

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>CONSOLIDATED ENTITY FFO AND NET INCOME (LOSS):</b>													
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>													
<b>OFFICE:</b>													
<b>(C) CONSOLIDATED PROPERTIES (1):</b>													
TERMINUS 100	0	5,000	16,386	3,311	4,750	3,478	2,952	14,491	3,720	3,731	3,635	3,695	14,781
191 PEACHTREE	1,964	9,349	11,339	789	1,561	2,432	1,943	6,725	2,845	2,793	2,830	4,155	12,623
AMERICAN CANCER SOCIETY CENTER	11,774	11,959	14,547	3,791	3,151	3,449	2,671	13,062	2,675	2,736	2,796	2,611	10,818
ONE GEORGIA CENTER	(219)	(109)	2,650	1,039	1,039	1,100	1,127	4,305	1,029	1,025	1,027	1,020	4,101
MERIDIAN MARK PLAZA	4,475	4,339	4,504	958	972	947	945	3,822	917	924	910	935	3,686
LAKESHORE PARK PLAZA	922	1,794	2,141	567	545	540	534	2,186	561	521	527	594	2,203
555 NORTH POINT CENTER EAST	1,771	1,882	1,989	501	531	528	503	2,063	482	539	505	512	2,038
THE POINTS AT WATERVIEW	2,124	2,179	2,127	509	515	536	490	2,050	460	540	447	480	1,927
200 NORTH POINT CENTER EAST	839	1,490	1,484	378	393	423	412	1,606	417	415	422	419	1,673
333 NORTH POINT CENTER EAST	1,183	1,287	1,449	417	426	426	416	1,685	406	422	352	395	1,575
600 UNIVERSITY PARK PLACE	1,107	1,557	1,679	394	394	396	369	1,553	418	349	322	437	1,526
100 NORTH POINT CENTER EAST	1,035	1,320	1,529	391	423	361	216	1,391	319	459	373	373	1,524
INHIBITEX	917	912	910	220	226	225	225	896	224	222	225	225	896
COSMOPOLITAN CENTER	13	341	459	139	129	138	148	554	115	126	110	164	515
221 PEACHTREE CENTER GARAGE	0	510	639	124	103	157	81	465	100	102	152	140	494
GALLERIA 75	897	649	591	22	67	65	107	261	55	87	63	114	319
SUBTOTAL - OFFICE CONSOLIDATED	28,802	44,460	64,423	13,550	15,225	15,201	13,139	57,115	14,743	14,991	14,696	16,269	60,699
<b>(G) JOINT VENTURE PROPERTIES (1):</b>													
PALISADES WEST - BUILDINGS 1 AND 2	(11)	127	427	1,172	1,276	1,287	1,233	4,968	1,215	1,240	1,223	1,334	5,012
EMORY UNIVERSITY HOSPITAL MIDTOWN MEDICAL OFFICE TOWER	3,586	3,601	3,623	909	930	902	875	3,616	894	904	963	918	3,679
TEN PEACHTREE PLACE	2,239	2,020	2,099	526	541	561	557	2,185	571	583	582	578	2,314
GATEWAY VILLAGE - PREFERRED RETURN	1,208	1,208	1,208	302	302	302	302	1,208	302	302	302	302	1,208
PRESBYTERIAN MEDICAL PLAZA	106	116	87	18	15	20	15	68	16	12	19	15	62
TERMINUS 200	0	0	115	21	17	20	0	58	0	(60)	50	29	19
OTHER - CP VENTURE TWO	157	(1)	0	(5)	0	0	0	(5)	0	0	0	0	0
OTHER	11,344	(65)	(86)	(18)	(4)	(19)	(7)	(48)	(22)	6	(18)	(18)	(52)
SUBTOTAL - OFFICE JOINT VENTURE	18,629	7,006	7,473	2,925	3,077	3,074	2,975	12,051	2,976	2,987	3,121	3,158	12,242
SUBTOTAL - OFFICE CONSOLIDATED & JOINT VENTURE	47,431	51,466	71,896	16,475	18,302	18,275	16,114	69,166	17,719	17,978	17,817	19,427	72,941
<b>RETAIL:</b>													
<b>(C) CONSOLIDATED PROPERTIES (1):</b>													
THE AVENUE FORSYTH	0	0	2,527	1,025	955	821	896	3,697	1,588	1,458	1,638	1,551	6,235
THE AVENUE WEBB GIN	1,653	5,558	5,967	1,469	1,503	1,307	1,304	5,583	1,484	1,214	1,307	1,290	5,295
THE AVENUE CARRIAGE CROSSING	5,835	6,774	6,714	1,140	1,255	955	1,450	4,800	1,082	1,503	1,396	1,257	5,238
TIFFANY SPRINGS MARKETCENTER	0	0	1,257	803	900	919	707	3,329	741	817	835	918	3,311
PROPERTIES CONTRIBUTED TO CP VENTURE FIVE (AVENUE FUND)	9,068	(45)	30	0	0	0	0	0	0	0	0	0	0
SUBTOTAL - RETAIL CONSOLIDATED	16,556	12,287	16,495	4,437	4,613	4,002	4,357	17,409	4,895	4,992	5,176	5,016	20,079
<b>(G) JOINT VENTURE PROPERTIES (1):</b>													
THE AVENUE MURFREESBORO	0	554	3,413	937	948	1,011	1,099	3,995	1,071	1,117	1,082	1,135	4,405
THE AVENUE EAST COBB	1,382	723	710	176	168	176	141	661	154	161	167	152	634
GREENBRIER MARKETCENTER	534	511	532	140	131	130	142	543	142	136	138	135	551
THE AVENUE VIERA	947	620	625	155	148	148	127	578	153	131	131	116	531
