

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
FUNDS FROM OPERATIONS
FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2009 AND 2008

(Unaudited, in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Net Income (Loss) Available to Common Stockholders	\$ (81,313)	\$ 2,911	\$ 79,258	\$ 4,750
Depreciation and amortization:				
Consolidated properties	15,381	12,611	28,437	23,876
Discontinued properties	-	174	-	348
Share of unconsolidated joint ventures	2,174	1,473	4,332	2,864
Depreciation of furniture, fixtures and equipment and amortization of specifically identifiable intangible assets:				
Consolidated properties	(938)	(961)	(1,906)	(1,731)
Discontinued properties	-	(6)	-	(13)
Share of unconsolidated joint ventures	(14)	(26)	(24)	(51)
Gain on sale of investment properties, net of applicable income tax provision:				
Consolidated	(801)	(5,212)	(168,235)	(9,004)
Discontinued properties	(146)	-	(146)	-
Share of unconsolidated joint ventures	16	-	(12)	-
Gain on sale of undepreciated investment properties	746	5,156	955	8,892
Funds From Operations Available to Common Stockholders	\$ (64,895)	\$ 16,120	\$ (57,341)	\$ 29,931
Per Common Share - Basic:				
Net Income (Loss) Available	\$ (1.56)	\$.06	\$ 1.52	\$.09
Funds From Operations	\$ (1.24)	\$.31	\$ (1.10)	\$.57
Weighted Average Shares-Basic	52,278	52,251	52,278	52,230
Per Common Share - Diluted:				
Net Income (Loss) Available	\$ (1.56)	\$.05	\$ 1.52	\$.09
Funds From Operations	\$ (1.24)	\$.30	\$ (1.10)	\$.57
Weighted Average Shares-Diluted	52,278	53,096	52,278	52,903

The table above shows Funds From Operations Available to Common Stockholders ("FFO") and the related reconciliation to Net Income (Loss) Available to Common Stockholders ["Net Income (Loss) Available"] for Cousins Properties Incorporated and Subsidiaries. The Company calculated FFO in accordance with the National Association of Real Estate Investment Trusts' ("NAREIT") definition, which is net income (loss) available to common stockholders [computed in accordance with accounting principles generally accepted in the United States ("GAAP")], excluding extraordinary items, cumulative effect of change in accounting principle and gains or losses from sales of depreciable real property, plus depreciation and amortization of real estate assets, and after adjustments for unconsolidated partnerships and joint ventures to reflect FFO on the same basis.

FFO is used by industry analysts and investors as a supplemental measure of an equity REIT's operating performance. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, many industry investors and analysts have considered presentation of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. Thus, NAREIT created FFO as a supplemental measure of REIT operating performance that excludes historical cost depreciation, among other items, from GAAP net income. Management believes that the use of FFO, combined with the required primary GAAP presentations, has been fundamentally beneficial, improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Company management evaluates operating performance in part based on FFO. Additionally, the Company uses FFO and FFO per share, along with other measures, to assess performance in connection with evaluating and granting incentive compensation to its officers and key employees.