

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES (1)
(in thousands, except per share amounts, percentages and ratios)

	2011	2012 1st	2012 2nd	2012 3rd	2012 4th	2012	2013 1st	2013 2nd	2013 3rd	2013 4th	2013
<u>2ND GENERATION TI & LEASING COSTS & BUILDING CAPEX:</u>											
<u>TOTAL BY SEGMENT:</u>											
OFFICE:											
SECOND GENERATION LEASING RELATED COSTS	16,602	1,933	2,393	4,825	4,031	13,181	2,865	1,524	2,642	5,108	12,139
SECOND GENERATION BUILDING IMPROVEMENTS	464	155	730	137	250	1,271	79	1,589	200	1,946	3,814
	17,067	2,087	3,122	4,962	4,281	14,453	2,944	3,113	2,842	7,054	15,954
RETAIL:											
SECOND GENERATION LEASING RELATED COSTS	2,074	246	64	116	180	605	88	239	133	—	460
TOTAL 2ND GENERATION TI & LEASING COSTS & BUILDING CAPEX	19,140	2,333	3,186	5,077	4,461	15,058	3,032	3,352	2,976	7,054	16,414
<u>NET OPERATING INCOME:</u>											
OFFICE CONSOLIDATED PROPERTIES	53,889	15,506	15,481	16,233	16,335	63,555	17,526	18,841	25,175	41,083	102,625
RETAIL CONSOLIDATED PROPERTIES	(3)	—	4	57	259	320	389	390	364	151	1,294
NET OPERATING INCOME - CONSOLIDATED	53,889	15,506	15,485	16,290	16,594	63,875	17,915	19,231	25,539	41,234	103,919
RENTAL PROPERTY REVENUES	94,704	26,789	27,393	29,536	30,486	114,208	33,123	37,099	47,575	76,620	194,420
RENTAL PROPERTY OPERATING EXPENSES	(40,815)	(11,283)	(11,908)	(13,246)	(13,892)	(50,329)	(15,208)	(17,868)	(22,036)	(35,386)	(90,498)
NET OPERATING INCOME - CONSOLIDATED	53,889	15,506	15,485	16,290	16,594	63,879	17,915	19,231	25,539	41,234	103,919
<u>INCOME FROM DISCONTINUED OPERATIONS:</u>											
RENTAL PROPERTY REVENUES	51,985	10,702	9,280	8,110	5,825	33,918	3,000	2,940	2,870	1,742	10,552
RENTAL PROPERTY OPERATING EXPENSES	(19,575)	(3,223)	(3,276)	(2,662)	(1,775)	(10,935)	(1,194)	(1,182)	(1,118)	(668)	(4,162)
NET OPERATING INCOME	32,410	7,479	6,004	5,448	4,050	22,983	1,806	1,758	1,752	1,074	6,390
TERMINATION FEES	77	192	13	3,232	75	3,512	—	—	—	—	—
INTEREST AND OTHER INCOME (EXPENSE)	70	(9)	(6)	10	5	(3)	4	(1)	12	—	15
FFO FROM DISCONTINUED OPERATING PROPERTIES	32,557	7,662	6,011	8,690	4,130	26,492	1,810	1,757	1,764	1,074	6,405
THIRD PARTY MANAGEMENT AND LEASING REVENUES	19,359	4,711	6,029	4,789	836	16,365	74	2	—	—	76
THIRD PARTY MANAGEMENT AND LEASING EXPENSES	(16,585)	(4,300)	(4,607)	(4,260)	(508)	(13,675)	(53)	(27)	(14)	(3)	(97)
FFO FROM THIRD PARTY MANAGEMENT AND LEASING	2,774	411	1,422	529	328	2,690	21	(25)	(14)	(3)	(21)
FFO FROM DISCONTINUED OPERATIONS	35,331	8,073	7,433	9,219	4,458	29,182	1,831	1,732	1,750	1,071	6,384
DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(23,395)	(4,753)	(3,499)	(4,133)	(1,097)	(13,479)	(1,053)	(1,046)	(492)	(494)	(3,085)
IMPAIRMENT LOSSES	(10,945)	(12,233)	—	—	(1,558)	(13,791)	—	—	—	—	—
INCOME FROM DISCONTINUED OPERATIONS	991	(8,913)	3,934	5,086	1,803	1,912	778	686	1,258	577	3,299
<u>RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT PROPERTY SALES AND COST OF SALES:</u>											
<u>CONSOLIDATED:</u>											
RESIDENTIAL LOT AND OUTPARCEL SALES - CONSOLIDATED:											
RESIDENTIAL LOT SALES	3,015	949	535	732	400	2,616	460	283	155	70	968
OUTPARCEL SALES	—	—	—	—	—	—	503	150	—	—	653
TOTAL RESIDENTIAL LOT AND OUTPARCEL SALES	3,015	949	535	732	400	2,616	963	433	155	70	1,621

