

COUSINS PROPERTIES INC

Form 8-K

April 26, 2004

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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): April 26, 2004

Cousins Properties Incorporated

(Exact name of registrant as specified in its charter)

Georgia

(State or other jurisdiction of incorporation)

0-3576

(Commission File Number)

58-0869052

(IRS Employer Identification 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)

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

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EX-99.1 PRESS RELEASE DATED APRIL 26, 2004

EX-99.2 QUARTERLY SUPPLEMENTAL INFORMATION

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(c) Exhibits:

| <u>Exhibit Number</u> | <u>Description</u> |
|-----------------------|--|
| 99.1 | Cousins Properties Incorporated Press Release dated April 26, 2004. |
| 99.2 | Cousins Properties Incorporated Quarterly Supplemental Information for the Quarter Ended March 31, 2004. |

Item 12. Results of Operations and Financial Condition

On April 26, 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 ended March 31, 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.

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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: April 26, 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)