NORTH POINT MARKETCENTER	668	613	588	140	166	58	83	447	105	133	129	146	513
THE AVENUE WEST COBB	1,132	685	586	133	123	109	132	497	130	105	125	133	493
THE AVENUE PEACHTREE CITY	843	491	458	117	110	109	118	454	117	106	118	96	437
LOS ALTOS MARKETCENTER	358	345	303	63	53	49	40	205	56	40	52	72	220
VIERA MARKETCENTER	198	208	197	52	54	52	47	205	48	50	51	52	201
MANSELL CROSSING II	153	72	(6)	0	0	0	0	0	0	0	0	0	0
SUBTOTAL - RETAIL JOINT VENTURE	6,215	4,822	7,406	1,913	1,901	1,842	1,929	7,585	1,976	1,979	1,993	2,037	7,985
SUBTOTAL - RETAIL CONSOLIDATED & JOINT VENTURE	22,771	17,109	23,901	6,350	6,514	5,844	6,286	24,994	6,871	6,971	7,169	7,053	28,064

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (Continued):</b>													
<b>(C) INDUSTRIAL (1):</b>													
KING MILL - BUILDING 3	405	1,155	923	236	236	283	292	1,047	339	418	470	558	1,785
LAKESIDE RANCH - BUILDING 20	0	794	768	176	190	164	197	727	247	263	360	395	1,265
JEFFERSON MILL - BUILDING A	0	0	(149)	(57)	(57)	(47)	(45)	(206)	(53)	(66)	262	432	575
SUBTOTAL INDUSTRIAL CONSOLIDATED	405	1,949	1,542	355	369	400	444	1,568	533	615	1,092	1,385	3,625
<b>(C) OTHER RENTAL OPERATIONS (1):</b>													
OTHER	206	82	(69)	(31)	26	(15)	50	30	18	59	15	4	96
SUBTOTAL OTHER CONSOLIDATED	206	82	(69)	(31)	26	(15)	50	30	18	59	15	4	96
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>70,814</b>	<b>70,606</b>	<b>97,270</b>	<b>23,149</b>	<b>25,211</b>	<b>24,504</b>	<b>22,894</b>	<b>95,758</b>	<b>25,141</b>	<b>25,623</b>	<b>26,093</b>	<b>27,869</b>	<b>104,726</b>
<b>(D) DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1)</b>													
SAN JOSE MARKETCENTER	3,844	6,450	7,089	1,693	1,721	1,700	1,874	6,988	1,883	1,743	86	1	3,713
8995 WESTSIDE PARKWAY	1,262	1,278	1,307	192	(18)	(58)	(2)	114	(43)	(58)	(53)	5	(149)
OTHER	16,666	(568)	(611)	(7)	0	3	0	(4)	0	0	0	0	0
TOTAL DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	21,772	7,160	7,785	1,878	1,703	1,645	1,872	7,098	1,840	1,685	33	6	3,564
<b>(E) RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT PROPERTY SALES, NET OF COST OF SALES (1):</b>													
LOT SALES NET OF COST OF SALES - CONSOLIDATED	2,877	1,124	827	236	180	0	65	481	130	41	81	322	574
LOT SALES NET OF COST OF SALES - JOINT VENTURES	8,217	1,822	795	95	210	211	15	531	520	458	397	497	1,872
TOTAL LOT SALES NET OF COS	11,094	2,946	1,622	331	390	211	80	1,012	650	499	478	819	2,446
OUTPARCEL SALES NET OF COST OF SALES - CONSOLIDATED	1,656	1,017	2,390	582	1,125	171	39	1,917	4,593	0	0	77	4,670
OUTPARCEL SALES NET OF COST OF SALES - JOINT VENTURES	0	0	0	0	0	0	0	0	86	0	(4)	0	82
TOTAL OUTPARCEL SALES NET OF COS	1,656	1,017	2,390	582	1,125	171	39	1,917	4,679	0	(4)	77	4,752
TRACT SALES NET OF COST OF SALES - CONSOLIDATED	2,481	4,977	9,204	96	746	349	(6)	1,185	697	1,002	(1)	(1)	1,697
TRACT SALES NET OF COST OF SALES - JOINT VENTURES	6,675	651	3,192	235	0	4	25	264	46	102	2	3,457	3,607
TOTAL TRACT SALES NET OF COS	9,156	5,628	12,396	331	746	353	19	1,449	743	1,104	1	3,456	5,304
OTHER INVESTMENT PROPERTY SALES NET OF COST OF SALES - CONSOLIDATED	11,867	8,184	1,407	113	0	0	(55)	58	0	0	0	0	0
TOTAL OTHER INVESTMENT PROPERTY SALES NET OF COS	11,867	8,184	1,407	113	0	0	(55)	58	0	0	0	0	0
<b>TOTAL RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT PROPERTY SALES, NET OF COST OF SALES</b>	<b>33,773</b>	<b>17,775</b>	<b>17,815</b>	<b>1,357</b>	<b>2,261</b>	<b>735</b>	<b>83</b>	<b>4,436</b>	<b>6,072</b>	<b>1,603</b>	<b>475</b>	<b>4,352</b>	<b>12,502</b>
<b>(F) MULTI-FAMILY SALES, NET OF COST OF SALES (1):</b>													
MULTI-FAMILY SALES NET OF COST OF SALES - CONSOLIDATED	3,731	144	1,114	0	0	1,856	3,356	5,212	2,176	1,835	1,447	1,967	7,425
