

**COUSINS PROPERTIES INCORPORATED**  
**CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES (1)**  
(in thousands, except per share amounts, percentages and ratios)

	2011	2012 1st	2012 2nd	2012 3rd	2012 4th	2012	2013 1st
<b><u>2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX:</u></b>							
<b><u>TOTAL BY SEGMENT:</u></b>							
<b>OFFICE:</b>							
SECOND GENERATION LEASING RELATED COSTS	16,602	1,933	2,393	4,825	4,031	13,181	2,865
SECOND GENERATION BUILDING IMPROVEMENTS	464	155	730	137	250	1,271	79
	17,067	2,087	3,122	4,962	4,281	14,453	2,944
<b>RETAIL:</b>							
SECOND GENERATION LEASING RELATED COSTS	2,074	246	64	116	180	605	88
<b>TOTAL 2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX</b>	<b>19,140</b>	<b>2,333</b>	<b>3,186</b>	<b>5,077</b>	<b>4,461</b>	<b>15,058</b>	<b>3,032</b>
<b><u>NET OPERATING INCOME:</u></b>							
OFFICE CONSOLIDATED PROPERTIES	57,177	16,451	16,395	17,121	17,260	67,227	18,532
RETAIL CONSOLIDATED PROPERTIES	3,504	897	868	946	1,152	3,863	1,294
<b>NET OPERATING INCOME - CONSOLIDATED</b>	<b>60,684</b>	<b>17,348</b>	<b>17,263</b>	<b>18,067</b>	<b>18,412</b>	<b>71,090</b>	<b>19,826</b>
RENTAL PROPERTY REVENUES	105,596	29,573	30,219	32,421	33,394	125,607	36,123
RENTAL PROPERTY OPERATING EXPENSES	(44,912)	(12,225)	(12,956)	(14,354)	(14,982)	(54,517)	(16,297)
<b>NET OPERATING INCOME - CONSOLIDATED</b>	<b>60,684</b>	<b>17,348</b>	<b>17,263</b>	<b>18,067</b>	<b>18,412</b>	<b>71,090</b>	<b>19,826</b>
<b><u>INCOME FROM DISCONTINUED OPERATIONS:</u></b>							
RENTAL PROPERTY REVENUES	41,092	7,919	6,455	5,226	2,917	22,517	2
RENTAL PROPERTY OPERATING EXPENSES	(15,480)	(2,279)	(2,228)	(1,554)	(685)	(6,746)	(105)
<b>NET OPERATING INCOME</b>	<b>25,612</b>	<b>5,640</b>	<b>4,227</b>	<b>3,672</b>	<b>2,232</b>	<b>15,771</b>	<b>(103)</b>
TERMINATION FEES	77	192	13	3,232	75	3,512	-
INTEREST AND OTHER INCOME (EXPENSE)	39	(17)	(14)	(1)	(6)	(38)	(4)
<b>FFO FROM DISCONTINUED OPERATING PROPERTIES</b>	<b>25,728</b>	<b>5,815</b>	<b>4,226</b>	<b>6,903</b>	<b>2,301</b>	<b>19,245</b>	<b>(107)</b>
THIRD PARTY MANAGEMENT AND LEASING REVENUES	19,359	4,711	6,029	4,789	836	16,365	74
THIRD PARTY MANAGEMENT AND LEASING EXPENSES	(16,585)	(4,300)	(4,607)	(4,260)	(508)	(13,675)	(53)
<b>FFO FROM THIRD PARTY MANAGEMENT AND LEASING</b>	<b>2,774</b>	<b>411</b>	<b>1,422</b>	<b>529</b>	<b>328</b>	<b>2,690</b>	<b>21</b>
<b>FFO FROM DISCONTINUED OPERATIONS</b>	<b>28,502</b>	<b>6,226</b>	<b>5,648</b>	<b>7,432</b>	<b>2,629</b>	<b>21,935</b>	<b>(86)</b>
DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(19,481)	(3,741)	(2,468)	(3,099)	(36)	(9,344)	-
IMPAIRMENT LOSSES	(7,632)	(12,233)	-	-	(1,558)	(13,791)	-
<b>INCOME FROM DISCONTINUED OPERATIONS</b>	<b>1,390</b>	<b>(9,749)</b>	<b>3,180</b>	<b>4,333</b>	<b>1,035</b>	<b>(1,200)</b>	<b>(86)</b>

