

**COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES**  
**CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS**

(Unaudited, in thousands, except per share amounts)

	Three Months Ended December 31,		Years Ended December 31,	
	2010	2009	2010	2009
<b>REVENUES:</b>				
Rental property revenues	\$ 36,475	\$ 34,112	\$ 143,472	\$ 139,504
Fee income	8,179	8,080	33,420	33,806
Multi-family residential unit sales	9,716	20,428	34,442	30,841
Residential lot and outparcel sales	1,178	395	15,943	7,421
Other	689	79	1,229	2,972
	<u>56,237</u>	<u>63,094</u>	<u>228,506</u>	<u>214,544</u>
<b>COSTS AND EXPENSES:</b>				
Rental property operating expenses	13,801	16,122	58,973	63,382
Multi-family residential unit cost of sales	7,749	17,072	27,017	25,629
Residential lot and outparcel cost of sales	779	291	10,699	5,023
General and administrative expenses	9,501	5,402	36,149	33,948
Separation expenses	742	163	1,045	3,257
Reimbursed general and administrative expenses	3,773	3,269	15,304	15,506
Depreciation and amortization	17,501	12,922	59,111	53,350
Interest expense	8,411	9,610	37,180	39,888
Impairment loss	1,968	-	2,554	40,512
Other	(319)	5,442	5,170	13,143
	<u>63,906</u>	<u>70,293</u>	<u>253,202</u>	<u>293,638</u>
<b>LOSS ON EXTINGUISHMENT OF DEBT AND INTEREST RATE SWAPS</b>	<u>-</u>	<u>(2,766)</u>	<u>(9,827)</u>	<u>(2,766)</u>
<b>LOSS FROM CONTINUING OPERATIONS BEFORE TAXES, UNCONSOLIDATED JOINT VENTURES AND SALE OF INVESTMENT PROPERTIES</b>	<u>(7,669)</u>	<u>(9,965)</u>	<u>(34,523)</u>	<u>(81,860)</u>
<b>BENEFIT (PROVISION) FOR INCOME TAXES FROM OPERATIONS</b>	<u>(28)</u>	<u>3,065</u>	<u>1,079</u>	<u>(4,341)</u>
<b>INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:</b>				
Equity in net income (loss) from unconsolidated joint ventures	2,000	1,698	9,493	(17,639)
Impairment loss on investment in unconsolidated joint ventures	-	-	-	(51,058)
	<u>2,000</u>	<u>1,698</u>	<u>9,493</u>	<u>(68,697)</u>
<b>LOSS FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES</b>	<u>(5,697)</u>	<u>(5,202)</u>	<u>(23,951)</u>	<u>(154,898)</u>
<b>GAIN (LOSS) ON SALE OF INVESTMENT PROPERTIES</b>	<u>63</u>	<u>(4)</u>	<u>1,938</u>	<u>168,637</u>
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS</b>	<u>(5,634)</u>	<u>(5,206)</u>	<u>(22,013)</u>	<u>13,739</u>
<b>INCOME FROM DISCONTINUED OPERATIONS:</b>				
Income from discontinued operations	11	1,266	2,754	3,163
Gain on extinguishment of debt	-	-	-	12,498
Gain (loss) on sale of investment properties	654	(6)	7,226	147
	<u>665</u>	<u>1,260</u>	<u>9,980</u>	<u>15,808</u>
<b>NET INCOME (LOSS)</b>	<u>(4,969)</u>	<u>(3,946)</u>	<u>(12,033)</u>	<u>29,547</u>
<b>NET INCOME ATTRIBUTABLE TO NONCONTROLLING INTERESTS</b>	<u>(734)</u>	<u>(611)</u>	<u>(2,540)</u>	<u>(2,252)</u>
<b>NET INCOME (LOSS) ATTRIBUTABLE TO CONTROLLING INTEREST</b>	<u>(5,703)</u>	<u>(4,557)</u>	<u>(14,573)</u>	<u>27,295</u>
<b>DIVIDENDS TO PREFERRED STOCKHOLDERS</b>	<u>(3,227)</u>	<u>(3,225)</u>	<u>(12,907)</u>	<u>(12,907)</u>
<b>NET INCOME (LOSS) AVAILABLE TO COMMON STOCKHOLDERS</b>	<u>\$ (8,930)</u>	<u>\$ (7,782)</u>	<u>\$ (27,480)</u>	<u>\$ 14,388</u>
<b>PER COMMON SHARE INFORMATION - BASIC AND DILUTED:</b>				
Loss from continuing operations attributable to controlling interest	\$ (0.09)	\$ (0.09)	\$ (0.37)	\$ (0.02)
Income from discontinued operations	0.01	0.01	0.10	0.24
Net income (loss) available to common stockholders - basic and diluted	<u>\$ (0.09)</u>	<u>\$ (0.08)</u>	<u>\$ (0.27)</u>	<u>\$ 0.22</u>
<b>WEIGHTED AVERAGE SHARES - BASIC AND DILUTED</b>	<u>102,761</u>	<u>99,155</u>	<u>101,440</u>	<u>65,495</u>