MULTI-FAMILY SALES NET OF COST OF SALES - JOINT VENTURES	10,343	(185)	1,892	(1)	2	0	114	115	117	45	165	146	473
TOTAL MULTI-FAMILY FFO	14,074	(41)	3,006	(1)	2	1,856	3,470	5,327	2,293	1,880	1,612	2,113	7,898
<b>DEVELOPMENT INCOME</b>													
DEVELOPMENT FEES - COUSINS PROPERTIES SERVICES (3)	468	446	452	150	73	136	181	540	109	158	170	284	721
DEVELOPMENT FEES - OTHER	4,117	5,435	17,306	795	810	755	459	2,819	496	815	841	667	2,819
TOTAL DEVELOPMENT INCOME	4,585	5,881	17,758	945	883	891	640	3,359	605	973	1,011	951	3,540
<b>MANAGEMENT FEES</b>													
MANAGEMENT FEES - COUSINS PROPERTIES SERVICES (3)	14,625	17,202	16,929	4,293	4,275	3,931	3,416	15,915	3,690	3,438	3,239	3,173	13,540
MANAGEMENT FEES - OTHER	9,812	7,580	8,475	2,313	2,162	2,224	2,029	8,728	2,748	2,003	2,175	2,447	9,373
TOTAL MANAGEMENT FEES	24,437	24,782	25,404	6,606	6,437	6,155	5,445	24,643	6,438	5,441	5,414	5,620	22,913
<b>LEASING &amp; OTHER FEES</b>													
LEASING & OTHER FEES - COUSINS PROPERTIES SERVICES (3)	5,496	5,290	3,539	493	613	2,365	1,539	5,010	855	763	1,192	1,389	4,199
LEASING & OTHER FEES - OTHER	947	361	961	0	239	99	456	794	440	1,036	1,073	219	2,768
TOTAL LEASING & OTHER FEES	6,443	5,651	4,500	493	852	2,464	1,995	5,804	1,295	1,799	2,265	1,608	6,967

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>TERMINATION FEES</b>	631	5,193	407	359	1,097	261	0	1,717	8	33	26	447	514
<b>INTEREST INCOME &amp; OTHER:</b>													
CONTINUING OPERATIONS	988	1,374	3,742	620	142	414	79	1,255	116	138	219	242	715
DISCONTINUED OPERATIONS	(246)	(138)	9	7	46	0	0	53	0	19	11	5	35
<b>TOTAL INTEREST INCOME &amp; OTHER</b>	742	1,236	3,751	627	188	414	79	1,308	116	157	230	247	750
<b>GAIN (LOSS) ON EXTINGUISHMENT OF DEBT AND INTEREST RATE SWAP</b>	0	0	0	0	12,498	0	(2,766)	9,732	(592)	0	(9,235)	0	(9,827)
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES:</b>													
GENERAL & ADMINISTRATIVE EXPENSES	(34,677)	(31,260)	(29,985)	(7,607)	(8,082)	(6,556)	(3,953)	(26,198)	(8,017)	(6,763)	(6,172)	(7,565)	(28,517)
GENERAL & ADMINISTRATIVE EXPENSES - COUSINS PROPERTIES SERVICES (3)	(7,859)	(9,383)	(7,589)	(1,779)	(1,835)	(2,593)	(1,417)	(7,624)	(1,901)	(1,795)	(1,906)	(1,904)	(7,506)
REIMBURSED GENERAL & ADMINISTRATIVE EXPENSES	(7,129)	(5,783)	(5,207)	(1,452)	(1,334)	(1,389)	(1,203)	(5,378)	(1,859)	(1,203)	(1,337)	(1,610)	(6,009)
REIMBURSED GENERAL & ADMINISTRATIVE EXPENSES - COUSINS PROPERTIES SERVICES (3)	(8,927)	(11,384)	(11,072)	(2,776)	(2,696)	(2,590)	(2,066)	(10,128)	(2,559)	(2,388)	(2,185)	(2,163)	(9,295)
COMMISSION ON DEVELOPMENT FEE	0	0	(3,414)	(32)	(31)	(31)	(32)	(126)	(32)	(31)	(31)	(32)	(126)
SEPARATION EXPENSES	0	0	(1,186)	(344)	(2,026)	(724)	(163)	(3,257)	(68)	(33)	(202)	(742)	(1,045)
<b>TOTAL GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	(58,592)	(57,810)	(58,453)	(13,990)	(16,004)	(13,883)	(8,834)	(52,711)	(14,436)	(12,213)	(11,833)	(14,016)	(52,498)
<b>INTEREST EXPENSE:</b>													
<b>CONSOLIDATED DEBT:</b>													
TERMINUS 100	0	(2,358)	(11,203)	(2,802)	(2,802)	(2,802)	(2,802)	(11,208)	(2,802)	(2,802)	(2,802)	(2,729)	(11,135)
THE AMERICAN CANCER SOCIETY CENTER CREDIT FACILITY	0	(3,027)	(9,007)	(2,215)	(2,240)	(2,264)	(2,263)	(8,982)	(2,215)	(2,240)	(2,263)	(2,264)	(8,982)
UNSECURED TERM LOAN	(10,855)	(11,322)	(8,129)	(2,407)	(2,666)	(2,605)	(921)	(8,599)	(1,037)	(1,277)	(1,528)	(1,393)	(5,235)
333 & 555 NORTH POINT CENTER	0	(1,977)	(5,952)	(1,387)	(1,647)	(1,552)	(1,506)	(6,092)	(1,616)	(1,866)	(56)	0	(3,538)
MERIDIAN MARK PLAZA	(2,121)	(2,072)	(2,020)	(496)	(494)	(490)	(486)	(1,966)	(482)	(479)	(475)	(470)	(1,906)
LAKESHORE PARK PLAZA	(1,991)	(1,959)	(1,923)	(475)	(473)	(470)	(468)	(1,886)	(465)	(462)	(425)	(411)	(1,763)
THE POINTS AT WATERVIEW	(631)	(612)	(788)	(285)	(284)	(282)	(281)	(1,132)	(280)	(278)	(278)	(276)	(1,112)