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RESIDENTIAL LOT AND OUTPARCEL COST OF SALES - CONSOLIDATED:											
RESIDENTIAL LOT COST OF SALES	2,941	564	416	354	87	1,421	460	283	147	65	955
OUTPARCEL COST OF SALES	(50)	—	—	—	—	—	503	150	—	—	653
TOTAL RESIDENTIAL LOT AND OUTPARCEL COST OF SALES-CONSOLIDATED	2,891	564	416	354	87	1,421	963	433	147	65	1,608
TRACT SALES INCLUDED IN GAIN ON SALE OF INVESTMENT PROPERTIES											
RESIDENTIAL LOT, OUTPARCEL, TRACT AND OTHER INVESTMENT PROPERTY SALES LESS COST OF SALES - CONSOLIDATED	3,258	—	(30)	—	3,750	3,720	243	276	602	24	1,145
SUMMARY - CONSOLIDATED:											
RESIDENTIAL LOT SALES LESS COST OF SALES	74	385	119	378	313	1,195	—	—	8	5	13
OUTPARCEL SALES LESS COST OF SALES	50	—	—	—	—	—	—	—	—	—	—
TRACT SALES LESS COST OF SALES	3,258	—	(30)	—	3,750	3,720	243	276	602	24	1,145
TOTAL CONSOLIDATED SALES LESS COST OF SALES	3,382	385	89	378	4,063	4,915	243	276	610	29	1,158
OTHER SALES AND COST OF SALES:											
<u>CONSOLIDATED:</u>											
OTHER SALES - CONSOLIDATED:											
OTHER SALES	4,664	—	174	—	520	694	340	—	—	—	340
OTHER COST OF SALES	(2,487)	—	(119)	—	(294)	(413)	(182)	—	—	37	(145)
OTHER SALES LESS COST OF SALES - CONSOLIDATED	2,177	—	55	—	226	281	158	—	—	37	195
<u>UNCONSOLIDATED:</u>											
OTHER SALES - UNCONSOLIDATED:											
OTHER SALES	—	—	—	—	—	—	—	—	—	—	—
OTHER COST OF SALES	(5)	—	—	—	—	—	—	—	—	—	—
OTHER, NET	77	(1)	(2)	—	31	28	10	(8)	(6)	—	(4)
OTHER SALES LESS COST OF SALES - SHARE OF UNCONSOLIDATED	72	(1)	(2)	—	31	28	10	(8)	(6)	—	(4)
TOTAL OTHER SALES FFO	2,249	(1)	53	—	257	309	168	(8)	(6)	37	191
<u>UNCONSOLIDATED:</u>											
RESIDENTIAL LOT AND TRACT SALES - UNCONSOLIDATED:											
RESIDENTIAL LOT SALES	7,343	—	—	—	—	—	—	—	—	—	—
OUTPARCEL SALES	—	—	—	—	—	—	—	—	475	—	475
TRACT SALES	794	176	—	—	—	176	—	—	90	—	90
TOTAL RESIDENTIAL LOT AND TRACT SALES	8,137	176	—	—	—	176	—	—	565	—	565
RESIDENTIAL LOT AND TRACT COST OF SALES - UNCONSOLIDATED:											
RESIDENTIAL LOT COST OF SALES	5,770	—	—	—	—	—	—	—	—	—	—
OUTPARCEL COST OF SALES	—	—	—	—	—	—	—	—	360	—	360
TRACT COST OF SALES	513	176	—	—	—	176	—	—	90	—	90
TOTAL RESIDENTIAL LOT AND TRACT COST OF SALES	6,283	176	—	—	—	176	—	—	450	—	450
RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES -UNCONSOLIDATED	1,854	—	—	—	—	—	—	—	115	—	115

