

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
DEBT OUTSTANDING
As of December 31, 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)
				2014	2015	2016	2017	2018	Thereafter	Total	
CONSOLIDATED DEBT											
Floating Rate Debt											
Mahan Village (LIBOR + 1.65%; \$15mm facility)	100.00% (2)	1.82%	9/12/14	\$ 14,470	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 14,470	\$ 3,618
Credit Facility, Unsecured (LIBOR + 1.50%-2.10%; \$350mm facility) (3)	100.00%	1.67%	2/28/16	—	—	40,075	—	—	—	40,075	40,075
Total Floating Rate Debt				<u>14,470</u>	<u>—</u>	<u>40,075</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>54,545</u>	<u>43,693</u>
Fixed Rate Debt											
The Points at Waterview	100.00%	5.66%	1/1/16	541	573	14,025	—	—	—	15,139	—
The American Cancer Society Center (4)	100.00%	6.45%	9/1/17	1,631	1,741	1,834	127,508	—	—	132,714	—
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	405	430	456	484	514	23,524	25,813	—
Post Oak Central	100.00%	4.26%	10/1/20	3,200	3,339	3,485	3,636	3,794	170,856	188,310	—
Promenade	100.00%	4.27%	10/1/22	<u>2,628</u>	<u>2,742</u>	<u>2,862</u>	<u>2,986</u>	<u>3,116</u>	<u>99,239</u>	<u>113,573</u>	<u>—</u>
Total Fixed Rate Debt				<u>8,405</u>	<u>8,825</u>	<u>23,967</u>	<u>136,627</u>	<u>104,106</u>	<u>293,619</u>	<u>575,549</u>	<u>—</u>
TOTAL CONSOLIDATED DEBT				<u>\$ 22,875</u>	<u>\$ 8,825</u>	<u>\$ 64,042</u>	<u>\$ 136,627</u>	<u>\$ 104,106</u>	<u>\$ 293,619</u>	<u>\$ 630,094</u>	<u>\$ 43,693</u>
UNCONSOLIDATED DEBT											
Floating Rate Debt											
Emory Point (LIBOR + 1.75%, \$61.1mm facility)	75.00%	1.92%	10/9/14	42,819	—	—	—	—	—	42,819	4,282
Highland City Town Center (LIBOR + 2.65%)	50.50% (2)	2.82%	1/1/16	116	123	4,938	—	—	—	5,177	—
Creek Plantation Village (LIBOR + 2.65%)	50.50% (2)	2.82%	1/1/16	67	71	2,867	—	—	—	3,005	—
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (2)	3.02%	1/1/16	58	62	2,935	—	—	—	3,055	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (2)	3.02%	1/1/16	53	56	2,648	—	—	—	2,757	1,388
Emory Point II (LIBOR + 1.85%, \$46mm facility)	75.00%	2.02%	10/9/16	—	—	1	—	—	—	1	1
Total Floating Rate Debt				<u>43,113</u>	<u>312</u>	<u>13,389</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>56,814</u>	<u>7,209</u>
Fixed Rate Debt											
Gateway Village (5)	50.00%	6.41%	12/1/16	8,439	8,997	8,768	—	—	—	26,204	—
Terminus 100	50.00%	5.25%	1/1/23	1,150	1,212	1,277	1,346	1,418	60,568	66,971	—
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				<u>9,589</u>	<u>10,566</u>	<u>11,336</u>	<u>2,874</u>	<u>76,742</u>	<u>60,568</u>	<u>171,675</u>	<u>—</u>
TOTAL UNCONSOLIDATED DEBT				<u>\$ 52,702</u>	<u>\$ 10,878</u>	<u>\$ 24,725</u>	<u>\$ 2,874</u>	<u>\$ 76,742</u>	<u>\$ 60,568</u>	<u>\$ 228,489</u>	<u>\$ 7,209</u>
TOTAL DEBT				<u>\$ 75,577</u>	<u>\$ 19,703</u>	<u>\$ 88,767</u>	<u>\$ 139,501</u>	<u>\$ 180,848</u>	<u>\$ 354,187</u>	<u>\$ 858,583</u>	<u>\$ 50,902</u>
TOTAL MATURITIES (6)				<u>\$ 57,289</u>	<u>\$ —</u>	<u>\$ 67,489</u>	<u>\$ 127,508</u>	<u>\$ 96,682</u>	<u>\$ 399,803</u>	<u>\$ 748,771</u>	
% OF MATURITIES				8%	—%	9%	17%	13%	53%	100%	

Floating and Fixed Rate Debt Analysis

	Total Debt (\$)	Total Debt (%)	Weighted Average Interest Rate	Weighted Average Maturity (Yrs.)
Floating Rate Debt	\$ 111,359	13%	1.94%	1.4
Fixed Rate Debt	747,224	87%	4.72%	6.5
Total Debt	<u>\$ 858,583</u>	<u>100%</u>	<u>4.36%</u>	<u>5.8</u>

(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 December 31, 2013 was \$350 million. The spread over LIBOR at December 31, 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) 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.

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