

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

	<b>Three Months Ended</b>			<b>3Q13 vs. 3Q12 % Change</b>	<b>3Q13 vs. 2Q13 % Change</b>
	<b>September 30, 2013</b>	<b>September 30, 2012</b>	<b>June 30, 2013</b>		
Rental Property Revenues (2)	<b>26,483</b>	25,470	26,036	4.0%	1.7%
Rental Property Operating Expenses (2)	<b>11,310</b>	10,957	11,016	3.2%	2.7%
Same Property Net Operating Income	<b>15,173</b>	14,513	15,020	4.5%	1.0%
Cash Basis Same Property Net Operating Income (3)	<b>14,053</b>	13,628	13,978	3.1%	0.5%
	<b>Nine Months Ended</b>				
	<b>September 30,</b>				
	<b>2013</b>	<b>2012</b>	<b>% Change</b>		
Rental Property Revenues (2)	<b>78,408</b>	75,067	4.5%		
Rental Property Operating Expenses (2)	<b>32,868</b>	31,738	3.6%		
Same Property Net Operating Income	<b>45,540</b>	43,329	5.1%		
Cash Basis Same Property Net Operating Income (3)	<b>41,984</b>	40,129	4.6%		

(1) Same Properties include those office properties that were operational and stabilized 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.