

COUSINS PROPERTIES INCORPORATED
SAME PROPERTY PERFORMANCE (1)
NET OPERATING INCOME
(\$ in thousands)

	Three Months Ended			Q2 '13 vs. Q2 '12 % Change	Q2 '13 vs. Q1 '13 % Change
	June 30, 2013	June 30, 2012	March 31, 2013		
Rental Property Revenues (2)					
Office	26,035	24,984	25,857	4.2%	0.7%
Retail	4,865	4,838	4,958	0.6%	-1.9%
Total Rental Property Revenues	30,899	29,822	30,815	3.6%	0.3%
Rental Property Operating Expenses (2)					
Office	11,017	10,746	10,526	2.5%	4.7%
Retail	1,272	1,308	1,295	-2.7%	-1.8%
Total Rental Property Operating Expenses	12,289	12,054	11,822	1.9%	3.9%
Same Property Net Operating Income					
Office	15,019	14,239	15,330	5.5%	-2.0%
Retail	3,593	3,530	3,663	1.8%	-1.9%
Total Same Property Net Operating Income	18,611	17,768	18,993	4.7%	-2.0%

	Three Months Ended			Q2 '13 vs. Q2 '12 % Change	Q2 '13 vs. Q1 '13 % Change
	June 30, 2013	June 30, 2012	March 31, 2013		
Cash Basis Same Property Net Operating Income (3)					
Office	14,020	13,227	13,770	6.0%	1.8%
Retail	3,580	3,447	3,626	3.9%	-1.3%
Total Cash Basis Same Property Net Operating Income	17,599	16,674	17,395	5.6%	1.2%

	Six Months Ended			% Change
	2013	June 30, 2012	% Change	
Rental Property Revenues (2)				
Office	51,892	49,597	4.6%	
Retail	9,823	9,637	1.9%	
Total Rental Property Revenues	61,715	59,233	4.2%	
Rental Property Operating Expenses				
Office	21,543	20,781	3.7%	
Retail	2,568	2,604	-1.4%	
Total Rental Property Operating Expenses	24,111	23,385	3.1%	
Same Property Net Operating Income				
Office	30,349	28,816	5.3%	
Retail	7,256	7,033	3.2%	
Total Same Property Net Operating Income	37,605	35,850	4.9%	

	Six Months Ended			% Change
	2013	June 30, 2012	% Change	
Cash Basis Same Property Net Operating Income (3)				
Office	27,791	26,501	4.9%	
Retail	7,205	6,898	4.5%	
Total Cash Basis Same Property Net Operating Income	34,996	33,399	4.8%	

(1) Same Properties include those office and retail properties that were operational on January 1, 2012, excluding properties subsequently sold.

(2) Rental Property Revenues and Expenses includes results for 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.