600 UNIVERSITY PARK	(1,051)	(1,070)	(1,029)	(254)	(252)	(251)	(250)	(1,007)	(248)	(247)	(245)	(243)	(983)
100 NORTH POINT CENTER EAST	(995)	(983)	(966)	(239)	(238)	(237)	(236)	(950)	(235)	(234)	(232)	(232)	(933)
200 NORTH POINT CENTER EAST	(932)	(780)	(681)	(170)	(170)	(170)	(171)	(681)	(170)	(170)	(170)	(169)	(679)
OTHER	(826)	(736)	(680)	(170)	(170)	(170)	(171)	(681)	(170)	(170)	(170)	(169)	(679)
CAPITALIZED	(12,270)	(5,263)	(5,667)	(1,356)	(379)	(99)	(111)	(1,945)	(61)	(61)	(58)	(55)	(235)
SUBTOTAL - CONSOLIDATED	20,553	23,343	14,894	1,826	1,255	599	56	3,736	0	0	0	0	0
	(11,119)	(8,816)	(33,151)	(10,430)	(10,560)	(10,793)	(9,610)	(41,393)	(9,781)	(10,286)	(8,702)	(8,411)	(37,180)
<b>(G) JOINT VENTURE DEBT (1):</b>													
EMORY UNIVERSITY HOSPITAL MIDTOWN MEDICAL OFFICE TOWER	(1,579)	(1,554)	(1,529)	(378)	(376)	(374)	(373)	(1,501)	(371)	(369)	(367)	(365)	(1,472)
THE AVENUE MURFREESBORO	0	(442)	(1,442)	(224)	(216)	(220)	(201)	(861)	(197)	(251)	(489)	(472)	(1,409)
TEN PEACHTREE PLACE	(806)	(794)	(781)	(193)	(192)	(191)	(190)	(766)	(189)	(189)	(188)	(186)	(752)
THE AVENUE EAST COBB	(634)	(350)	(345)	(85)	(85)	(85)	(84)	(339)	(84)	(83)	(57)	(22)	(246)
MSREF/TERMINUS 200	0	0	0	0	0	0	0	0	0	(3)	(34)	(118)	(155)
TEMCO ASSOCIATES	(146)	(139)	(132)	(32)	(32)	(28)	(30)	(122)	(26)	(27)	(27)	(29)	(109)
CL REALTY	0	(99)	(246)	(82)	(71)	(31)	(31)	(215)	(32)	(25)	(25)	(27)	(109)
OTHER	(369)	0	(92)	(51)	(51)	(28)	0	(130)	0	0	0	0	0
SUBTOTAL - JOINT VENTURE	(3,534)	(3,378)	(4,567)	(1,045)	(1,023)	(958)	(909)	(3,935)	(899)	(947)	(1,187)	(1,219)	(4,252)
<b>TOTAL INTEREST EXPENSE</b>	(14,653)	(12,194)	(37,718)	(11,475)	(11,583)	(11,751)	(10,519)	(45,328)	(10,680)	(11,233)	(9,889)	(9,630)	(41,432)
<b>OTHER EXPENSES - CONTINUING OPERATIONS - CONSOLIDATED:</b>													
PROPERTY TAXES & OTHER HOLDING COSTS	(524)	(579)	(1,482)	(681)	(1,095)	(1,634)	(1,420)	(4,830)	(825)	(1,029)	(860)	(732)	(3,446)
PREDEVELOPMENT & OTHER	(2,287)	(2,689)	(4,567)	(865)	(3,337)	(89)	(4,022)	(8,313)	(503)	(2,168)	(104)	1,051	(1,724)
NET INCOME ATTRIBUTABLE TO NONCONTROLLING INTERESTS (MINORITY INTEREST)	(4,130)	(1,656)	(2,378)	(412)	(698)	(531)	(611)	(2,252)	(526)	(584)	(696)	(734)	(2,540)
IMPAIRMENT LOSS - CONSOLIDATED	0	0	(2,100)	0	(36,500)	(4,012)	0	(40,512)	0	(586)	0	(1,968)	(2,554)
IMPAIRMENT LOSS - JOINT VENTURE INVESTMENTS	0	0	0	0	(28,130)	(22,928)	0	(51,058)	0	0	0	0	0
<b>TOTAL OTHER EXPENSES</b>	(6,941)	(4,924)	(10,527)	(1,958)	(69,760)	(29,194)	(6,053)	(106,965)	(1,854)	(4,367)	(1,660)	(2,383)	(10,264)

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>(G) OTHER EXPENSES - JOINT VENTURES (1):</b>													
IMPAIRMENT LOSS	0	0	(347)	0	(2,619)	(21,563)	0	(24,182)	0	0	0	(3,746)	(3,746)
OTHER INCOME (EXPENSE), NET	(248)	(1,252)	372	(172)	(589)	(343)	(175)	(1,279)	392	223	42	256	913
<b>TOTAL OTHER EXPENSES - JOINT VENTURES</b>	<b>(248)</b>	<b>(1,252)</b>	<b>25</b>	<b>(172)</b>	<b>(3,208)</b>	<b>(21,906)</b>	<b>(175)</b>	<b>(25,461)</b>	<b>392</b>	<b>223</b>	<b>42</b>	<b>(3,490)</b>	<b>(2,833)</b>
<b>INCOME TAX (PROVISION)/BENEFIT:</b>													
BENEFIT (PROVISION) FROM CONTINUING OPERATIONS	(4,193)	4,423	8,770	3,941	(11,293)	(54)	3,065	(4,341)	1,146	(14)	(25)	(28)	1,079
<b>(D) DISCONTINUED OPERATIONS (1)</b>	<b>(2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL INCOME TAX (PROVISION)/BENEFIT</b>	<b>(4,195)</b>	<b>4,423</b>	<b>8,770</b>	<b>3,941</b>	<b>(11,293)</b>	<b>(54)</b>	<b>3,065</b>	<b>(4,341)</b>	<b>1,146</b>	<b>(14)</b>	<b>(25)</b>	<b>(28)</b>	<b>1,079</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>													
CONSOLIDATED	(2,840)	(2,752)	(3,710)	(964)	(934)	(829)	(639)	(3,366)	(567)	(462)	(441)	(414)	(1,884)
