

COUSINS PROPERTIES INCORPORATED
SAME PROPERTY PERFORMANCE (1)

(\$ in thousands)

	Three Months Ended			Q3 '11 vs	Q3 '11 vs
	September 30, 2011	September 30, 2010	June 30, 2011	Q3 '10 % Change	Q2 '11 % Change
Rental Property Revenues (2)					
Office	30,598	29,308	29,821	4.4%	2.6%
Retail	10,912	10,412	10,924	4.8%	-0.1%
Total Rental Property Revenues	41,510	39,720	40,745	4.5%	1.9%
Rental Property Operating Expenses (2)					
Office	12,854	12,664	12,199	1.5%	5.4%
Retail	3,859	3,243	4,016	19.0%	-3.9%
Total Rental Property Operating Expenses	16,714	15,907	16,215	5.1%	3.1%
Same Property Net Operating Income					
Office	17,744	16,644	17,622	6.6%	0.7%
Retail	7,053	7,169	6,908	-1.6%	2.1%
Total Same Property Net Operating Income	24,796	23,814	24,530	4.1%	1.1%
	Three Months Ended			Q3 '11 vs	Q3 '11 vs
	September 30, 2011	September 30, 2010	June 30, 2011	Q3 '10 % Change	Q2 '11 % Change
Cash Basis Same Property Net Operating Income (3)					
Office	15,353	15,755	15,686	-2.6%	-2.1%
Retail	6,882	6,898	6,679	-0.2%	3.0%
Total Cash Basis Same Property Net Operating Income	22,235	22,653	22,366	-1.8%	-0.6%

	Nine Months Ended			% Change
	September 30, 2011	September 30, 2010		
Rental Property Revenues (2)				
Office	89,446	86,647		3.2%
Retail	32,733	31,557		3.7%
Total Rental Property Revenues	122,180	118,204		3.4%
Rental Property Operating Expenses				
Office	36,639	36,534		0.3%
Retail	11,275	10,545		6.9%
Total Rental Property Operating Expenses	47,914	47,079		1.8%
Same Property Net Operating Income				
Office	52,808	50,114		5.4%
Retail	21,458	21,012		2.1%
Total Same Property Net Operating Income	74,266	71,126		4.4%
	Nine Months Ended			% Change
	September 30, 2011	September 30, 2010		
Cash Basis Same Property Net Operating Income (3)				
Office	47,133	47,613		-1.0%
Retail	20,742	20,176		2.8%
Total Cash Basis Same Property Net Operating Income	67,875	67,790		0.1%

(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 includes that of the Company and its share of unconsolidated joint ventures. It represents Net Operating Income excluding straight-line rents, amortization of lease inducements and amortization of acquired above and below market rents.