

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
BY PROPERTY TYPE
As of December 31, 2010

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
I. OFFICE OPERATING PROPERTIES								
191 Peachtree Tower	Atlanta	Georgia	1,219,000	100.00%	80%	79%	76%	74%
Gateway Village (b)	Charlotte	North Carolina	1,065,000	50.00%	100%	100%	100%	100%
The American Cancer Society Center	Atlanta	Georgia	996,000	100.00%	95%	95%	85%	86%
Terminus 100	Atlanta	Georgia	656,000	100.00%	93%	95%	93%	93%
Terminus 200 (b)	Atlanta	Georgia	566,000	20.00%	62%	67%	17%	22%
One Georgia Center (b)	Atlanta	Georgia	376,000	88.50%	96%	96%	96%	96%
Emory University Hospital Midtown Medical Office Tower	Atlanta	Georgia	358,000	50.00%	100%	100%	98%	97%
Ten Peachtree Place (b)	Atlanta	Georgia	260,000	50.00%	94%	94%	94%	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%	87%	88%	87%	87%
Lakeshore Park Plaza (c)	Birmingham	Alabama	197,000	100.00%	96%	94%	96%	94%
Meridian Mark Plaza	Atlanta	Georgia	160,000	100.00%	97%	97%	97%	91%
Palisades West Building 2	Austin	Texas	157,000	50.00%	93%	93%	31%	93%
555 North Point Center East	Atlanta	Georgia	152,000	100.00%	98%	98%	96%	98%
333 North Point Center East	Atlanta	Georgia	130,000	100.00%	95%	98%	95%	98%
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%	96%	94%	96%	94%
600 University Park Place (c)	Birmingham	Alabama	123,000	100.00%	98%	86%	97%	85%
Galleria 75	Atlanta	Georgia	111,000	100.00%	74%	67%	74%	67%
Cosmopolitan Center	Atlanta	Georgia	84,000	100.00%	93%	93%	93%	93%
Presbyterian Medical Plaza	Charlotte	North Carolina	69,000	11.50%	78%	78%	78%	78%
Inhibitex	Atlanta	Georgia	51,000	100.00%	100%	100%	100%	100%
TOTAL OFFICE OPERATING PROPERTIES			7,407,000			91%		87%
II. RETAIL OPERATING PROPERTIES								
The Avenue Murfreesboro	Nashville	Tennessee	751,000	50.00%	85%	86%	84%	86%
The Avenue Carriage Crossing (c)	Memphis	Tennessee	511,000	100.00%	90%	88%	90%	88%
The Avenue Forsyth (b)	Atlanta	Georgia	472,000	88.50%	78%	81%	74%	72%
North Point MarketCenter	Atlanta	Georgia	401,000	10.32%	99%	99%	98%	97%
Greenbrier MarketCenter	Chesapeake	Virginia	376,000	10.32%	100%	100%	100%	100%
The Avenue Viera	Viera	Florida	332,000	11.50%	91%	93%	88%	92%
The Avenue Webb Gin	Atlanta	Georgia	322,000	100.00%	88%	88%	80%	86%
The Avenue West Cobb	Atlanta	Georgia	255,000	11.50%	98%	95%	96%	95%
Tiffany Springs MarketCenter (b)	Kansas City	Missouri	238,000	88.50%	80%	82%	80%	80%
The Avenue East Cobb	Atlanta	Georgia	230,000	11.50%	95%	98%	95%	95%
The Avenue Peachtree City	Atlanta	Georgia	183,000	11.50%	91%	89%	91%	89%
Viera MarketCenter	Viera	Florida	178,000	11.50%	99%	96%	99%	96%
Los Altos MarketCenter	Long Beach	California	157,000	10.32%	100%	100%	75%	100%
Highland City Town Center (b)(d)	Lakeland	Florida	96,000	50.50%	N/A	87%	N/A	87%
Mt. Juliet Village (b)(d)	Nashville	Tennessee	91,000	50.50%	N/A	77%	N/A	77%
Creek Plantation Village (b)(d)	Chattanooga	Tennessee	78,000	50.50%	N/A	91%	N/A	91%
The Shops of Lee Village (b)(d)	Nashville	Tennessee	74,000	50.50%	N/A	83%	N/A	83%
TOTAL RETAIL OPERATING PROPERTIES			4,745,000			86%		83%
III. INDUSTRIAL OPERATING PROPERTIES								
King Mill Distribution Park - Building 3 (b)	Atlanta	Georgia	796,000	75.00%	100%	100%	100%	100%
Lakeside Ranch Business Park - Building 20 (c)	Dallas	Texas	749,000	100.00%	77%	91%	77%	77%
Jefferson Mill Business Park - Building A (b)(e)	Atlanta	Georgia	459,000	75.00%	100%	100%	100%	100%
TOTAL INDUSTRIAL OPERATING PROPERTIES			2,004,000			96%		90%
TOTAL OPERATING PORTFOLIO			14,156,000					

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION
As of December 31, 2010

<u>SUMMARY BY TYPE</u>	<u>Rentable Square Feet</u>	<u>Company Share of Rentable Square Feet</u>	<u>Weighted Portfolio Ownership %</u>	<u>Percent Leased - Fully Executed</u>
Office	7,407,000	5,819,000	60%	91%
Retail	4,745,000	2,240,000	23%	86%
Industrial	2,004,000	1,690,000	17%	96%
TOTAL	14,156,000	9,749,000	100%	
<u>SUMMARY BY STATE</u>				
Georgia	8,495,000	6,370,000	65%	91%
Texas	1,325,000	1,138,000	12%	91%
Tennessee	1,505,000	1,008,000	10%	87%
North Carolina	1,134,000	540,000	6%	100%
Alabama	320,000	320,000	3%	91%
Missouri	238,000	211,000	2%	82%
Florida	606,000	107,000	1%	91%
Virginia	376,000	39,000	1%	100%
California	157,000	16,000	0%	100%
	14,156,000	9,749,000	100%	

- (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) These properties were purchased on December 31, 2010.
- (e) Subsequent to December 31, 2010, the Company entered into a contract to sell this property.