

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS

(Unaudited, in thousands, except per share amounts)

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2010	2009	2010	2009
REVENUES:				
Rental property revenues	\$ 36,255	\$ 36,205	\$ 106,997	\$ 105,392
Fee income	8,690	9,510	25,241	25,726
Multi-family residential unit sales	6,637	9,228	24,726	10,413
Residential lot and outparcel sales	630	1,150	14,765	7,026
Other	245	675	540	2,893
	<u>52,457</u>	<u>56,768</u>	<u>172,269</u>	<u>151,450</u>
COSTS AND EXPENSES:				
Rental property operating expenses	15,276	16,617	45,172	47,260
Multi-family residential unit cost of sales	5,190	7,372	19,268	8,557
Residential lot and outparcel cost of sales	549	979	9,920	4,732
General and administrative expenses	8,109	9,180	26,648	28,546
Separation expenses	202	724	303	3,094
Reimbursed general and administrative expenses	3,522	3,979	11,531	12,237
Depreciation and amortization	13,977	13,264	41,610	40,428
Interest expense	8,702	10,793	28,769	30,278
Impairment loss	-	4,012	586	40,512
Other	964	1,723	5,489	7,701
	<u>56,491</u>	<u>68,643</u>	<u>189,296</u>	<u>223,345</u>
LOSS ON EXTINGUISHMENT OF DEBT AND INTEREST RATE SWAPS	<u>(9,235)</u>	<u>-</u>	<u>(9,827)</u>	<u>-</u>
LOSS FROM CONTINUING OPERATIONS BEFORE TAXES, UNCONSOLIDATED JOINT VENTURES AND SALE OF INVESTMENT PROPERTIES	<u>(13,269)</u>	<u>(11,875)</u>	<u>(26,854)</u>	<u>(71,895)</u>
BENEFIT (PROVISION) FOR INCOME TAXES FROM OPERATIONS	<u>(25)</u>	<u>(54)</u>	<u>1,107</u>	<u>(7,406)</u>
INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:				
Equity in net income (loss) from unconsolidated joint ventures	2,179	(19,926)	7,493	(19,337)
Impairment loss on investment in unconsolidated joint ventures	-	(22,928)	-	(51,058)
	<u>2,179</u>	<u>(42,854)</u>	<u>7,493</u>	<u>(70,395)</u>
LOSS FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES	<u>(11,115)</u>	<u>(54,783)</u>	<u>(18,254)</u>	<u>(149,696)</u>
GAIN ON SALE OF INVESTMENT PROPERTIES	<u>58</u>	<u>406</u>	<u>1,875</u>	<u>168,641</u>
INCOME (LOSS) FROM CONTINUING OPERATIONS	<u>(11,057)</u>	<u>(54,377)</u>	<u>(16,379)</u>	<u>18,945</u>
INCOME FROM DISCONTINUED OPERATIONS:				
Income from discontinued operations	25	1,041	2,743	1,897
Gain on extinguishment of debt	-	-	-	12,498
Gain on sale of investment properties	6,572	7	6,572	153
	<u>6,597</u>	<u>1,048</u>	<u>9,315</u>	<u>14,548</u>
NET INCOME (LOSS)	<u>(4,460)</u>	<u>(53,329)</u>	<u>(7,064)</u>	<u>33,493</u>
NET INCOME ATTRIBUTABLE TO NONCONTROLLING INTERESTS	<u>(696)</u>	<u>(531)</u>	<u>(1,806)</u>	<u>(1,641)</u>
NET INCOME (LOSS) ATTRIBUTABLE TO CONTROLLING INTEREST	<u>(5,156)</u>	<u>(53,860)</u>	<u>(8,870)</u>	<u>31,852</u>
DIVIDENDS TO PREFERRED STOCKHOLDERS	<u>(3,226)</u>	<u>(3,228)</u>	<u>(9,680)</u>	<u>(9,682)</u>
NET INCOME (LOSS) AVAILABLE TO COMMON STOCKHOLDERS	<u>\$ (8,382)</u>	<u>\$ (57,088)</u>	<u>\$ (18,550)</u>	<u>\$ 22,170</u>
PER COMMON SHARE INFORMATION - BASIC AND DILUTED:				
Income (loss) from continuing operations	\$ (0.15)	\$ (0.98)	\$ (0.28)	\$ 0.14
Income from discontinued operations	0.06	0.02	0.09	0.27
Net income (loss) available to common stockholders - basic and diluted	<u>\$ (0.08)</u>	<u>\$ (0.96)</u>	<u>\$ (0.18)</u>	<u>\$ 0.41</u>
DIVIDENDS DECLARED PER COMMON SHARE	<u>\$ 0.09</u>	<u>\$ 0.15</u>	<u>\$ 0.27</u>	<u>\$ 0.65</u>
WEIGHTED AVERAGE SHARES - BASIC AND DILUTED	<u>101,893</u>	<u>59,403</u>	<u>100,995</u>	<u>54,152</u>