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SUMMARY - UNCONSOLIDATED:											
RESIDENTIAL LOT SALES LESS COST OF SALES	1,573	—	—	—	—	—	—	—	—	—	—
OUTPARCEL SALES LESS COST OF SALES	—	—	—	—	—	—	—	—	115	—	115
TRACT SALES LESS COST OF SALES	281	—	—	—	—	—	—	—	—	—	—
RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES - SHARE OF UNCONSOLIDATED	1,854	—	—	—	—	—	—	—	115	—	115
TOTAL RESIDENTIAL LOT AND TRACT SALES LESS COST OF SALES	5,236	385	89	378	4,063	4,915	243	276	725	29	1,273
<u>INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:</u>											
NET OPERATING INCOME:											
OFFICE PROPERTIES	13,592	3,661	3,271	3,210	2,613	12,755	3,373	4,206	4,289	4,327	16,195
RETAIL PROPERTIES	10,666	2,608	2,666	2,671	2,774	10,719	3,031	3,000	2,392	849	9,272
OTHER PROPERTIES	—	—	—	—	122	122	43	376	861	1,020	2,300
NET OPERATING INCOME	24,258	6,269	5,937	5,881	5,509	23,596	6,447	7,582	7,542	6,196	27,767
RESIDENTIAL LOT, OUTPARCEL AND TRACT SALES LESS COST OF SALES	1,854	—	—	—	—	—	—	—	115	—	115
OTHER SALES LESS COST OF SALES	73	(1)	(2)	—	31	28	10	(8)	(6)	—	(4)
TERMINATION FEES	73	42	18	—	2	62	19	—	—	—	19
INTEREST EXPENSE	(4,338)	(1,179)	(1,062)	(966)	(1,014)	(4,221)	(1,710)	(2,332)	(2,075)	(1,846)	(7,963)
OTHER EXPENSE	(467)	(279)	(138)	(167)	(55)	(639)	112	82	187	132	513
IMPAIRMENT LOSSES	(29,003)	—	—	—	—	—	—	—	—	—	—
DEPRECIATION AND AMORTIZATION OF NON-REAL ESTATE ASSETS	(20)	(5)	(5)	(5)	—	(15)	(22)	(24)	(27)	39	(34)
FUNDS FROM OPERATIONS - UNCONSOLIDATED JOINT VENTURES	(7,570)	4,847	4,748	4,743	4,473	18,811	4,856	5,300	5,736	4,521	20,413
GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET	—	—	7,509	—	23,153	30,662	—	—	60,421	(77)	60,344
DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(10,337)	(2,661)	(2,495)	(2,475)	(2,584)	(10,215)	(3,204)	(4,167)	(3,079)	(2,985)	(13,435)
NET INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES	(17,906)	2,186	9,762	2,268	25,043	39,258	1,652	1,133	63,078	1,459	67,322
<u>MARKET CAPITALIZATION</u>											
COMMON STOCK PRICE AT PERIOD END	6.41	7.58	7.75	7.94	8.35	8.35	10.69	10.10	10.29	10.30	10.30
NUMBER OF COMMON SHARES OUTSTANDING AT PERIOD END	103,702	104,139	104,215	104,136	104,090	104,090	104,127	120,688	189,660	189,666	189,666
COMMON STOCK CAPITALIZATION	664,730	789,374	807,666	826,840	869,152	869,152	1,113,118	1,218,949	1,951,601	1,953,560	1,953,560
PREFERRED STOCK-SERIES A-PRICE AT LIQUIDATION VALUE	74,827	74,827	74,827	74,827	74,827	74,827	74,827	—	—	—	—
PREFERRED STOCK-SERIES B-PRICE AT LIQUIDATION VALUE	94,775	94,775	94,775	94,775	94,775	94,775	94,775	94,775	94,775	94,775	94,775
PREFERRED STOCK AT LIQUIDATION VALUE	169,602	169,602	169,602	169,602	169,602	169,602	169,602	94,775	94,775	94,775	94,775
DEBT	539,442	529,168	461,021	518,630	425,410	425,410	344,832	340,374	642,834	630,094	630,094
SHARE OF UNCONSOLIDATED DEBT	162,127	164,217	156,364	165,571	170,480	170,480	266,069	281,960	230,280	228,489	228,489
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901	622,334	873,114	858,583	858,583
TOTAL MARKET CAPITALIZATION	1,535,901	1,652,361	1,594,654	1,680,643	1,634,644	1,634,644	1,893,620	1,936,057	2,919,490	2,906,918	2,906,918