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	2011	2012 1st	2012 2nd	2012 3rd	2012 4th	2012	2013 1st
<b><u>RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT</u></b>							
<b><u>PROPERTY SALES AND COST OF SALES:</u></b>							
<b><u>CONSOLIDATED:</u></b>							
RESIDENTIAL LOT AND OUTPARCEL SALES - CONSOLIDATED:							
RESIDENTIAL LOT SALES	3,015	949	535	732	400	2,616	460
OUTPARCEL SALES	-	-	-	-	-	-	-
TOTAL RESIDENTIAL LOT AND OUTPARCEL SALES	3,015	949	535	732	400	2,616	460
RESIDENTIAL LOT AND OUTPARCEL COST OF SALES - CONSOLIDATED:							
RESIDENTIAL LOT COST OF SALES	2,941	564	416	354	87	1,420	460
OUTPARCEL COST OF SALES	(50)	-	-	-	-	-	-
TOTAL RESIDENTIAL LOT AND OUTPARCEL COST OF SALES-CONSOLIDATED	2,891	564	416	354	87	1,420	460
TRACT SALES INCLUDED IN GAIN ON SALE OF INVESTMENT PROPERTIES							
RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT PROPERTY	3,258	-	(30)	-	-	(30)	242
SALES LESS COST OF SALES - CONSOLIDATED	3,382	385	90	378	313	1,166	242
<b>SUMMARY - CONSOLIDATED:</b>							
RESIDENTIAL LOT SALES LESS COST OF SALES	74	385	120	378	313	1,196	-
OUTPARCEL SALES LESS COST OF SALES	50	-	-	-	-	-	-
TRACT SALES LESS COST OF SALES	3,258	-	(30)	-	3,750	3,720	242
TOTAL CONSOLIDATED SALES LESS COST OF SALES	3,382	385	90	378	4,063	4,916	242
<b><u>OTHER SALES AND COST OF SALES:</u></b>							
<b><u>CONSOLIDATED:</u></b>							
OTHER SALES - CONSOLIDATED:							
OTHER SALES	4,664	-	174	-	520	694	340
OTHER COST OF SALES	(2,487)	-	(119)	-	(294)	(413)	(182)
OTHER SALES LESS COST OF SALES - CONSOLIDATED	2,177	-	55	-	226	281	158
<b><u>UNCONSOLIDATED:</u></b>							
OTHER SALES - UNCONSOLIDATED:							
OTHER SALES	-	-	-	-	-	-	-
OTHER COST OF SALES	(5)	-	-	-	-	-	-
OTHER, NET	77	(1)	(2)	-	31	28	10
OTHER SALES LESS COST OF SALES - SHARE OF UNCONSOLIDATED	72	(1)	(2)	-	31	28	10
TOTAL OTHER SALES FFO	2,249	(1)	53	-	257	309	168
<b><u>UNCONSOLIDATED:</u></b>							
RESIDENTIAL LOT AND TRACT SALES - UNCONSOLIDATED:							
RESIDENTIAL LOT SALES	7,343	-	-	-	-	-	-
TRACT SALES	794	176	-	-	-	176	-
TOTAL RESIDENTIAL LOT AND TRACT SALES	8,137	176	-	-	-	176	-
RESIDENTIAL LOT AND TRACT COST OF SALES - UNCONSOLIDATED:							
RESIDENTIAL LOT COST OF SALES	5,770	-	-	-	-	-	-
TRACT COST OF SALES	513	176	-	-	-	176	-
TOTAL RESIDENTIAL LOT AND TRACT COST OF SALES	6,283	176	-	-	-	176	-
RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES -UNCONSOLIDATED	1,854	-	-	-	-	-	-
<b>SUMMARY - UNCONSOLIDATED:</b>							
RESIDENTIAL LOT SALES LESS COST OF SALES	1,573	-	-	-	-	-	-
TRACT SALES LESS COST OF SALES	281	-	-	-	-	-	-
RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES - SHARE OF UNCONSOLIDATED	1,854	-	-	-	-	-	-
TOTAL RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES	5,236	385	90	378	4,063	4,916	242