<b>(D) DISCONTINUED OPERATIONS (1)</b>	<b>(71)</b>	<b>(41)</b>	<b>(33)</b>	<b>(4)</b>	<b>(4)</b>	<b>(4)</b>	<b>(4)</b>	<b>(16)</b>	<b>(4)</b>	<b>(1)</b>	<b>0</b>	<b>0</b>	<b>(5)</b>
<b>(G) JOINT VENTURES (1)</b>	<b>(12)</b>	<b>(5)</b>	<b>(79)</b>	<b>(10)</b>	<b>(14)</b>	<b>(10)</b>	<b>(12)</b>	<b>(46)</b>	<b>(6)</b>	<b>(5)</b>	<b>(6)</b>	<b>(5)</b>	<b>(22)</b>
<b>TOTAL NON-REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(2,923)</b>	<b>(2,798)</b>	<b>(3,822)</b>	<b>(978)</b>	<b>(952)</b>	<b>(843)</b>	<b>(655)</b>	<b>(3,428)</b>	<b>(577)</b>	<b>(468)</b>	<b>(447)</b>	<b>(419)</b>	<b>(1,911)</b>
<b>PREFERRED STOCK DIVIDENDS</b>	<b>(15,250)</b>	<b>(15,250)</b>	<b>(14,957)</b>	<b>(3,227)</b>	<b>(3,227)</b>	<b>(3,228)</b>	<b>(3,225)</b>	<b>(12,907)</b>	<b>(3,227)</b>	<b>(3,227)</b>	<b>(3,226)</b>	<b>(3,227)</b>	<b>(12,907)</b>
<b><u>FFO AVAILABLE TO COMMON STOCKHOLDERS, EXCLUDING LOSS ON EXTINGUISHMENT OF CERTAIN DEBT</u></b>	<b>74,469</b>	<b>48,438</b>	<b>61,014</b>	<b>7,554</b>	<b>(64,895)</b>	<b>(41,935)</b>	<b>7,316</b>	<b>(91,960)</b>	<b>13,980</b>	<b>7,895</b>	<b>886</b>	<b>10,020</b>	<b>32,781</b>
<b>LOSS ON EXTINGUISHMENT OF DEBT ASSOCIATED WITH PROPERTY SALES</b>	<b>(18,207)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>FFO AVAILABLE TO COMMON STOCKHOLDERS, AS DEFINED</u></b>	<b>56,262</b>	<b>48,438</b>	<b>61,014</b>	<b>7,554</b>	<b>(64,895)</b>	<b>(41,935)</b>	<b>7,316</b>	<b>(91,960)</b>	<b>13,980</b>	<b>7,895</b>	<b>886</b>	<b>10,020</b>	<b>32,781</b>
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET:</b>													
CONTINUING OPERATIONS	3,012	5,535	10,799	167,434	801	406	(4)	168,637	756	1,061	58	63	1,938
<b>(E) LESS GAIN ON SALE OF UNDEPRECIATED INVESTMENT PROPERTIES (1)</b>	<b>(14,348)</b>	<b>(13,161)</b>	<b>(10,611)</b>	<b>(209)</b>	<b>(746)</b>	<b>(349)</b>	<b>61</b>	<b>(1,243)</b>	<b>(697)</b>	<b>(1,002)</b>	<b>1</b>	<b>1</b>	<b>(1,697)</b>
DISCONTINUED OPERATIONS	86,495	18,095	2,472	0	146	7	(6)	147	0	0	6,572	654	7,226
<b>(G) JOINT VENTURES (1)</b>	<b>135,618</b>	<b>1,186</b>	<b>0</b>	<b>28</b>	<b>(16)</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL GAIN ON SALE OF INVESTMENT PROPERTIES, NET</b>	<b>210,777</b>	<b>11,655</b>	<b>2,660</b>	<b>167,253</b>	<b>185</b>	<b>64</b>	<b>51</b>	<b>167,553</b>	<b>59</b>	<b>59</b>	<b>6,631</b>	<b>718</b>	<b>7,467</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE (1):</b>													
CONSOLIDATED	(26,282)	(34,635)	(46,561)	(11,427)	(13,839)	(12,435)	(12,283)	(49,984)	(12,724)	(13,880)	(13,536)	(17,087)	(57,227)
<b>(D) DISCONTINUED OPERATIONS (1)</b>	<b>(14,497)</b>	<b>(3,214)</b>	<b>(3,107)</b>	<b>(661)</b>	<b>(604)</b>	<b>(600)</b>	<b>(602)</b>	<b>(2,467)</b>	<b>(600)</b>	<b>(221)</b>	<b>(19)</b>	<b>0</b>	<b>(840)</b>
<b>(G) JOINT VENTURES (1)</b>	<b>(8,819)</b>	<b>(4,571)</b>	<b>(6,416)</b>	<b>(2,148)</b>	<b>(2,160)</b>	<b>(2,182)</b>	<b>(2,264)</b>	<b>(8,754)</b>	<b>(2,288)</b>	<b>(2,448)</b>	<b>(2,344)</b>	<b>(2,581)</b>	<b>(9,661)</b>
<b>TOTAL REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(49,598)</b>	<b>(42,420)</b>	<b>(56,084)</b>	<b>(14,236)</b>	<b>(16,603)</b>	<b>(15,217)</b>	<b>(15,149)</b>	<b>(61,205)</b>	<b>(15,612)</b>	<b>(16,549)</b>	<b>(15,899)</b>	<b>(19,668)</b>	<b>(67,728)</b>
<b><u>NET INCOME (LOSS) AVAILABLE TO COMMON STOCKHOLDERS</u></b>	<b>217,441</b>	<b>17,673</b>	<b>7,590</b>	<b>160,571</b>	<b>(81,313)</b>	<b>(57,088)</b>	<b>(7,782)</b>	<b>14,388</b>	<b>(1,573)</b>	<b>(8,595)</b>	<b>(8,382)</b>	<b>(8,930)</b>	<b>(27,480)</b>

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS-SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

<b>JOINT VENTURES (4)</b>	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>COUSINS' SHARE OF CP VENTURE TWO LLC:</b>													
