

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
FUNDS FROM OPERATIONS

(unaudited; in thousands, except per share amounts)

	Three Months Ended December 31,		Year Ended December 31,	
	2013	2012	2013	2012
Net Income Available to Common Stockholders	\$ 2,121	\$ 30,088	\$ 109,097	\$ 32,821
Depreciation and amortization of real estate assets:				
Consolidated properties	31,401	10,426	75,524	38,349
Discontinued properties	495	1,097	3,083	13,479
Share of unconsolidated joint ventures	2,985	2,584	13,434	10,215
Impairment loss on depreciable investment property, net of amounts attributable to noncontrolling interests	—	1,558	—	11,748
(Gain) loss on sale of depreciated properties:				
Consolidated properties	96	(158)	(60,587)	(334)
Discontinued properties	(2,893)	(10,125)	(6,469)	(10,948)
Share of unconsolidated joint ventures	77	(23,153)	(60,345)	(30,662)
Other	7	1,850	3,397	1,824
Funds From Operations Available to Common Stockholders	\$ 34,289	\$ 14,167	\$ 77,134	\$ 66,492
Per Common Share — Basic and Diluted:				
Net Income Available	\$ 0.01	\$ 0.29	\$ 0.76	\$ 0.32
Funds From Operations	\$ 0.18	\$ 0.14	\$ 0.53	\$ 0.64
Weighted Average Shares — Basic	189,665	104,109	144,255	104,117
Weighted Average Shares — Diluted	189,853	104,132	144,420	104,125

The table above shows Funds From Operations Available to Common Stockholders (“FFO”) and the related reconciliation to Net Income Available to Common Stockholders for Cousins Properties Incorporated and Subsidiaries. The Company calculated FFO in accordance with the National Association of Real Estate Investment Trusts’ (“NAREIT”) definition, which is net income (loss) available to common stockholders (computed in accordance with accounting principles generally accepted in the United States (“GAAP”)), excluding extraordinary items, cumulative effect of change in accounting principle and gains or losses from sales of depreciable property, plus depreciation and amortization of real estate assets, impairment losses on depreciable investment property and after adjustments for unconsolidated partnerships and joint ventures to reflect FFO on the same basis.

FFO is used by industry analysts and investors as a supplemental measure of an equity REIT’s operating performance. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, many industry investors and analysts have considered presentation of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. Thus, NAREIT created FFO as a supplemental measure of REIT operating performance that excludes historical cost depreciation, among other items, from GAAP net income. Management believes that the use of FFO, combined with the required primary GAAP presentations, has been fundamentally beneficial, improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Company management evaluates operating performance in part based on FFO. Additionally, the Company uses FFO along with other measures, to assess performance in connection with evaluating and granting incentive compensation to its officers and other key employees.

Net effective rent represents base rent less operating expense reimbursements and leasing costs.