

COUSINS PROPERTIES INCORPORATED
DEBT OUTSTANDING
AS OF DECEMBER 31, 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
CONSOLIDATED DEBT								
CORPORATE CREDIT FACILITY, UNSECURED (LIBOR + 1.75%-2.25%; \$350MM FACILITY)	\$ 105,400	100%	8/29/2011 (2)	2.26% (2)	\$ 105,400	\$ -	\$ 105,400	
TERMINUS 100	140,000	100%	1/1/2023	5.25%	-	140,000	140,000	
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	26,892	100%	8/1/2020	6.00%	-	26,892	26,892	
333/555 NORTH POINT CENTER EAST	26,412	100%	11/1/2011	7.00%	26,412	-	26,412	
100/200 NORTH POINT CENTER EAST	24,830	100%	6/1/2012	5.39%	-	24,830	24,830	
LAKESHORE PARK PLAZA	17,544	100%	8/1/2012	5.89%	-	17,544	17,544	
THE POINTS AT WATERVIEW	16,592	100%	1/1/2016	5.66%	-	16,592	16,592	
600 UNIVERSITY PARK	12,292	100%	8/10/2011	7.38%	-	12,292	12,292	
HANDY ROAD ASSOCIATES (PRIME + 1.0%, NOT LESS THAN 6%)	3,374	50%	3/30/2011	6.00%	-	3,374	3,374	
OTHER	173	100%	11/18/2013	4.13%	-	173	173	
TOTAL CONSOLIDATED	509,509			5.18%	131,812	377,697	509,509	6.1
UNCONSOLIDATED DEBT								
CF MURFREESBORO ASSOCIATES (LIBOR + 3.00%) (\$113.2MM FACILITY)	103,378	50%	7/20/2013	3.26%	26,220	25,469	51,689	
EMORY UNIVERSITY HOSPITAL MIDTOWN MEDICAL OFFICE TOWER	48,701	50%	6/1/2013	5.90%	-	24,351	24,351	
TEN PEACHTREE PLACE	26,782	50%	4/1/2015	5.39%	-	13,391	13,391	
MSREF/TERMINUS 200 LLC (LIBOR + 2.50%) (\$92MM FACILITY)	46,169	20%	12/31/2013	2.76%	-	9,234	9,234	
THE AVENUE EAST COBB	36,620	11.5%	12/1/2017	4.52%	-	4,211	4,211	
PINE MOUNTAIN BUILDERS (LIBOR + 4%, NOT LESS THAN 5%)	896	50%	6/11/2011	5.00%	-	448	448	
COUSINS WATKINS								
HIGHLAND CITY TOWN CENTER (LIBOR + 2.65%)	10,850	50.5%	1/1/2016 (5)	2.91%	-	5,479	5,479	
CREEK PLANTATION VILLAGE (LIBOR + 2.65%)	6,300	50.5%	1/1/2016 (5)	2.91%	6,300 (6)	-	6,300	
MT. JULIET VILLAGE (LIBOR + 2.85%) (\$9.2MM FACILITY. INTEREST ONLY UNTIL 1/1/2013)	6,150	50.5%	1/1/2016 (5)	3.11%	1,538	1,568	3,106	
THE SHOPS OF LEE VILLAGE (LIBOR + 2.85%) (\$7.1MM FACILITY. INTEREST ONLY UNTIL 1/1/2013)	5,550	50.5%	1/1/2016 (5)	3.11%	1,388	1,415	2,803	
TEMCO								
BENTWATER LINKS (LIBOR + 6.5%)	2,929	50%	5/23/2012	6.76%	-	1,465	1,465	
CL REALTY								
SUMMER LAKES (PRIME + 1.5%)	1,349	50%	8/22/2011	4.75%	-	675	675	
WATERFORD PARK (PRIME + 1.5%)	1,143	50%	11/8/2011	4.75%	-	572	572	
MCKINNEY VILLAGE PARK (LIBOR + 2.25%)	171	50%	3/28/2011	2.51%	-	86	86	
TOTAL UNCONSOLIDATED	296,988			3.99%	35,446	88,364	123,810	3.5
TOTAL ADJUSTED DEBT	\$ 806,497			4.74%	\$ 167,258	\$ 466,061	\$ 633,319	5.1
INVESTMENT ENTITY DEBT (7)								
CHARLOTTE GATEWAY VILLAGE	97,030	50%	12/1/2016	6.41%	-	48,515	48,515	5.9
TOTAL	\$ 903,527			4.92%	\$ 167,258	\$ 514,576	\$ 681,834	5.2

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

(2) Availability is based on certain covenant calculations and is also reduced by letters of credit, and amounts drawn. The availability at December 31, 2010 is \$238.4 million. This facility may be extended for one year, provided certain conditions are met. The interest rate on this instrument is LIBOR plus a spread of 1.75% to 2.25%, based on certain calculations.

(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) The ownership percentage and the allocation of results of operations and/or gain or losses on property sales may be disproportionate.

(5) These loans may be extended for two additional one-year terms, provided certain conditions are met.

(6) This loan is guaranteed by the Company until the resolution of environmental concerns at the property, but it is anticipated that the Company will be released from this guarantee by March 31, 2011.

(7) 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.