

COUSINS PROPERTIES INCORPORATED
SAME PROPERTY PERFORMANCE (1)

(\$ in thousands)

	Three Months Ended			Q2 '11 vs Q2 '10 % Change	Q2 '11 vs Q1 '11 % Change
	June 30, 2011	June 30, 2010	March 31, 2011		
Rental Property Revenues (2)					
Office	32,091	31,387	31,310	2.2%	2.5%
Retail	10,924	10,627	10,897	2.8%	0.2%
Total Rental Property Revenues	43,014	42,014	42,207	2.4%	1.9%
Rental Property Operating Expenses (2)					
Office	13,364	13,356	12,695	0.1%	5.3%
Retail	4,016	3,659	3,400	9.8%	18.1%
Total Rental Property Operating Expenses	17,380	17,015	16,095	2.1%	8.0%
Same Property Net Operating Income					
Office	18,726	18,031	18,615	3.9%	0.6%
Retail	6,908	6,968	7,498	-0.9%	-7.9%
Total Same Property Net Operating Income	25,634	25,000	26,112	2.5%	-1.8%

	Three Months Ended			Q2 '11 vs Q2 '10 % Change	Q2 '11 vs Q1 '11 % Change
	June 30, 2011	June 30, 2010	March 31, 2011		
Cash Basis Same Property Net Operating Income (3)					
Office	16,675	16,988	17,154	-1.8%	-2.8%
Retail	6,679	6,746	7,181	-1.0%	-7.0%
Total Cash Basis Same Property Net Operating Income	23,354	23,734	24,334	-1.6%	-4.0%

	Six Months Ended		
	June 30, 2011	June 30, 2010	% Change
Rental Property Revenues (2)			
Office	63,401	61,833	2.5%
Retail	21,821	21,145	3.2%
Total Rental Property Revenues	85,222	82,978	2.7%
Rental Property Operating Expenses			
Office	26,060	26,069	0.0%
Retail	7,416	7,302	1.6%
Total Rental Property Operating Expenses	33,476	33,371	0.3%
Same Property Net Operating Income			
Office	37,341	35,764	4.4%
Retail	14,405	13,842	4.1%
Total Same Property Net Operating Income	51,746	49,607	4.3%

	Six Months Ended		
	June 30, 2011	June 30, 2010	% Change
Cash Basis Same Property Net Operating Income (3)			
Office	33,829	33,864	-0.1%
Retail	13,860	13,278	4.4%
Total Cash Basis Same Property Net Operating Income	47,689	47,143	1.2%

(1) Same Properties include those office and retail properties that were operational on January 1, 2010, excluding properties subsequently sold.

(2) Rental Property Revenues and Expenses includes rental property revenues and expenses of the Company and its share of unconsolidated joint ventures.

(3) Cash Basis Same Property Net Operating Income is Net Operating Income of the Company and its share of unconsolidated joint ventures. It excludes straight-line rents, amortization of lease inducements and amortization of acquired above and below market rents.