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<u>LEVERAGE RATIOS</u>											
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901	622,334	873,114	858,583	858,583
TOTAL MARKET CAPITALIZATION	1,535,901	1,652,361	1,594,654	1,680,643	1,634,644	1,634,644	1,893,620	1,936,057	2,919,490	2,906,918	2,906,918
DEBT (2) / TOTAL MARKET CAPITALIZATION	45.7%	42.0%	38.7%	40.7%	36.5%	36.5%	32.3%	32.1%	29.9%	29.5%	29.5%
TOTAL ASSETS-CONSOLIDATED	1,235,535	1,199,634	1,135,315	1,199,101	1,124,242	1,124,242	1,096,444	1,200,788	2,263,766	2,273,206	2,273,206
ACCUMULATED DEPRECIATION-CONSOLIDATED	289,473	302,782	281,739	294,710	258,258	258,258	221,429	245,608	238,297	257,151	257,151
UNDEPRECIATED ASSETS-UNCONSOLIDATED (2)	516,686	467,303	454,388	461,500	403,141	403,141	575,323	562,475	432,750	441,928	441,928
LESS: INVESTMENT IN UNCONSOLIDATED JOINT VENTURES	(160,587)	(141,180)	(140,303)	(139,782)	(97,868)	(97,868)	(128,541)	(127,948)	(98,183)	(107,082)	(107,082)
TOTAL UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655	1,880,923	2,836,630	2,865,203	2,865,203
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901	622,334	873,114	858,583	858,583
UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655	1,880,923	2,836,630	2,865,203	2,865,203
DEBT (2) / TOTAL UNDEPRECIATED ASSETS (2)	37.3%	37.9%	35.7%	37.7%	35.3%	35.3%	34.6%	33.1%	30.8%	30.0%	30.0%
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901	622,334	873,114	858,583	858,583
PREFERRED STOCK AT LIQUIDATION VALUE	169,602	169,602	169,602	169,602	169,602	169,602	169,602	94,775	94,775	94,775	94,775
DEBT (2) + PREFERRED	871,171	862,987	786,987	853,803	765,492	765,492	780,503	717,109	967,889	953,358	953,358
TOTAL MARKET CAPITALIZATION	1,535,901	1,652,361	1,594,654	1,680,643	1,634,644	1,634,644	1,893,620	1,936,057	2,919,490	2,906,918	2,906,918
DEBT (2) + PREFERRED / TOTAL MARKET CAPITALIZATION	56.7%	52.2%	49.4%	50.8%	46.8%	46.8%	41.2%	37.0%	33.2%	32.8%	32.8%
DEBT (2) + PREFERRED	871,171	862,987	786,987	853,803	765,492	765,492	780,503	717,109	967,889	953,358	953,358
TOTAL UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655	1,880,923	2,836,630	2,865,203	2,865,203
DEBT (2) + PREFERRED / TOTAL UNDEPRECIATED ASSETS (2)	46.3%	47.2%	45.5%	47.0%	45.4%	45.4%	44.2%	38.1%	34.1%	33.3%	33.3%
<u>EBITDA (2)</u>											
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461	14,158	17,226	34,289	77,134
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645	6,573	7,224	9,230	29,672
NON-REAL ESTATE DEPRECIATION AND AMORTIZATION	1,708	369	228	261	232	1,090	205	213	219	150	787
INCOME TAX PROVISION (BENEFIT)	(186)	27	33	60	(30)	90	1	1	1	(26)	(23)
IMPAIRMENT LOSSES	129,134	—	—	488	—	488	—	—	—	—	—
PREDEVELOPMENT CHARGES	937	—	—	—	—	—	—	—	—	—	—
LOSS ON DEBT EXTINGUISHMENT	74	94	—	—	—	94	—	—	—	—	—
GAIN ON SALE OF THIRD PARTY BUSINESS	—	—	—	(7,384)	(75)	(7,459)	—	—	(4,531)	(45)	(4,576)
PARTICIPATION INTEREST INCOME	—	—	—	(3,366)	—	(3,366)	—	—	—	—	—
ACQUISITION AND RELATED COSTS	468	78	67	350	299	794	235	333	6,859	57	7,484
PREFERRED STOCK DIVIDENDS AND ORIGINAL ISSUANCE COSTS	12,907	3,227	3,227	3,226	3,227	12,907	3,227	5,883	1,777	1,777	12,664
EBITDA (2)	100,682	24,730	23,644	26,079	24,831	99,284	21,774	27,161	28,775	45,432	123,142