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<b><u>INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:</u></b>							
NET OPERATING INCOME:							
OFFICE PROPERTIES	13,592	3,661	3,271	3,210	2,613	12,755	3,373
RETAIL PROPERTIES	10,666	2,608	2,666	2,671	2,774	10,719	3,031
OTHER PROPERTIES	-	-	-	-	122	122	43
NET OPERATING INCOME	24,258	6,269	5,937	5,881	5,509	23,596	6,447
RESIDENTIAL LOT, OUTPARCEL AND TRACT SALES LESS COST OF SALES	1,854	-	-	-	-	-	-
OTHER SALES LESS COST OF SALES	73	(1)	(2)	-	31	28	10
TERMINATION FEES	73	42	18	-	2	62	19
INTEREST EXPENSE	(4,338)	(1,179)	(1,062)	(966)	(1,014)	(4,221)	(1,710)
OTHER EXPENSE	(467)	(279)	(138)	(167)	(55)	(639)	112
IMPAIRMENT LOSSES	(29,003)	-	-	-	-	-	-
DEPRECIATION AND AMORTIZATION OF NON-REAL ESTATE ASSETS	(20)	(5)	(5)	(5)	-	(15)	(22)
<b>FUNDS FROM OPERATIONS - UNCONSOLIDATED JOINT VENTURES</b>	<b>(7,570)</b>	<b>4,847</b>	<b>4,748</b>	<b>4,743</b>	<b>4,473</b>	<b>18,811</b>	<b>4,856</b>
GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET	-	-	7,509	-	23,153	30,662	-
DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(10,337)	(2,661)	(2,495)	(2,475)	(2,584)	(10,215)	(3,204)
<b>NET INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES</b>	<b>(17,906)</b>	<b>2,186</b>	<b>9,762</b>	<b>2,268</b>	<b>25,043</b>	<b>39,258</b>	<b>1,652</b>
<b><u>MARKET CAPITALIZATION</u></b>							
COMMON STOCK PRICE AT PERIOD END	6.41	7.58	7.75	7.94	8.35	8.35	10.69
NUMBER OF COMMON SHARES OUTSTANDING AT PERIOD END	103,702	104,139	104,215	104,136	104,090	104,090	104,127
COMMON STOCK CAPITALIZATION	664,730	789,374	807,666	826,840	869,152	869,152	1,113,118
PREFERRED STOCK-SERIES A-PRICE AT LIQUIDATION VALUE	74,827	74,827	74,827	74,827	74,827	74,827	74,827
PREFERRED STOCK-SERIES B-PRICE AT LIQUIDATION VALUE	94,775	94,775	94,775	94,775	94,775	94,775	94,775
PREFERRED STOCK AT LIQUIDATION VALUE	169,602	169,602	169,602	169,602	169,602	169,602	169,602
DEBT	539,442	529,168	461,021	518,630	425,410	425,410	344,832
SHARE OF UNCONSOLIDATED DEBT	162,127	164,217	156,364	165,571	170,480	170,480	266,069
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901
<b>TOTAL MARKET CAPITALIZATION</b>	<b>1,535,901</b>	<b>1,652,361</b>	<b>1,594,654</b>	<b>1,680,643</b>	<b>1,634,644</b>	<b>1,634,644</b>	<b>1,893,620</b>
<b><u>LEVERAGE RATIOS</u></b>							
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901
TOTAL MARKET CAPITALIZATION	1,535,901	1,652,361	1,594,654	1,680,643	1,634,644	1,634,644	1,893,620
<b>DEBT (2) / TOTAL MARKET CAPITALIZATION</b>	<b>46%</b>	<b>42%</b>	<b>39%</b>	<b>41%</b>	<b>36%</b>	<b>36%</b>	<b>32%</b>
TOTAL ASSETS-CONSOLIDATED	1,235,535	1,199,634	1,135,315	1,199,101	1,124,242	1,124,242	1,096,444
ACCUMULATED DEPRECIATION-CONSOLIDATED	289,473	302,782	281,739	294,710	258,258	258,258	221,429
UNDEPRECIATED ASSETS-UNCONSOLIDATED (2)	516,686	467,303	454,388	461,500	403,141	403,141	575,323
LESS: INVESTMENT IN UNCONSOLIDATED JOINT VENTURES	(160,587)	(141,180)	(140,303)	(139,782)	(97,868)	(97,868)	(128,541)
<b>TOTAL UNDEPRECIATED ASSETS (2)</b>	<b>1,881,107</b>	<b>1,828,539</b>	<b>1,731,139</b>	<b>1,815,529</b>	<b>1,687,773</b>	<b>1,687,773</b>	<b>1,764,655</b>
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901
UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655
<b>DEBT (2) / TOTAL UNDEPRECIATED ASSETS (2)</b>	<b>37%</b>	<b>38%</b>	<b>36%</b>	<b>38%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901
PREFERRED STOCK AT LIQUIDATION VALUE	169,602	169,602	169,602	169,602	169,602	169,602	169,602
DEBT (2) + PREFERRED	871,171	862,987	786,987	853,803	765,492	765,492	780,503
TOTAL MARKET CAPITALIZATION	1,535,901	1,652,361	1,594,654	1,680,643	1,634,644	1,634,644	1,893,620
<b>DEBT (2) + PREFERRED / TOTAL MARKET CAPITALIZATION</b>	<b>57%</b>	<b>52%</b>	<b>49%</b>	<b>51%</b>	<b>47%</b>	<b>47%</b>	<b>41%</b>
DEBT (2) + PREFERRED	871,171	862,987	786,987	853,803	765,492	765,492	780,503
TOTAL UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655
<b>DEBT (2) + PREFERRED / TOTAL UNDEPRECIATED ASSETS (2)</b>	<b>46%</b>	<b>47%</b>	<b>45%</b>	<b>47%</b>	<b>45%</b>	<b>45%</b>	<b>44%</b>