OFFICE PORTFOLIO	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%
RETAIL PORTFOLIO	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%	10.32%
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):													
<b>OFFICE:</b>													
PRESBYTERIAN MEDICAL PLAZA	106	116	87	18	15	20	15	68	16	12	19	15	62
OTHER	157	(1)	0	(5)	0	0	0	(5)	0	0	0	0	0
SUBTOTAL OFFICE	263	115	87	13	15	20	15	63	16	12	19	15	62
<b>RETAIL:</b>													
GREENBRIER MARKETCENTER	534	511	532	140	131	130	142	543	142	136	138	135	551
NORTH POINT MARKETCENTER	668	613	588	140	166	58	83	447	105	133	129	146	513
LOS ALTOS MARKETCENTER	358	345	303	63	53	49	40	205	56	40	52	72	220
MANSELL CROSSING II	153	72	(6)	0	0	0	0	0	0	0	0	0	0
SUBTOTAL RETAIL	1,713	1,541	1,417	343	350	237	265	1,195	303	309	319	353	1,284
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	1,976	1,656	1,504	356	365	257	280	1,258	319	321	338	368	1,346
INTEREST EXPENSE	(231)	0	0	0	0	0	0	0	0	0	0	0	0
OTHER, NET	(20)	(2)	0	0	(2)	38	4	40	20	5	0	0	25
<b>FUNDS FROM OPERATIONS</b>	1,725	1,654	1,504	356	363	295	284	1,298	339	326	338	368	1,371
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(670)	(477)	(549)	(107)	(109)	(106)	(106)	(428)	(105)	(115)	(114)	(116)	(450)
GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET	736	1,224	0	12	0	0	0	12	0	0	0	0	0
<b>NET INCOME</b>	1,791	2,401	955	261	254	189	178	882	234	211	224	252	921
<b>COUSINS' SHARE OF CP VENTURE FIVE:</b>	40.63%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):													
THE AVENUE EAST COBB	1,382	723	710	176	168	176	141	661	154	161	167	152	634
THE AVENUE VIERA	947	620	625	155	148	148	127	578	153	131	131	116	531
THE AVENUE WEST COBB	1,132	685	586	133	123	109	132	497	130	105	125	133	493
THE AVENUE PEACHTREE CITY	843	491	458	117	110	109	118	454	117	106	118	96	437
VIERA MARKETCENTER	198	208	197	52	54	52	47	205	48	50	51	52	201
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	4,502	2,727	2,576	633	603	594	565	2,395	602	553	592	549	2,296
INTEREST EXPENSE	(634)	(350)	(345)	(85)	(85)	(85)	(84)	(339)	(84)	(83)	(57)	(22)	(246)
OTHER, NET	(19)	76	23	0	0	6	29	35	7	(1)	21	0	27
<b>FUNDS FROM OPERATIONS</b>	3,849	2,453	2,254	548	518	516	510	2,092	525	469	556	527	2,077
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(2,018)	(1,205)	(1,203)	(271)	(207)	(238)	(234)	(950)	(236)	(267)	(208)	(332)	(1,043)
<b>NET INCOME</b>	1,831	1,248	1,051	277	311	278	276	1,142	289	202	348	195	1,034
<b>COUSINS' SHARE OF TEN PEACHTREE PLACE ASSOCIATES</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	2,239	2,020	2,099	526	541	561	557	2,185	571	583	582	578	2,314
INTEREST EXPENSE	(806)	(794)	(781)	(193)	(192)	(191)	(190)	(761)	(189)	(189)	(188)	(186)	(752)
<b>FUNDS FROM OPERATIONS</b>	1,433	1,226	1,318	333	349	369	367	1,418	382	394	394	392	1,562
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,060)	(1,052)	(1,044)	(260)	(261)	(260)	(262)	(1,043)	(264)	(264)	(264)	(264)	(1,056)
<b>NET INCOME</b>	373	174	274	73	88	109	105	375	118	130	130	128	506
<b>COUSINS' SHARE OF GATEWAY VILLAGE (5)</b>													
FUNDS FROM OPERATIONS - PREFERRED RETURN	1,208	1,208	1,208	302	302	302	302	1,208	302	302	302	302	1,208
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(32)	(32)	(32)	(8)	(8)	(8)	(8)	(32)	(8)	(8)	(8)	(8)	(32)
<b>NET INCOME</b>	1,176	1,176	1,176	294	294	294	294	1,176	294	294	294	294	1,176

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS-SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

<b>JOINT VENTURES (4)</b>	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>COUSINS' SHARE OF CRAWFORD LONG - CPI:</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	3,586	3,601	3,623	909	930	902	875	3,616	894	904	963	918	3,679
