

**COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES**  
**CONDENSED CONSOLIDATED STATEMENTS OF INCOME**

(Unaudited, in thousands, except per share amounts)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2009	2008	2009	2008
<b>REVENUES:</b>				
Rental property revenues	\$ 38,632	\$ 38,337	\$ 113,236	\$ 109,344
Fee income	9,510	21,736	25,726	37,096
Multi-family residential unit sales	9,228	5,459	10,413	5,459
Residential lot and outparcel sales	1,150	3,747	7,026	6,746
Interest and other	675	991	2,946	3,291
	<u>59,195</u>	<u>70,270</u>	<u>159,347</u>	<u>161,936</u>
<b>COSTS AND EXPENSES:</b>				
Rental property operating expenses	17,402	14,641	49,874	42,663
General and administrative expenses	9,180	12,975	28,546	32,382
Separation expenses	724	45	3,094	351
Reimbursed general and administrative expenses	3,979	4,006	12,237	11,745
Depreciation and amortization	13,868	13,272	42,305	37,148
Multi-family residential unit cost of sales	7,372	4,715	8,557	4,715
Residential lot and outparcel cost of sales	979	1,917	4,732	3,695
Interest expense	10,793	8,705	31,783	22,347
Impairment loss	4,012	-	40,512	-
Other	1,723	1,975	7,701	4,279
	<u>70,032</u>	<u>62,251</u>	<u>229,341</u>	<u>159,325</u>
<b>GAIN ON EXTINGUISHMENT OF DEBT</b>	-	-	12,498	-
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE TAXES, INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES AND GAIN ON SALE OF INVESTMENT PROPERTIES</b>	(10,837)	8,019	(57,496)	2,611
<b>(PROVISION) BENEFIT FOR INCOME TAXES FROM OPERATIONS</b>	(54)	(916)	(7,406)	4,477
<b>INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:</b>				
Equity in net income (loss) from unconsolidated joint ventures	(19,926)	3,497	(19,337)	8,553
Impairment loss on investment in unconsolidated joint ventures	(22,928)	-	(51,058)	-
	<u>(42,854)</u>	<u>3,497</u>	<u>(70,395)</u>	<u>8,553</u>
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES</b>	(53,745)	10,600	(135,297)	15,641
<b>GAIN ON SALE OF INVESTMENT PROPERTIES, NET OF APPLICABLE INCOME TAX PROVISION</b>	406	1,387	168,641	10,391
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS</b>	(53,339)	11,987	33,344	26,032
<b>DISCONTINUED OPERATIONS, NET OF APPLICABLE INCOME TAX PROVISION:</b>				
Income (loss) from discontinued operations	3	(431)	(4)	(1,179)
Gain on sale of investment properties	7	-	153	-
	<u>10</u>	<u>(431)</u>	<u>149</u>	<u>(1,179)</u>
<b>NET INCOME (LOSS)</b>	(53,329)	11,556	33,493	24,853
<b>NET INCOME ATTRIBUTABLE TO NONCONTROLLING INTERESTS</b>	(531)	(766)	(1,641)	(1,688)
<b>NET INCOME (LOSS) ATTRIBUTABLE TO CONTROLLING INTEREST</b>	(53,860)	10,790	31,852	23,165
<b>DIVIDENDS TO PREFERRED STOCKHOLDERS</b>	(3,228)	(3,812)	(9,682)	(11,437)
<b>NET INCOME (LOSS) AVAILABLE TO COMMON STOCKHOLDERS</b>	<u>\$ (57,088)</u>	<u>\$ 6,978</u>	<u>\$ 22,170</u>	<u>\$ 11,728</u>
<b>PER COMMON SHARE INFORMATION - BASIC:</b>				
Income (loss) from continuing operations	\$ (0.95)	\$ 0.13	\$ 0.40	\$ 0.24
Loss from discontinued operations	-	-	-	(0.02)
Basic net income (loss) available to common stockholders	<u>\$ (0.95)</u>	<u>\$ 0.13</u>	<u>\$ 0.40</u>	<u>\$ 0.22</u>
<b>PER COMMON SHARE INFORMATION - DILUTED:</b>				
Income (loss) from continuing operations	\$ (0.95)	\$ 0.13	\$ 0.40	\$ 0.24
Loss from discontinued operations	-	-	-	(0.02)
Diluted net income (loss) available to common stockholders	<u>\$ (0.95)</u>	<u>\$ 0.13</u>	<u>\$ 0.40</u>	<u>\$ 0.22</u>
<b>DIVIDENDS DECLARED PER COMMON SHARE</b>	<u>\$ 0.15</u>	<u>\$ 0.37</u>	<u>\$ 0.65</u>	<u>\$ 1.11</u>