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	2011	2012 1st	2012 2nd	2012 3rd	2012 4th	2012	2013 1st
<b><u>EBITDA (2)</u></b>							
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645
NON-REAL ESTATE DEPRECIATION AND AMORTIZATION	1,708	369	228	261	232	1,090	205
INCOME TAX PROVISION (BENEFIT)	(186)	27	33	60	(30)	90	1
IMPAIRMENT LOSSES	129,134	-	-	488	-	488	-
PREDEVELOPMENT CHARGES	937	-	-	-	-	-	-
LOSS ON DEBT EXTINGUISHMENT	74	94	-	-	-	94	-
GAIN ON SALE OF THIRD PARTY BUSINESS	-	-	-	(7,384)	(75)	(7,459)	-
PARTICIPATION INTEREST INCOME	-	-	-	(3,366)	-	(3,366)	-
PREFERRED STOCK DIVIDENDS	12,907	3,227	3,227	3,226	3,227	12,907	3,227
<b>EBITDA (2)</b>	<b>100,214</b>	<b>24,652</b>	<b>23,577</b>	<b>25,729</b>	<b>24,532</b>	<b>98,490</b>	<b>21,539</b>
<b><u>COVERAGE RATIOS (2)</u></b>							
EBITDA	100,214	24,652	23,577	25,729	24,532	98,490	21,539
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645
<b>INTEREST COVERAGE RATIO (2)</b>	<b>3.08</b>	<b>3.31</b>	<b>3.40</b>	<b>3.81</b>	<b>3.50</b>	<b>3.50</b>	<b>3.24</b>
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645
SCHEDULED PRINCIPAL PAYMENTS	7,279	2,123	2,045	1,755	1,846	7,769	1,855
PREFERRED STOCK DIVIDENDS	12,907	3,227	3,227	3,226	3,227	12,907	3,227
FIXED CHARGES	52,701	12,797	12,209	11,740	12,084	48,830	11,727
EBITDA	100,214	24,652	23,577	25,729	24,532	98,490	21,539
<b>FIXED CHARGES COVERAGE RATIO (2)</b>	<b>1.90</b>	<b>1.93</b>	<b>1.93</b>	<b>2.19</b>	<b>2.03</b>	<b>2.02</b>	<b>1.84</b>
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901
ANNUALIZED EBITDA (3)	108,800	98,608	94,308	102,916	98,128	98,128	86,156
<b>DEBT (2) / ANNUALIZED EBITDA (3)</b>	<b>6.45</b>	<b>7.03</b>	<b>6.55</b>	<b>6.65</b>	<b>6.07</b>	<b>6.07</b>	<b>7.09</b>
<b><u>DIVIDEND RATIOS</u></b>							
REGULAR COMMON DIVIDENDS:							
CASH COMMON DIVIDENDS	18,651	4,687	4,686	4,690	4,685	18,748	4,688
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461
<b>FFO PAYOUT RATIO</b>	<b>-24%</b>	<b>35%</b>	<b>36%</b>	<b>18%</b>	<b>33%</b>	<b>28%</b>	<b>41%</b>
<b><u>FFO BEFORE CERTAIN CHARGES</u></b>							
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461
IMPAIRMENT LOSSES (2)	129,134	-	-	488	-	488	-
PREDEVELOPMENT & OTHER CHARGES	937	(1,185)	-	-	-	(1,185)	-
LOSS ON DEBT EXTINGUISHMENT	74	94	-	-	-	94	-
GAIN ON SALE OF THIRD PARTY BUSINESS	-	-	-	(7,384)	(75)	(7,459)	-
PARTICIPATION INTEREST INCOME	-	-	-	(3,366)	-	(3,366)	-
SEPARATION CHARGES	197	213	79	574	1,118	1,985	-
<b>FFO BEFORE CERTAIN CHARGES</b>	<b>53,467</b>	<b>12,610</b>	<b>13,231</b>	<b>15,997</b>	<b>15,210</b>	<b>57,049</b>	<b>11,461</b>
<b>FFO BEFORE CERTAIN CHARGES PAYOUT RATIO</b>	<b>35%</b>	<b>37%</b>	<b>35%</b>	<b>29%</b>	<b>31%</b>	<b>33%</b>	<b>41%</b>

