2009**

<b>SUMMARY BY TYPE</b>	<b>Rentable Square Feet</b>	<b>Company Share of Rentable Square Feet</b>	<b>Weighted Portfolio Ownership %</b>	<b>Percent Leased - Fully Executed Excludes Development Properties</b>
Office	7,454,000	6,039,000	60%	87%
Retail	4,655,000	2,315,000	23%	84%
Industrial	2,004,000	1,690,000	17%	51%
<b>TOTAL</b>	<b>14,113,000</b>	<b>10,044,000</b>	<b>100%</b>	
<b>SUMMARY BY STATE</b>				
Georgia	8,568,000	6,613,000	66%	79%
Texas	1,325,000	1,139,000	11%	59%
Tennessee	1,262,000	887,000	9%	86%
North Carolina	1,134,000	540,000	5%	100%
Alabama	319,000	319,000	3%	96%
California	370,000	229,000	2%	97%
Missouri	249,000	220,000	2%	75%
Florida	510,000	58,000	1%	94%
Virginia	376,000	39,000	1%	100%
	<b>14,113,000</b>	<b>10,044,000</b>	<b>100%</b>	

- (a) Economic Occupancy represents the percentage of a property's square footage where rental revenue is being recognized. It excludes leases that are executed but whose term has not commenced.
- (b) 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.
- (c) These properties are shown as 100% owned by the Company; however, they are owned in a joint venture with a third party who may receive a participation in operations and/or on sale of the property depending upon achievement of certain thresholds.
- (d) Palisades West Building 2 was considered a Development Property as of the prior quarter end and was not included in this percentage in that or any prior periods.