

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
DEBT OUTSTANDING
As of September 30, 2013
(\$ in thousands)

Description (Interest Rate Base, if not fixed)	Company's Ownership Interest	Rate End of Quarter	Maturity Date	Company's Share of Debt Maturities and Principal Payments						Company's Share Recourse (1)	
				2013	2014	2015	2016	2017	Thereafter		Total
CONSOLIDATED DEBT											
Floating Rate Debt											
Mahan Village (LIBOR + 1.65%; \$15mm facility)	100.00% (2)	1.83%	9/12/14	\$ —	\$ 14,463	\$ —	\$ —	\$ —	\$ —	\$ 14,463	\$ 3,616
Credit Facility, Unsecured (LIBOR + 1.50%-2.10%; \$350mm facility) (3)	100.00%	1.68%	2/28/16	—	—	—	51,075	—	—	51,075	51,075
Total Floating Rate Debt				—	14,463	—	51,075	—	—	65,538	54,691
Fixed Rate Debt											
Callaway Gardens	100.00%	4.13%	11/18/13	174	—	—	—	—	—	174	—
The Points at Waterview	100.00%	5.66%	1/1/16	130	542	573	14,025	—	—	15,270	—
The American Cancer Society Center (4)	100.00%	6.45%	9/1/17	397	1,632	1,741	1,834	127,508	—	133,112	—
191 Peachtree Tower	100.00%	3.35%	10/1/18	—	—	—	1,305	2,013	96,682	100,000	—
Meridian Mark Plaza	100.00%	6.00%	8/1/20	97	405	430	456	484	24,038	25,910	—
Post Oak Central	100.00%	4.26%	10/1/20	520	3,200	3,339	3,485	3,636	174,650	188,830	—
Promenade	100.00%	4.27%	10/1/22	427	2,628	2,742	2,862	2,986	102,355	114,000	—
Total Fixed Rate Debt				1,745	8,407	8,825	23,967	136,627	397,725	577,296	—
TOTAL CONSOLIDATED DEBT				\$ 1,745	\$ 22,870	\$ 8,825	\$ 75,042	\$ 136,627	\$ 397,725	\$ 642,834	\$ 54,691
UNCONSOLIDATED DEBT											
Floating Rate Debt											
Emory Point (LIBOR + 1.85%, \$61.1mm facility)	75.00%	2.03%	6/28/14 (5)	—	42,235	—	—	—	—	42,235	11,456
Highland City Town Center (LIBOR + 2.65%)	50.50% (2)	2.83%	1/1/16	28	116	123	4,938	—	—	5,205	—
Creek Plantation Village (LIBOR + 2.65%)	50.50% (2)	2.83%	1/1/16	16	67	71	2,867	—	—	3,021	—
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (2)	3.03%	1/1/16	14	58	62	2,935	—	—	3,069	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (2)	3.03%	1/1/16	13	53	56	2,648	—	—	2,770	1,388
Total Floating Rate Debt				71	42,529	312	13,388	—	—	56,300	14,382
Fixed Rate Debt											
Gateway Village (6)	50.00%	6.41%	12/1/16	2,027	8,439	8,997	8,768	—	—	28,231	—
Terminus 100	50.00%	5.25%	1/1/23	278	1,150	1,212	1,277	1,346	61,986	67,249	—
Terminus 200	50.00%	3.79%	1/1/23	—	—	—	559	770	39,671	41,000	—
Emory University Hospital Midtown Medical Office Tower	50.00%	3.50%	6/1/23	—	—	357	732	758	35,653	37,500	—
Total Fixed Rate Debt				2,305	9,589	10,566	11,336	2,874	137,310	173,980	—
TOTAL UNCONSOLIDATED DEBT				\$ 2,376	\$ 52,118	\$ 10,878	\$ 24,724	\$ 2,874	\$ 137,310	\$ 230,280	\$ 14,382
TOTAL DEBT				\$ 4,121	\$ 74,988	\$ 19,703	\$ 99,766	\$ 139,501	\$ 535,035	\$ 873,114	\$ 69,073
TOTAL MATURITIES (7)				\$ 174	\$ 56,698	\$ —	\$ 78,488	\$ 127,508	\$ 496,485	\$ 759,354	
% OF MATURITIES				—%	7%	—%	10%	17%	66%	100%	

Floating and Fixed Rate Debt Analysis

	Total Debt (\$)	Total Debt (%)	Weighted Average Interest Rate	Weighted Average Maturity (Yrs.)
Floating Rate Debt	\$ 121,838	14%	1.96%	1.6
Fixed Rate Debt	751,276	86%	4.72%	6.7
Total Debt	\$ 873,114	100%	4.34%	6.0

(1) Non-recourse loans are subject to customary carve-outs.

(2) The ownership percentage of the venture holding these loans and the allocation of results of operations and/or gain or loss on property sales may be disproportionate.

(3) Total borrowing capacity of the Credit Facility at September 30, 2013 was \$350 million. The spread over LIBOR at September 30, 2013 was 1.50%.

(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) On October 9, 2013, the loan was amended to, among other things, extend the maturity date to October 9, 2014 and add two additional 1-year extension periods.

(6) See Joint Venture Information for further details on the Gateway Village venture structure. Based on the structure of the venture and the nature of the related debt, the Company excludes the Gateway Village debt in certain of its leverage calculations.

(7) Maturities include lump sum principal payments due at the maturity date. Maturities do not include scheduled principal payments due prior to the maturity date.