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<b><u>FAD (2)</u></b>							
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461
FAS 13	(11,076)	(2,686)	(2,152)	(1,823)	(1,659)	(8,319)	(2,346)
ABOVE AND BELOW MARKET RENTS	(26)	108	87	124	174	493	(185)
SECOND GENERATION CAPEX	(19,140)	(2,333)	(3,186)	(5,077)	(4,461)	(15,058)	(3,032)
<b>FAD (2)</b>	<b>(107,117)</b>	<b>8,577</b>	<b>7,901</b>	<b>18,909</b>	<b>8,222</b>	<b>43,608</b>	<b>5,897</b>
COMMON DIVIDENDS	18,651	4,687	4,686	4,690	4,685	18,748	4,688
<b>FAD PAYOUT RATIO (2)</b>	<b>-17%</b>	<b>55%</b>	<b>59%</b>	<b>25%</b>	<b>57%</b>	<b>43%</b>	<b>79%</b>
<b><u>FAD BEFORE CERTAIN CHARGES</u></b>							
FAD (2)	(107,117)	8,577	7,901	18,909	8,222	43,608	5,897
IMPAIRMENT LOSSES (2)	129,134	-	-	488	-	488	-
PREDEVELOPMENT & OTHER CHARGES	937	(1,185)	-	-	-	(1,185)	-
LOSS ON DEBT EXTINGUISHMENT	74	94	-	-	-	94	-
GAIN ON SALE OF THIRD PARTY BUSINESS	-	-	-	(7,384)	(75)	(7,459)	-
PARTICIPATION INTEREST INCOME	-	-	-	(3,366)	-	(3,366)	-
SEPARATION CHARGES	197	213	79	574	1,118	1,984	-
<b>FAD BEFORE CERTAIN CHARGES</b>	<b>23,225</b>	<b>7,699</b>	<b>7,980</b>	<b>9,221</b>	<b>9,265</b>	<b>34,164</b>	<b>5,897</b>
<b>FAD BEFORE CERTAIN CHARGES PAYOUT RATIO</b>	<b>80%</b>	<b>61%</b>	<b>59%</b>	<b>51%</b>	<b>51%</b>	<b>55%</b>	<b>79%</b>
<b><u>OPERATIONS RATIOS</u></b>							
REVENUES	129,047	34,653	33,794	40,582	39,250	148,279	41,268
REVENUES FROM DISCONTINUED OPERATIONS	60,630	12,821	12,497	13,257	3,831	42,406	76
REVENUES INCLUDING DISCONTINUED OPERATIONS	189,677	47,474	46,291	53,839	43,081	190,685	41,344
GENERAL AND ADMINISTRATIVE EXPENSES	24,166	6,623	5,646	5,255	5,684	23,208	6,069
REVENUES INCLUDING DISCONTINUED OPERATIONS	189,677	47,474	46,291	53,839	43,081	190,685	41,344
<b>GENERAL AND ADMINISTRATIVE EXPENSES/REVENUES INCLUDING DISCONTINUED OPERATIONS</b>	<b>12.7%</b>	<b>14.0%</b>	<b>12.2%</b>	<b>9.8%</b>	<b>13.2%</b>	<b>12.2%</b>	<b>14.7%</b>
TOTAL UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655
<b>ANNUALIZED GENERAL AND ADMINISTRATIVE EXPENSES (3) / TOTAL UNDEPRECIATED ASSETS</b>	<b>1.3%</b>	<b>1.4%</b>	<b>1.3%</b>	<b>1.2%</b>	<b>1.3%</b>	<b>1.2%</b>	<b>1.4%</b>

