

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS

(unaudited, in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2012	2011	2012	2011
REVENUES:				
Rental property revenues	\$ 35,610	\$ 31,267	\$ 70,800	\$ 61,705
Fee income	2,786	3,435	5,642	6,820
Third party management and leasing revenues	6,029	4,605	10,740	8,693
Residential lot and outparcel sales	535	80	1,484	245
Other	253	562	1,718	5,707
	45,213	39,949	90,384	83,170
COSTS AND EXPENSES:				
Rental property operating expenses	14,661	13,072	28,276	24,971
Third party management and leasing expenses	4,607	4,080	8,907	8,173
Residential lot and outparcel cost of sales	416	76	980	145
General and administrative expenses	5,645	6,133	12,268	13,533
Interest expense	5,875	7,358	12,143	14,902
Reimbursed expenses	1,357	1,371	2,733	2,883
Depreciation and amortization	12,750	10,896	25,861	21,877
Impairment loss	-	-	12,233	3,508
Separation expenses	79	77	292	178
Other	579	655	1,273	4,013
	45,969	43,718	104,966	94,183
LOSS ON EXTINGUISHMENT OF DEBT	-	-	(94)	-
LOSS FROM CONTINUING OPERATIONS BEFORE TAXES, UNCONSOLIDATED JOINT VENTURES AND SALE OF INVESTMENT PROPERTIES	(756)	(3,769)	(14,676)	(11,013)
BENEFIT (PROVISION) FOR INCOME TAXES FROM OPERATIONS	(33)	(27)	(60)	37
INCOME FROM UNCONSOLIDATED JOINT VENTURES	9,762	2,312	11,948	4,808
INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES	8,973	(1,484)	(2,788)	(6,168)
GAIN ON SALE OF INVESTMENT PROPERTIES	29	59	86	118
INCOME (LOSS) FROM CONTINUING OPERATIONS	9,002	(1,425)	(2,702)	(6,050)
INCOME FROM DISCONTINUED OPERATIONS:				
Income from discontinued operations	554	627	818	1,587
Gain (loss) on sale of discontinued investment properties	674	-	760	(384)
	1,228	627	1,578	1,203
NET INCOME (LOSS)	10,230	(798)	(1,124)	(4,847)
NET LOSS (INCOME) ATTRIBUTABLE TO NONCONTROLLING INTERESTS	(602)	(681)	867	(1,262)
NET INCOME (LOSS) ATTRIBUTABLE TO CONTROLLING INTEREST	9,628	(1,479)	(257)	(6,109)
DIVIDENDS TO PREFERRED STOCKHOLDERS	(3,227)	(3,227)	(6,454)	(6,454)
NET INCOME (LOSS) AVAILABLE TO COMMON STOCKHOLDERS	\$ 6,401	\$ (4,706)	\$ (6,711)	\$ (12,563)
PER COMMON SHARE INFORMATION - BASIC AND DILUTED:				
Income (loss) from continuing operations attributable to controlling interest	\$ 0.05	\$ (0.05)	\$ (0.08)	\$ (0.13)
Income from discontinued operations	0.01	0.01	0.02	0.01
Net income (loss) available to common stockholders	\$ 0.06	\$ (0.05)	\$ (0.06)	\$ (0.12)
WEIGHTED AVERAGE SHARES - BASIC AND DILUTED	104,165	103,659	104,082	103,588
DIVIDENDS PER COMMON SHARE	\$ 0.045	\$ 0.045	\$ 0.09	\$ 0.09