

COUSINS PROPERTIES INCORPORATED
DEBT OUTSTANDING
As of June 30, 2011
(\$ in thousands)

Description (Interest Rate Base, if not fixed)	Ownership Percentage	Rate End of Quarter	Maturity Date	Company's Share of Debt Maturities and Principal Payments							Company's Share Recourse (1)	
				2011	2012	2013	2014	2015	Thereafter	Total		
CONSOLIDATED DEBT												
Floating Rate Debt												
Credit Facility, Unsecured (LIBOR + 1.75%-2.25%; \$350mm facility) (2)	100.00%	2.19%	8/29/2012	-	125,400	-	-	-	-	-	125,400	125,400
Total Floating Rate Debt				-	125,400	-	-	-	-	-	125,400	125,400
Fixed Rate Debt												
600 University Park Place	100.00%	7.38%	8/10/2011	12,163	-	-	-	-	-	-	12,163	-
100/200 North Point Center East	100.00%	5.39%	6/1/2012	179	24,478	-	-	-	-	-	24,657	-
Lakeshore Park Plaza	100.00%	5.89%	8/1/2012 (3)	193	17,163	-	-	-	-	-	17,356	-
Callaway Gardens	100.00%	4.13%	11/18/2013	-	-	177	-	-	-	-	177	-
The Points at Waterview	100.00%	5.66%	1/1/2016	231	484	512	541	573	14,025	-	16,366	-
The American Cancer Society Center (4)	100.00%	6.45%	9/1/2017	350	1,408	1,528	1,631	1,741	129,342	-	136,000	-
Meridian Mark Plaza	100.00%	6.00%	8/1/2020	171	359	381	405	430	24,979	-	26,725	-
Terminus 100	100.00%	5.25%	1/1/2023	996	2,071	2,182	2,300	2,424	129,217	-	139,190	-
Total Fixed Rate Debt				14,283	45,963	4,780	4,877	5,168	297,563	-	372,634	-
TOTAL CONSOLIDATED DEBT				14,283	171,363	4,780	4,877	5,168	297,563	-	498,034	125,400
UNCONSOLIDATED SECURED DEBT												
Floating Rate Debt												
Summer Lakes (Prime + 1.5%)	50.00%	4.75%	8/22/2011	289	-	-	-	-	-	-	289	-
Waterford Park (Prime + 1.5%)	50.00%	4.75%	11/8/2011	574	-	-	-	-	-	-	574	-
Bentwater Links (LIBOR + 6.5%)	50.00%	6.69%	5/23/2012	-	1,430	-	-	-	-	-	1,430	-
CF Murfreesboro Associates (LIBOR + 3.0%; \$113.2mm facility)	50.00%	3.19%	7/20/2013	-	-	50,362	-	-	-	-	50,362	26,220
Terminus 200 (LIBOR + 2.5%; \$92mm facility)	20.00%	2.69%	12/31/2013	-	-	10,172	-	-	-	-	10,172	-
Emory Point (LIBOR + 1.85%; \$61.1mm facility)	75.00%	2.04%	6/28/2014 (6)	-	-	-	1	-	-	-	1	-
Highland City Town Center (LIBOR + 2.65%)	50.50% (5)	2.84%	1/1/2016 (6)	49	103	109	116	123	4,938	-	5,438	-
Creek Plantation Village (LIBOR + 2.65%)	50.50% (5)	2.84%	1/1/2016 (6)	29	60	64	67	71	2,867	-	3,158	-
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (5)	3.04%	1/1/2016 (6)	-	-	50	56	59	2,941	-	3,106	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (5)	3.04%	1/1/2016 (6)	-	-	45	50	53	2,655	-	2,803	1,388
Total Floating Rate Debt				941	1,593	60,802	290	306	13,401	-	77,333	29,146
Fixed Rate Debt												
Emory University Hospital Midtown Medical Office Tower	50.00%	5.90%	6/1/2013	271	568	23,248	-	-	-	-	24,087	-
Ten Peachtree Place	50.00%	5.39%	4/1/2015	149	311	329	347	12,109	-	-	13,245	-
Gateway Village	50.00%	6.41%	12/1/2016	3,539	7,427	7,917	8,440	8,997	8,768	-	45,088	-
The Avenue East Cobb	11.50%	4.52%	12/1/2017	34	71	74	78	81	3,840	-	4,178	-
Total Fixed rate debt				3,993	8,377	31,568	8,865	21,187	12,608	-	86,598	-
TOTAL UNCONSOLIDATED DEBT				\$ 4,934	\$ 9,970	\$ 92,370	\$ 9,155	\$ 21,493	\$ 26,009	\$ 163,931	\$ 29,146	-
TOTAL DEBT				\$ 19,217	\$ 181,333	\$ 97,150	\$ 14,032	\$ 26,661	\$ 323,572	\$ 661,965	\$ 154,546	-
TOTAL MATURITIES (7)				\$ 13,026	\$ 168,471	\$ 83,959	\$ 1	\$ 12,109	\$ 298,604	\$ 576,170	-	-
% OF MATURITIES				2%	29%	15%	0%	2%	52%	100%	-	-

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Floating and Fixed Rate Debt Analysis				
		% of Total Debt	Stated Weighted Average Rate	Weighted Average Maturity (Years)
Floating Rate Debt	\$ 202,733	31%	2.56%	1.7
Fixed Rate Debt	459,232	69%	5.90%	6.9
Total Debt	<u>\$ 661,965</u>	<u>100%</u>	<u>4.87%</u>	<u>5.3</u>

Unsecured and Secured Debt Analysis				
		% of Total Debt	Stated Weighted Average Rate	Weighted Average Maturity (Years)
Unsecured Debt	\$ 125,400	19%	2.19%	1.2
Secured Debt	536,565	81%	5.50%	6.3
Total Debt	<u>\$ 661,965</u>	<u>100%</u>	<u>4.87%</u>	<u>5.3</u>

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- (1) Non-recourse loans are subject to customary carve-outs.
 - (2) Total borrowing capacity of the Credit Facility at June 30, 2011 was \$345.4 million based on certain covenant calculations. The spread over LIBOR at June 30, 2011 was 2% based on covenant calculations.
 - (3) The Company repaid this mortgage note in full on July 1, 2011.
 - (4) 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.
 - (5) The ownership percentage and the allocation of results of operations and/or gain or loss on property sales may be disproportionate.
 - (6) These loans may be extended for two additional one-year terms, provided certain conditions are met.
 - (7) Maturities include lump sum principal payments due at the maturity date of debt. Maturities do not include scheduled principal payments due prior to the maturity date.