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<u>COVERAGE RATIOS (2)</u>											
EBITDA	100,682	24,730	23,644	26,079	24,831	99,284	21,774	27,161	28,775	45,432	123,142
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645	6,573	7,224	9,230	29,672
INTEREST COVERAGE RATIO (2)	3.10	3.32	3.41	3.86	3.54	3.53	3.28	4.13	3.98	4.92	4.15
INTEREST EXPENSE	32,515	7,447	6,937	6,759	7,011	28,154	6,645	6,573	7,224	9,230	29,672
SCHEDULED PRINCIPAL PAYMENTS	7,279	2,123	2,045	1,755	1,846	7,769	1,855	1,728	1,528	1,922	7,032
PREFERRED STOCK DIVIDENDS	12,907	3,227	3,227	3,226	3,227	12,907	3,227	3,227	1,777	1,777	10,008
FIXED CHARGES	52,701	12,797	12,209	11,740	12,084	48,830	11,727	11,528	10,529	12,929	46,712
EBITDA	100,682	24,730	23,644	26,079	24,831	99,284	21,774	27,161	28,775	45,432	123,142
FIXED CHARGES COVERAGE RATIO (2)	1.91	1.93	1.94	2.22	2.05	2.03	1.86	2.36	2.73	3.51	2.64
DEBT (2)	701,569	693,385	617,385	684,201	595,890	595,890	610,901	622,334	873,114	858,583	858,583
ANNUALIZED EBITDA (3)	108,800	98,920	94,576	104,316	99,324	99,324	87,096	108,644	115,100	181,728	181,728
DEBT (2) / ANNUALIZED EBITDA (3)	6.45	7.01	6.53	6.56	6.00	6.00	7.01	5.73	7.59	4.72	4.72
<u>DIVIDEND RATIOS</u>											
REGULAR COMMON DIVIDENDS:											
CASH COMMON DIVIDENDS	18,651	4,687	4,686	4,690	4,685	18,748	4,689	5,431	8,536	8,536	27,192
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461	14,158	17,226	34,289	77,134
FFO PAYOUT RATIO	(24.3)%	34.8%	35.6%	18.3%	33.1%	28.2%	40.9%	38.4%	49.6%	24.9%	35.3%
<u>FFO BEFORE CERTAIN CHARGES</u>											
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461	14,158	17,226	34,289	77,134
PREFERRED STOCK ORIGINAL ISSUANCE COSTS	—	—	—	—	—	—	—	2,656	—	—	2,656
IMPAIRMENT LOSSES (2)	129,134	—	—	488	—	488	—	—	—	—	—
PREDEVELOPMENT & OTHER CHARGES	937	(1,185)	—	—	—	(1,185)	—	—	—	—	—
LOSS ON DEBT EXTINGUISHMENT	74	94	—	—	—	94	—	—	—	—	—
ACQUISITION AND RELATED COSTS	468	78	67	350	299	794	235	333	6,859	57	7,484
GAIN ON SALE OF THIRD PARTY BUSINESS	—	—	—	(7,384)	(75)	(7,459)	—	—	(4,531)	(45)	(4,576)
PARTICIPATION INTEREST INCOME	—	—	—	(3,366)	—	(3,366)	—	—	—	—	—
SEPARATION CHARGES	197	213	79	574	1,118	1,985	—	—	520	—	520
FFO BEFORE CERTAIN CHARGES	53,935	12,688	13,298	16,347	15,509	57,843	11,696	17,147	20,074	34,301	83,218
FFO BEFORE CERTAIN CHARGES PAYOUT RATIO	34.6%	36.9%	35.2%	28.7%	30.2%	32.4%	40.1%	31.7%	42.5%	24.9%	32.7%

