

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and For the Three Months ended June 30, 2011

Property Description	Metropolitan Area	Rentable Square Feet	Company's Ownership Interest	Company Share			Property Level Debt (\$'000)
				% of Total Net Operating Income	Percent Leased	Weighted Average Occupancy (1)	
I. OFFICE PROPERTIES							
Terminus 100	Atlanta	655,000	100.00%	14%	97%	97%	139,190
191 Peachtree Tower	Atlanta	1,221,000	100.00%	12%	80%	74%	-
The American Cancer Society Center (4)	Atlanta	996,000	100.00%	11%	91%	93%	136,000
One Georgia Center (3)	Atlanta	376,000	100.00%	4%	97%	97%	-
Emory University Hospital Midtown Medical Office Tower	Atlanta	358,000	50.00%	4%	100%	100%	24,087
Meridian Mark Plaza	Atlanta	160,000	100.00%	3%	97%	95%	26,725
333 North Point Center East	Atlanta	130,000	100.00%	2%	98%	98%	-
Ten Peachtree Place (2)	Atlanta	260,000	50.00%	2%	100%	99%	13,245
555 North Point Center East	Atlanta	152,000	100.00%	2%	98%	98%	-
100 North Point Center East	Atlanta	128,000	100.00%	1%	94%	94%	12,329
Inhibitex	Atlanta	51,000	100.00%	1%	100%	100%	-
200 North Point Center East	Atlanta	130,000	100.00%	1%	100%	100%	12,328
Galleria 75	Atlanta	111,000	100.00%	0%	67%	66%	-
Cosmopolitan Center	Atlanta	84,000	100.00%	0%	54%	93%	-
Terminus 200 (2)	Atlanta	566,000	20.00%	0%	85%	31%	10,172
GEORGIA		5,378,000		57%	90%	88%	374,076
Palisades West	Austin	373,000	50.00%	6%	97%	97%	-
The Points at Waterview	Dallas	203,000	100.00%	2%	84%	84%	16,366
TEXAS		576,000		8%	90%	90%	16,366
Lakeshore Park Plaza (3)(5)	Birmingham	197,000	100.00%	2%	91%	90%	17,356
600 University Park Place (3)	Birmingham	123,000	100.00%	1%	89%	80%	12,163
ALABAMA		320,000		3%	90%	86%	29,519
Gateway Village (2)	Charlotte	1,065,000	50.00%	1%	100%	100%	45,088
Presbyterian Medical Plaza	Charlotte	69,000	11.50%	0%	78%	78%	-
NORTH CAROLINA		1,134,000		1%	100%	100%	45,088
TOTAL OFFICE PROPERTIES		7,408,000		69%	91%	89%	465,049
II. RETAIL PROPERTIES							
The Avenue Forsyth (3)	Atlanta	523,000	100.00%	6%	88%	68%	-
The Avenue Webb Gin	Atlanta	322,000	100.00%	5%	90%	87%	-
The Avenue West Cobb	Atlanta	255,000	11.50%	1%	97%	96%	-
The Avenue East Cobb	Atlanta	230,000	11.50%	1%	95%	92%	4,178
North Point MarketCenter	Atlanta	401,000	10.32%	0%	99%	97%	-
The Avenue Peachtree City	Atlanta	183,000	11.50%	0%	91%	88%	-
GEORGIA		1,914,000		13%	90%	77%	4,178
The Avenue Carriage Crossing (3)	Memphis	511,000	100.00%	4%	89%	87%	-
The Avenue Murfreesboro	Nashville	751,000	50.00%	4%	86%	85%	50,362
Mt. Juliet Village (2)	Nashville	91,000	50.50%	1%	77%	77%	3,106
The Shops of Lee Village (2)	Nashville	74,000	50.50%	1%	79%	77%	2,803
Creek Plantation Village (2)	Chattanooga	78,000	50.50%	0%	91%	91%	3,158
TENNESSEE		1,505,000		10%	87%	86%	59,429
Tiffany Springs MarketCenter (3)	Kansas City	238,000	100.00%	3%	82%	81%	-
MISSOURI		238,000		3%	82%	81%	-
Highland City Town Center (2)	Lakeland	96,000	50.50%	1%	87%	87%	5,438
The Avenue Viera	Viera	332,000	11.50%	0%	96%	94%	-
Viera MarketCenter	Viera	178,000	11.50%	0%	100%	94%	-
FLORIDA		606,000		1%	93%	91%	5,438
Greenbrier MarketCenter	Chesapeake	376,000	10.32%	1%	100%	100%	-
VIRGINIA		376,000		1%	100%	100%	-
Los Altos MarketCenter	Long Beach	157,000	10.32%	0%	100%	83%	-
CALIFORNIA		157,000		0%	100%	83%	-
TOTAL RETAIL PROPERTIES		4,796,000		28%	88%	82%	69,045

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and For the Three Months ended June 30, 2011

<u>Property Description</u>	<u>Metropolitan Area</u>	<u>Rentable Square Feet</u>	<u>Company's Ownership Interest</u>	<u>Company Share</u>			
				<u>% of Total Net Operating Income</u>	<u>Percent Leased</u>	<u>Weighted Average Occupancy (1)</u>	<u>Property Level Debt (\$000)</u>
III. INDUSTRIAL PROPERTIES							
King Mill Distribution Park - Building 3 (3)	Atlanta	796,000	100.00%	2%	100%	100%	-
GEORGIA		796,000		2%	100%	100%	-
Lakeside Ranch Business Park - Building 20 (3)	Dallas	749,000	100.00%	1%	91%	77%	-
TEXAS		749,000		1%	91%	77%	-
TOTAL INDUSTRIAL PROPERTIES		1,545,000		3%	96%	89%	-
TOTAL PORTFOLIO		13,749,000		100%	91%	87%	534,094

- (1) Weighted average occupancy represents an average of the square footage occupied at the property during the quarter.
- (2) 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.
- (3) This property is shown as 100% as it is owned through a consolidated joint venture. The joint venture is with a third party who has contributed equity and the joint venture partner may receive distributions from the venture in connection with its equity ownership.
- (4) Approximately 84,000 of the square footage leased and occupied is on a month to month lease and will be terminated once tenant completes buildout of new space.
- (5) The Company repaid this mortgage note in full on July 1, 2011.