

**COUSINS PROPERTIES INCORPORATED**  
**DEBT OUTSTANDING**  
**AS OF SEPTEMBER 30, 2010**  
(\$ in thousands)

Description (Interest Rate Base, if not fixed)	Total Debt	Ownership Percentage	Maturity Date	Rate End of Quarter	Company's Share Recourse	Company's Share Non-Recourse (1)	Total Company Share	Weighted Average Years to Maturity
<b>CONSOLIDATED DEBT</b>								
CORPORATE CREDIT FACILITY, UNSECURED (LIBOR + 1.75%-2.25%; \$350MM FACILITY)	\$ 69,600	100%	8/29/2011	3.83% (2)	\$ 69,600	\$ -	\$ 69,600	
TERMINUS 100 (INTEREST ONLY)	180,000	100%	10/1/2012	6.13%	5,000	175,000	180,000	
THE AMERICAN CANCER SOCIETY CENTER (INTEREST ONLY UNTIL 10/1/2011) (3)	136,000	100%	9/1/2017	6.45%	-	136,000	136,000	
MERIDIAN MARK PLAZA	26,973	100%	8/1/2020	6.00%	-	26,973	26,973	
333/555 NORTH POINT CENTER EAST	26,637	100%	11/1/2011	7.00%	26,637	-	26,637	
100/200 NORTH POINT CENTER EAST	24,916	100%	6/1/2012	5.39%	-	24,916	24,916	
LAKESHORE PARK PLAZA	17,636	100%	8/1/2012	5.89%	-	17,636	17,636	
THE POINTS AT WATERVIEW	16,702	100%	1/1/2016	5.66%	-	16,702	16,702	
600 UNIVERSITY PARK	12,354	100%	8/10/2011	7.38%	-	12,354	12,354	
HANDY ROAD ASSOCIATES (PRIME + 1.0%, NOT LESS THAN 6%)	3,374	50%	3/30/2011	6.00%	-	3,374	3,374	
OTHER	171	100%	11/18/2010	4.13%	-	171	171	
TOTAL CONSOLIDATED	<u>514,363</u>			<u>5.91%</u>	<u>101,237</u>	<u>413,126</u>	<u>514,363</u>	<u>3.6</u>
<b>UNCONSOLIDATED DEBT</b>								
CF MURFREESBORO ASSOCIATES (LIBOR + 3.00%) (\$113.2MM FACILITY)	104,041	50%	7/20/2013	3.26%	26,220	25,800	52,020	
EMORY UNIVERSITY HOSPITAL MIDTOWN MEDICAL OFFICE TOWER	48,959	50%	6/1/2013	5.90%	-	24,480	24,480	
TEN PEACHTREE PLACE	26,924	50%	4/1/2015	5.39%	-	13,462	13,462	
MSREF/TERMINUS 200 LLC (LIBOR + 2.50%) (\$92MM FACILITY)	42,254	20%	12/31/2013	2.76%	-	8,451	8,451	
PINE MOUNTAIN BUILDERS (LIBOR + 4%, NOT LESS THAN 5%)	1,704	50%	6/11/2011	5.00%	-	852	852	
<b>TEMCO</b>								
BENTWATER LINKS (LIBOR + 6.5%)	2,963	50%	5/23/2012	6.76%	-	1,482	1,482	
<b>CL REALTY</b>								
SUMMER LAKES (PRIME + 1.5%)	1,430	50%	8/22/2011	4.75%	-	715	715	
WATERFORD PARK (PRIME + 1.5%)	1,126	50%	11/8/2011	4.75%	-	563	563	
MCKINNEY VILLAGE PARK (LIBOR + 2.25%)	355	50%	3/28/2011	2.51%	-	178	178	
TOTAL UNCONSOLIDATED	<u>229,756</u>			<u>4.05%</u>	<u>26,220</u>	<u>75,983</u>	<u>102,203</u>	<u>3.0</u>
TOTAL ADJUSTED DEBT	<u>\$ 744,119</u>			<u>5.34%</u>	<u>\$ 127,457</u>	<u>\$ 489,109</u>	<u>\$ 616,566</u>	<u>3.4</u>
<b>INVESTMENT ENTITY DEBT (4)</b>								
CHARLOTTE GATEWAY VILLAGE	100,377	50%	12/1/2016	6.41%	-	50,188	50,188	6.2
TOTAL	<u>\$ 844,496</u>			<u>5.47%</u>	<u>\$ 127,457</u>	<u>\$ 539,297</u>	<u>\$ 666,754</u>	<u>3.7</u>

(1) Subject to customary carve-outs for non-recourse loans.

(2) The interest rate on this instrument is LIBOR plus a spread of 1.75% to 2.25%, based on certain calculations. The Company has an interest rate swap which effectively fixes \$40 million of LIBOR-based floating rate debt at 2.995% through October 2010. This facility may be extended for one year, provided certain conditions are met.

(3) 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.

(4) An investment entity is defined as an entity where the Company (a) has a fixed commitment to the venture, (b) has no direct or contingent liability for any indebtedness of the venture, except for customary carve-outs, which are commonly included in non-recourse financings and (c) is not the managing member of the venture. Investment entity debt is not included in any of the financial covenant calculations in the Company's credit facility.

Note: During the third quarter, CP Venture Five repaid The Avenue East Cobb mortgage loan using proceeds from capital contributions by the partners. The partners are negotiating a new loan that management believes will close in the fourth quarter of 2010.