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES (1)
(in thousands, except per share amounts, percentages and ratios)

	2011	2012 1st	2012 2nd	2012 3rd	2012 4th	2012	2013 1st	2013 2nd	2013 3rd	2013 4th	2013
<u>FAD (2)</u>											
FFO	(76,875)	13,488	13,152	25,685	14,167	66,492	11,461	14,158	17,226	34,289	77,134
FAS 13	(11,076)	(2,686)	(2,152)	(1,823)	(1,659)	(8,319)	(2,346)	(2,204)	(3,244)	(5,032)	(12,826)
ABOVE AND BELOW MARKET RENTS	(26)	108	87	124	174	493	(185)	(586)	(994)	(2,020)	(3,785)
SECOND GENERATION CAPEX	(19,140)	(2,333)	(3,186)	(5,077)	(4,461)	(15,058)	(3,032)	(3,352)	(2,976)	(7,054)	(16,414)
FAD (2)	(107,117)	8,577	7,901	18,909	8,222	43,608	5,897	8,016	10,012	20,183	44,109
COMMON DIVIDENDS	18,651	4,687	4,686	4,690	4,685	18,748	4,689	5,431	8,536	8,536	27,192
FAD PAYOUT RATIO (2)	(17.4)%	54.7%	59.3%	24.8%	57.0%	43.0%	79.5%	67.7%	85.3%	42.3%	61.6%
<u>FAD BEFORE CERTAIN CHARGES</u>											
FAD (2)	(107,117)	8,577	7,901	18,909	8,222	43,608	5,897	8,016	10,012	20,183	44,109
PREFERRED STOCK ORIGINAL ISSUANCE COSTS	—	—	—	—	—	—	—	2,656	—	—	2,656
IMPAIRMENT LOSSES (2)	129,134	—	—	488	—	488	—	—	—	—	—
PREDEVELOPMENT & OTHER CHARGES	937	(1,185)	—	—	—	(1,185)	—	—	—	—	—
LOSS ON DEBT EXTINGUISHMENT	74	94	—	—	—	94	—	—	—	—	—
ACQUISITION AND RELATED COSTS	468	78	67	350	299	794	235	333	6,859	57	7,484
GAIN ON SALE OF THIRD PARTY BUSINESS	—	—	—	(7,384)	(75)	(7,459)	—	—	(4,531)	(45)	(4,576)
PARTICIPATION INTEREST INCOME	—	—	—	(3,366)	—	(3,366)	—	—	—	—	—
SEPARATION CHARGES	197	213	79	574	1,118	1,984	—	—	520	—	520
FAD BEFORE CERTAIN CHARGES	23,693	7,777	8,047	9,571	9,564	34,958	6,132	11,005	12,860	20,195	50,193
FAD BEFORE CERTAIN CHARGES PAYOUT RATIO	78.7%	60.3%	58.2%	49.0%	49.0%	53.6%	76.5%	49.3%	66.4%	42.3%	54.2%
<u>OPERATIONS RATIOS</u>											
REVENUES	118,125	31,860	30,960	37,690	36,334	136,846	38,262	42,521	50,434	79,520	210,741
REVENUES FROM DISCONTINUED OPERATIONS	71,553	15,613	15,330	16,149	6,747	53,839	3,082	2,951	2,888	1,750	10,668
REVENUES INCLUDING DISCONTINUED OPERATIONS	189,678	47,473	46,290	53,839	43,081	190,685	41,344	45,472	53,322	81,270	221,409
GENERAL AND ADMINISTRATIVE EXPENSES	24,166	6,623	5,646	5,255	5,684	23,208	6,069	4,552	6,635	4,684	21,940
REVENUES INCLUDING DISCONTINUED OPERATIONS	189,678	47,473	46,290	53,839	43,081	190,685	41,344	45,472	53,322	81,270	221,409
GENERAL AND ADMINISTRATIVE EXPENSES/REVENUES INCLUDING DISCONTINUED OPERATIONS	12.7%	14.0%	12.2%	9.8%	13.2%	12.2%	14.7%	10.0%	12.4%	5.8%	9.9%
TOTAL UNDEPRECIATED ASSETS (2)	1,881,107	1,828,539	1,731,139	1,815,529	1,687,773	1,687,773	1,764,655	1,880,923	2,836,630	2,865,203	2,865,203
ANNUALIZED GENERAL AND ADMINISTRATIVE EXPENSES (3)/ TOTAL UNDEPRECIATED ASSETS	1.3%	1.4%	1.3%	1.2%	1.3%	1.3%	1.4%	1.0%	0.9%	0.7%	0.7%