OTHER, NET	0	0	0	0	0	1	0	1	0	0	0	0	0
INTEREST EXPENSE	(1,579)	(1,554)	(1,529)	(378)	(376)	(374)	(373)	(1,501)	(371)	(369)	(367)	(365)	(1,472)
FUNDS FROM OPERATIONS	2,007	2,047	2,094	531	554	528	502	2,115	523	535	596	553	2,207
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,468)	(1,352)	(1,287)	(312)	(307)	(303)	(304)	(1,226)	(300)	(342)	(297)	(299)	(1,238)
NET INCOME	539	695	807	219	247	226	198	890	223	193	299	254	969
<b>COUSINS' SHARE OF AVENUE MURFREESBORO:</b>		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	0	554	3,413	937	948	1,011	1,099	3,995	1,071	1,117	1,082	1,135	4,405
OUTPARCEL SALES NET OF COST OF SALES	0	0	0	0	0	0	0	0	86	0	(4)	0	82
OTHER, NET	0	0	27	0	0	0	0	0	0	0	0	0	0
INTEREST EXPENSE	0	(442)	(1,442)	(224)	(216)	(220)	(201)	(861)	(197)	(251)	(489)	(472)	(1,409)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	(4)	(16)	(5)	(5)	(5)	(5)	(20)	(5)	(5)	(6)	(5)	(21)
FUNDS FROM OPERATIONS	0	108	1,982	708	727	786	893	3,114	955	861	583	658	3,057
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	(310)	(1,946)	(618)	(638)	(637)	(682)	(2,575)	(689)	(726)	(672)	(690)	(2,777)
NET INCOME (LOSS)	0	(202)	36	90	89	149	211	539	266	135	(89)	(32)	280
<b>COUSINS' SHARE OF PALISADES WEST LLC:</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	(11)	127	427	1,172	1,276	1,287	1,233	4,968	1,215	1,240	1,223	1,334	5,012
FUNDS FROM OPERATIONS	(11)	127	427	1,172	1,276	1,287	1,233	4,968	1,215	1,240	1,223	1,334	5,012
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	0	(170)	(532)	(586)	(610)	(652)	(2,380)	(670)	(678)	(679)	(720)	(2,747)
NET INCOME (LOSS)	(11)	127	257	640	690	677	581	2,588	545	562	544	614	2,265
<b>COUSINS' SHARE OF MSREF/TERMINUS 200 LLC:</b>										20%	20%	20%	20%
REVENUES LESS OPERATING EXPENSES	0	0	0	0	0	0	0	0	0	(60)	50	29	19
INTEREST EXPENSE	0	0	0	0	0	0	0	0	0	(3)	(34)	(118)	(155)
FUNDS FROM OPERATIONS	0	0	0	0	0	0	0	0	0	(63)	16	(89)	(136)
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	0	0	0	0	0	0	0	0	(33)	(87)	(137)	(257)
NET INCOME (LOSS)	0	0	0	0	0	0	0	0	0	(96)	(71)	(226)	(393)
<b>COUSINS' SHARE OF TERMINUS 200 LLC:</b>		50%	50%	50%	50%	50%	50%	50%	50%				
REVENUES LESS OPERATING EXPENSES	0	0	115	21	17	20	0	58	0	0	0	0	0
OTHER, NET	0	(193)	0	0	0	0	0	0	0	0	0	0	0
INTEREST EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0
IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	0	0	0	0	0	(20,932)	0	(20,932)	0	0	0	0	0
FUNDS FROM OPERATIONS	0	(193)	115	21	17	(20,912)	0	(20,874)	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	0	(121)	(30)	(30)	(20)	0	(80)	0	0	0	0	0
NET INCOME (LOSS)	0	(193)	(6)	(9)	(13)	(20,932)	0	(20,954)	0	0	0	0	0
<b>COUSINS' SHARE OF 50 BISCAYNE, LLC:</b>	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
MULTI-FAMILY SALES, NET OF COS	10,172	(3,327)	2,144	0	0	0	59	59	123	0	(3)	3	123
OTHER, NET	171	3,142	(252)	(1)	2	0	55	56	(6)	45	168	143	350
FUNDS FROM OPERATIONS & NET INCOME (LOSS)	10,343	(185)	1,892	(1)	2	0	114	115	117	45	165	146	473
<b>COUSINS' SHARE OF OTHER:</b>													
REVENUES LESS OPERATING EXPENSES	11,344	(65)	(86)	(18)	(4)	(19)	(7)	(48)	(22)	6	(18)	(18)	(52)
INTEREST EXPENSE	0	0	0	(28)	(28)	(28)	0	(84)	0	0	0	0	0
OTHER, NET	(42)	(42)	(74)	(26)	(25)	(82)	4	(129)	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(12)	0	0	0	0	0	0	0	0	0	0	0	0
FUNDS FROM OPERATIONS	11,290	(107)	(160)	(72)	(57)	(129)	(3)	(261)	(22)	6	(18)	(18)	(52)
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(3,458)	(19)	(19)	(5)	(5)	(5)	(5)	(20)	(5)	(4)	(4)	(4)	(17)
GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET	134,882	(41)	0	16	(16)	0	0	0	0	0	0	0	0
NET INCOME (LOSS)	142,714	(167)	(179)	(61)	(78)	(135)	(8)	(282)	(27)	2	(22)	(22)	(69)