(1) AMOUNTS MAY DIFFER SLIGHTLY FROM OTHER SCHEDULES CONTAINED HEREIN DUE TO ROUNDING.

(2) INCLUDES COMPANY SHARE OF UNCONSOLIDATED JOINT VENTURES.

(3) ANNUALIZED REPRESENTS QUARTER AMOUNT ANNUALIZED.

**COUSINS PROPERTIES INCORPORATED**  
**CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES**  
(\$ in thousands)

	Three Months Ended		
	March 31, 2013	March 31, 2012	December, 2012
<b>Net Operating Income</b>			
Same Property	18,993	18,081	18,257
Non-Same Property	6,627	9,685	6,563
Change in ownership %	550	1,491	1,332
<b>Consolidated Property Net Operating Income</b>	<b>26,170</b>	<b>29,257</b>	<b>26,152</b>
<b>Less: Non-Cash Items</b>			
Straight-line rent	2,547	3,184	2,163
Other	(256)	27	(63)
<b>Non-Cash Items</b>	<b>2,291</b>	<b>3,211</b>	<b>2,100</b>
<b>Cash Basis Property Net Operating Income</b>	<b>23,879</b>	<b>26,046</b>	<b>24,052</b>
<b>Net Operating Income (1)</b>			
Operating Properties	19,823	17,346	18,412
Discontinued Operations	(101)	5,642	2,231
Share of Unconsolidated Joint Ventures	6,448	6,269	5,509
<b>Total Net Operating Income</b>	<b>26,170</b>	<b>29,257</b>	<b>26,152</b>

(1) See reconciliation above within previous pages of the calculations and reconciliations of Non-GAAP financial measures.