

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
PORTFOLIO LISTING
OPERATING PROPERTIES
As of and for the Three Months Ended December 31, 2013

Property Description	Metropolitan Area	Rentable Square Feet	Financial Statement Presentation	Company's Ownership Interest	Company's Share					
					End of Period Leased 4Q13	End of Period Leased 3Q13	Weighted Average Occupancy 4Q13 (1)	Weighted Average Occupancy 3Q13 (1)	% of Total Net Operating Income (2)(3)	Property Level Debt (\$000)
I. OFFICE PROPERTIES										
Greenway Plaza (4)	Houston	4,348,000	Consolidated	100%	95.4%	95.0%	95.3%	95.0%	40%	—
Post Oak Central (5)	Houston	1,280,000	Consolidated	100%	94.5%	94.5%	92.5%	91.6%	9%	188,310
777 Main	Fort Worth	980,000	Consolidated	100%	73.9%	91.4%	85.6%	92.2%	5%	—
2100 Ross Avenue	Dallas	844,000	Consolidated	100%	79.2%	80.8%	58.2%	58.8%	2%	—
816 Congress	Austin	435,000	Consolidated	100%	76.6%	76.1%	76.0%	75.2%	3%	—
The Points at Waterview	Dallas	203,000	Consolidated	100%	89.6%	87.6%	90.0%	90.0%	1%	15,139
TEXAS		8,090,000							60%	203,449
191 Peachtree Tower	Atlanta	1,225,000	Consolidated	100%	86.6%	86.8%	86.1%	86.3%	8%	100,000
The American Cancer Society Center Promenade	Atlanta	996,000	Consolidated	100%	82.4%	82.3%	83.3%	83.1%	6%	132,714
Terminus 100	Atlanta	777,000	Consolidated	100%	89.2%	87.3%	70.2%	68.7%	5%	113,573
North Point Center East (6)	Atlanta	656,000	Unconsolidated	50%	98.3%	96.1%	96.0%	95.5%	4%	66,971
Terminus 200	Atlanta	540,000	Consolidated	100%	94.4%	93.3%	92.1%	91.6%	3%	—
Meridian Mark Plaza	Atlanta	566,000	Unconsolidated	50%	88.4%	88.4%	88.2%	87.8%	2%	41,000
Emory University Hospital Midtown Medical Office Tower	Atlanta	160,000	Consolidated	100%	99.0%	97.6%	97.6%	97.6%	2%	25,813
		358,000	Unconsolidated	50%	98.1%	99.0%	98.5%	98.2%	2%	37,500
GEORGIA		5,278,000							32%	517,571
Lakeshore Park Plaza (7)(8)	Birmingham	197,000	Consolidated	100%	97.7%	99.0%	98.2%	96.7%	1%	—
600 University Park Plaza (7)(8)	Birmingham	123,000	Consolidated	100%	98.2%	98.2%	98.2%	98.2%	1%	—
ALABAMA		320,000							2%	—
Gateway Village (9)	Charlotte	1,065,000	Unconsolidated	50%	100.0%	100.0%	100.0%	100.0%	1%	26,204
NORTH CAROLINA		1,065,000							1%	26,204
TOTAL OFFICE PROPERTIES		14,753,000							95%	747,224
II. RETAIL PROPERTIES										
Mt. Juliet Village (9)	Nashville	91,000	Unconsolidated	50.5%	75.3%	73.8%	72.3%	72.3%	1%	3,055
The Shops of Lee Village (9)	Nashville	74,000	Unconsolidated	50.5%	91.0%	89.1%	87.5%	87.5%	—%	2,757
Creek Plantation Village (9)	Chattanooga	78,000	Unconsolidated	50.5%	96.4%	98.2%	96.4%	98.2%	—%	3,005
TENNESSEE		243,000							1%	8,817
Emory Point (Phase I)	Atlanta	80,000	Unconsolidated	75%	86.7%	84.0%	81.9%	81.9%	1%	7,078
GEORGIA		80,000							1%	7,078
Mahan Village (7)	Tallahassee	147,000	Consolidated	100%	90.5%	90.5%	90.5%	90.0%	1%	14,470
Highland City Town Center (9)	Lakeland	96,000	Unconsolidated	50.5%	82.9%	85.8%	82.9%	83.9%	—%	5,177
FLORIDA		243,000							1%	19,647
TOTAL RETAIL PROPERTIES		566,000							3%	35,542
III. APARTMENTS										
Emory Point (Phase I) (10)	Atlanta	404,000	Unconsolidated	75%	96.8%	92.3%	93.6%	91.4%	2%	35,741
GEORGIA		404,000							2%	35,741
TOTAL APARTMENTS		404,000							2%	35,741
TOTAL PORTFOLIO		15,723,000							100%	818,507

(1) Weighted average occupancy represents an average of the square footage occupied at the property during the quarter.

(2) Net operating income represents rental property revenues less rental property operating expenses.

(3) Calculation is based on amounts for the three months ended December 31, 2013.

(4) Contains ten buildings - One Greenway Plaza, Two Greenway Plaza, Three Greenway Plaza, Four Greenway Plaza, Five Greenway Plaza, 3800 Buffalo Speedway, Eight Greenway Plaza, Nine Greenway Plaza, Eleven Greenway Plaza, and Twelve Greenway Plaza.

(5) Contains three buildings - Post Oak Central I, Post Oak Central II, and Post Oak Central III.

(6) Contains four buildings - 100 North Point Center East, 200 North Point Center East, 333 North Point Center East and 555 North Point Center East.

(7) This property is shown as 100% as it is owned through a consolidated joint venture. See Joint Venture Information included herein for further details.

(8) This property was classified as held for sale as of December 31, 2013.

(9) 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.

(10) This property consists of 443 units.