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME (LOSS) AND FUNDS FROM OPERATIONS-SUPPLEMENTAL DETAIL**  
(in thousands, except percentages)

<b>JOINT VENTURES (4)</b>	2006	2007	2008	2009 1st	2009 2nd	2009 3rd	2009 4th	2009	2010 1st	2010 2nd	2010 3rd	2010 4th	2010 YTD
<b>COUSINS' SHARE OF TEMCO ASSOCIATES:</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RESIDENTIAL LOT AND TRACT SALES, NET OF COS	7,523	697	1,037	0	0	4	0	4	0	(3)	0	0	(3)
INTEREST EXPENSE	(146)	(139)	(132)	(32)	(32)	(28)	(30)	(122)	(26)	(27)	(27)	(29)	(109)
OTHER, NET	125	(274)	(234)	(168)	(212)	(73)	(109)	(562)	641	(156)	(154)	(70)	261
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	(63)	(5)	(9)	(5)	(7)	(26)	(1)	0	0	0	(1)
IMPAIRMENT LOSS	0	0	(22)	0	0	(631)	0	(631)	0	0	0	0	0
FUNDS FROM OPERATIONS	7,502	284	586	(205)	(253)	(734)	(146)	(1,338)	614	(186)	(181)	(99)	148
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(114)	(123)	(45)	(5)	(9)	5	(11)	(20)	(11)	(11)	(11)	(11)	(44)
NET INCOME (LOSS)	7,388	161	541	(210)	(262)	(728)	(157)	(1,357)	603	(197)	(192)	(110)	104
<b>COUSINS' SHARE OF CL REALTY, LLC:</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RESIDENTIAL LOT AND TRACT SALES, NET OF COS	6,629	1,736	2,795	335	178	228	192	933	546	514	319	3,814	5,193
INTEREST EXPENSE	0	(99)	(246)	(82)	(71)	(31)	(31)	(215)	(32)	(25)	(25)	(27)	(109)
OTHER, NET	(137)	(638)	658	29	(343)	(233)	(103)	(650)	(276)	398	242	324	688
IMPAIRMENT LOSS	0	0	(325)	0	(2,619)	0	0	(2,619)	0	0	0	(2,229)	(2,229)
FUNDS FROM OPERATIONS	6,492	999	2,882	282	(2,855)	(37)	58	(2,552)	238	887	536	1,882	3,543
NET INCOME (LOSS)	6,492	999	2,882	282	(2,855)	(37)	58	(2,552)	238	887	536	1,882	3,543
<b>COUSINS' SHARE OF PINE MOUNTAIN BUILDERS, LLC</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RESIDENTIAL LOT AND TRACT SALES, NET OF COS	739	41	155	(5)	32	(17)	(152)	(142)	20	49	80	140	289
OTHER, NET	0	0	(1)	0	0	0	0	0	0	(23)	(67)	2	(88)
IMPAIRMENT LOSS	0	0	0	0	0	0	0	0	0	0	0	(1,517)	(1,517)
FUNDS FROM OPERATIONS	739	41	154	(5)	32	(17)	(152)	(142)	20	26	13	(1,375)	(1,316)
NET INCOME (LOSS)	739	41	154	(5)	32	(17)	(152)	(142)	20	26	13	(1,375)	(1,316)
<b>COUSINS' SHARE OF HANDY ROAD ASSOCIATES, LLC</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RESIDENTIAL LOT AND TRACT SALES, NET OF COS	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST EXPENSE	(138)	0	(92)	(23)	(23)	0	0	(46)	0	0	0	0	0
OTHER, NET	(155)	(175)	(27)	(7)	(7)	0	0	(14)	0	0	0	0	0
FUNDS FROM OPERATIONS	(293)	(175)	(119)	(30)	(30)	0	0	(60)	0	0	0	0	0
NET INCOME (LOSS)	(293)	(175)	(119)	(30)	(30)	0	0	(60)	0	0	0	0	0

**NOTES:**

- (1) See corresponding reconciliations (identified with capital letters preceding the item descriptions) in Reconciliations of Non-GAAP Financial Measures.
- (2) The Company has excluded 2nd Generation TI and Leasing Costs and building capex associated with 191 Peachtree because this building was acquired for redevelopment.
- (3) Cousins Properties Services is the Company's third-party management business which provides management, leasing and development of commercial office properties for third-party owners. Amounts for Cousins Properties Services do not include management, leasing and development services for the Company's joint venture properties or development fees associated with various other unrelated third parties.
- (4) Cousins' share of income from unconsolidated joint ventures has been adjusted in certain instances for elimination of inter-company activities and depreciation on Cousins' investment in joint ventures.
- (5) The Company recognizes a preferred return on its equity in Gateway Village. See Note 5 to "Notes to Consolidated Financial Statements" included in the Company's Annual Report on Form 10-K for the year ended December 31, 2009.