

COUSINS PROPERTIES INC

Form 8-K

August 02, 2004

Table of Contents

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): August 2, 2004

Cousins Properties Incorporated

---

(Exact name of registrant as specified in charter)

Georgia

58-0869052

(State or other jurisdiction of incorporation)

(IRS Employer Identification Number)

0-3576

(Commission File Number)

2500 Windy Ridge Parkway,  
Atlanta, Georgia 30339-5683

(Address of principal executive  
offices)

Registrant's telephone number, including area code: (770) 955-2200

Not applicable

(Former name or former address,  
if changed since last report)

---

**TABLE OF CONTENTS**

Item 7. Financial Statements, Pro Forma Financial Information and Exhibits

Item 12. Results of Operations and Financial Condition

SIGNATURES

EX-99.1 PRESS RELEASE DATED AUGUST 2, 2004

EX-99.2 SUPPLEMENTAL INFORMATION FOR THE QUARTER

---

**Table of Contents**

**Item 7. Financial Statements, Pro Forma Financial Information and Exhibits**

(c) Exhibits:

<b><u>Exhibit Number</u></b>	<b><u>Description</u></b>
99.1	Cousins Properties Incorporated Press Release dated August 2, 2004.
99.2	Cousins Properties Incorporated Supplemental Information for the Quarter and Six Months Ended June 30, 2004.

**Item 12. Results of Operations and Financial Condition**

On August 2, 2004, Cousins Properties Incorporated (the Company) issued a press release containing information about the Company's financial condition and results of operations for the quarter and six months ended June 30, 2004. A copy of the Company's press release is attached hereto as Exhibit 99.1. A copy of the Company's Quarterly Supplemental Information is attached hereto as Exhibit 99.2. The information contained in this Current Report on Form 8-K, including Exhibits 99.1 and 99.2, shall not be deemed filed with the Commission nor incorporated by reference in any registration statement filed by the Company under the Securities Act of 1933, as amended.

---

**Table of Contents**

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: August 2, 2004

**COUSINS PROPERTIES INCORPORATED**

By: /s/ Tom G. Charlesworth

Tom G. Charlesworth  
Executive Vice President, Chief Financial Officer  
and Chief Investment Officer  
(Duly Authorized Officer and Principal Financial Officer)