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES (1)
(in thousands, except per share amounts, percentages and ratios)

	Three Months Ended			Year Ended	
	December 31, 2013	December 31, 2012	September 30, 2013	December 31, 2013	December 31, 2012
Net Operating Income					
Same Property	\$ 15,157	\$ 14,611	\$ 15,172	\$ 60,621	\$ 57,942
Non-Same Property	33,349	11,542	19,660	77,459	52,515
Consolidated Property Net Operating Income	\$ 48,506	\$ 26,153	\$ 34,832	\$ 138,080	\$ 110,457
Less: Non-Cash Items					
Straight-line rent	\$ 5,032	\$ 2,164	\$ 3,139	\$ 13,008	\$ 10,287
Other	1,679	(63)	665	2,491	(41)
Non-Cash Items	6,711	2,101	3,804	15,499	10,246
Cash Basis Property Net Operating Income					
Same Property	14,007	13,531	14,034	55,765	53,662
Non-Same Property	27,768	9,164	16,973	65,425	45,078
Cash Basis Property Net Operating Income	\$ 41,775	\$ 22,695	\$ 31,007	\$ 121,190	\$ 98,740
Net Operating Income (4)					
Operating Properties	\$ 41,234	\$ 16,594	\$ 25,539	\$ 103,922	\$ 63,877
Discontinued Operations	1,076	4,050	1,755	6,395	22,984
Share of Unconsolidated Joint Ventures	6,196	5,509	7,538	27,763	23,596
Total Net Operating Income	\$ 48,506	\$ 26,153	\$ 34,832	\$ 138,080	\$ 110,457

(1) AMOUNTS MAY DIFFER SLIGHTLY FROM OTHER SCHEDULES CONTAINED HEREIN DUE TO ROUNDING.

(2) INCLUDES COMPANY SHARE OF UNCONSOLIDATED JOINT VENTURES.

(3) ANNUALIZED REPRESENTS QUARTER AMOUNT ANNUALIZED.

(4) SEE RECONCILIATION ABOVE WITHIN PREVIOUS PAGES OF THE CALCULATIONS AND RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES.