

COUSINS PROPERTIES INCORPORATED
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and For the Three Months ended September 30, 2012

Property Description	Metropolitan Area	Rentable Square Feet	Company's Ownership Interest	Company Share		Property Level Debt (\$000)
				Percent Leased	% of Total Net Operating Income (3)	
I. OFFICE PROPERTIES						
Terminus 100	Atlanta	655,000	100.00%	96%	14%	136,651
191 Peachtree Tower	Atlanta	1,221,000	100.00%	87%	14%	100,000
The American Cancer Society Center	Atlanta	996,000	100.00%	83%	10%	134,615
Promenade (2)	Atlanta	775,000	91.05%	69%	8%	-
Meridian Mark Plaza	Atlanta	160,000	100.00%	98%	4%	26,286
Emory University Hospital Midtown Medical Office Tower	Atlanta	358,000	50.00%	99%	3%	23,393
555 North Point Center East	Atlanta	152,000	100.00%	94%	0%	-
333 North Point Center East	Atlanta	130,000	100.00%	98%	2%	-
200 North Point Center East	Atlanta	130,000	100.00%	100%	1%	-
100 North Point Center East	Atlanta	128,000	100.00%	84%	1%	-
Inhibitex	Atlanta	51,000	100.00%	0%	0%	-
Terminus 200 (1)	Atlanta	566,000	20.00%	88%	2%	14,823
Cosmopolitan Center (4)	Atlanta	51,000	100.00%	94%	0%	-
	GEORGIA	5,373,000		85%	59%	435,768
Palisades West (5)	Austin	373,000	50.00%	100%	6%	-
2100 Ross Avenue	Dallas	844,000	100.00%	67%	3%	-
The Points at Waterview	Dallas	203,000	100.00%	90%	2%	15,775
	TEXAS	1,420,000		76%	11%	15,775
Lakeshore Park Plaza (2)	Birmingham	197,000	100.00%	97%	2%	-
600 University Park Place (2)	Birmingham	123,000	100.00%	95%	1%	-
	ALABAMA	320,000		96%	3%	-
Gateway Village (1)	Charlotte	1,065,000	50.00%	100%	1%	36,022
Presbyterian Medical Plaza	Charlotte	66,000	11.50%	59%	0%	-
	NORTH CAROLINA	1,131,000		99%	1%	36,022
TOTAL OFFICE PROPERTIES		8,244,000		85%	74%	487,565
II. RETAIL PROPERTIES (6)						
The Avenue Forsyth	Atlanta	524,000	88.50%	93%	9%	-
The Avenue Webb Gin	Atlanta	322,000	100.00%	83%	4%	-
The Avenue West Cobb	Atlanta	256,000	11.50%	95%	0%	-
North Point MarketCenter	Atlanta	401,000	10.32%	100%	1%	-
The Avenue East Cobb	Atlanta	230,000	11.50%	86%	1%	4,091
The Avenue Peachtree City	Atlanta	183,000	11.50%	94%	0%	-
	GEORGIA	1,916,000		90%	15%	4,091
The Avenue Murfreesboro	Nashville	751,000	50.00%	88%	4%	47,793
Mt. Juliet Village (1)	Nashville	91,000	50.50%	80%	1%	3,106
The Shops of Lee Village (1)	Nashville	74,000	50.50%	87%	1%	2,803
Creek Plantation Village (1)	Chattanooga	78,000	50.50%	93%	0%	3,084
	TENNESSEE	994,000		87%	6%	56,786
Tiffany Springs MarketCenter	Kansas City	238,000	88.50%	87%	3%	-
	MISSOURI	238,000		87%	3%	-
Highland City Town Center (1)	Lakeland	96,000	50.50%	87%	1%	5,312
The Avenue Viera	Viera	332,000	11.50%	97%	1%	-
Mahan Village (2)	Tallahassee	147,000	100.00%	87%	0%	11,633
Viera MarketCenter	Viera	178,000	11.50%	96%	0%	-
	FLORIDA	753,000		89%	2%	16,945
Greenbrier MarketCenter	Chesapeake	376,000	10.32%	100%	0%	-
	VIRGINIA	376,000		100%	0%	-
Los Altos MarketCenter	Long Beach	157,000	10.32%	100%	0%	-
	CALIFORNIA	157,000		100%	0%	-
TOTAL RETAIL PROPERTIES		4,434,000		89%	26%	77,822
TOTAL PORTFOLIO		12,678,000		86%	100%	565,387

- (1) 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.
- (2) 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.
- (3) Calculation is based on amounts for the three months ended September 30, 2012.
- (4) Property was sold on October 4, 2012.
- (5) The Company's partner in this venture notified the Company of its intent to exercise its option to purchase the Company's interest in this property. The Company expects this transaction to close in the fourth quarter.
- (6) The Company also owns 75% of Emory Point (Phase I) an 80,000 square foot retail center which is 78% leased and 443 apartment units which are 22% leased as of September 30, 2012. This property is not shown on this report due to the fact that the retail portion of the project was not operational as of September 30, 2012.