

COUSINS PROPERTIES INCORPORATED
SAME PROPERTY PERFORMANCE (1)

(\$ in thousands)

	Three Months Ended			Q1 '11 vs Q1 '10 % Change	Q1 '11 vs Q4 '10 % Change
	March 31, 2011	March 31, 2010	December 31, 2010		
Rental Property Revenues (2)					
Office	31,310	30,446	30,570	2.8%	2.4%
Retail	11,298	10,518	11,151	7.4%	1.3%
Total Rental Property Revenues	42,608	40,963	41,720	4.0%	2.1%
Rental Property Operating Expenses (2)					
Office	12,695	12,713	11,585	-0.1%	9.6%
Retail	3,400	3,644	4,097	-6.7%	-17.0%
Total Rental Property Operating Expenses	16,095	16,356	15,683	-1.6%	2.6%
Same Property Net Operating Income					
Office	18,615	17,733	18,984	5.0%	-1.9%
Retail	7,898	6,874	7,053	14.9%	12.0%
Total Same Property Net Operating Income	26,513	24,607	26,038	7.7%	1.8%
	Three Months Ended			Q1 '11 vs Q1 '10 % Change	Q1 '11 vs Q4 '10 % Change
	March 31, 2011	March 31, 2010	December 31, 2010		
Cash Basis Same Property Net Operating Income (3)					
Office	17,154	16,876	17,964	1.6%	-4.5%
Retail	7,582	6,532	6,703	16.1%	13.1%
Total Cash Basis Same Property Net Operating Income	24,735	23,408	24,667	5.7%	0.3%

(1) Same Properties include those office and retail properties that were operational on January 1, 2010, excluding properties subsequently sold.

(2) Rental Property Revenues and Expenses includes rental property revenues and expenses of the Company and its share of unconsolidated joint ventures.

(3) Cash Basis Same Property Net Operating Income is Net Operating Income of the Company and its share of unconsolidated joint ventures. It excludes straight-line rents, amortization of lease inducements and amortization of acquired above and below market rents.