

COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS

(Unaudited, in thousands, except per share amounts)

	Three Months Ended		Years Ended December 31,	
	December 31,		2011	2010
	2011	2010	2011	2010
REVENUES:				
Rental property revenues	\$ 35,136	\$ 32,917	\$ 135,573	\$ 130,522
Fee income	3,092	3,206	13,821	14,444
Third party management and leasing revenues	5,268	4,973	19,359	18,976
Multi-family residential unit sales	-	9,716	4,664	34,442
Residential lot and outparcel sales	2,605	1,178	3,015	15,943
Other	515	689	2,032	1,229
	<u>46,616</u>	<u>52,679</u>	<u>178,464</u>	<u>215,556</u>
COSTS AND EXPENSES:				
Rental property operating expenses	14,143	12,649	55,918	53,750
Third party management and leasing expenses	4,171	4,099	16,585	17,393
Multi-family residential unit cost of sales	-	7,749	2,487	27,017
Residential lot and outparcel cost of sales	2,588	779	2,891	10,699
General and administrative expenses	6,338	7,565	24,166	28,517
Interest expense	6,281	8,411	27,784	37,180
Reimbursed expenses	1,459	1,648	6,208	6,297
Depreciation and amortization	13,559	16,000	50,174	53,313
Impairment losses	104,255	1,968	107,763	2,554
Separation expenses	4	742	197	1,045
Other	2,112	(357)	4,436	4,416
	<u>154,910</u>	<u>61,253</u>	<u>298,609</u>	<u>242,181</u>
LOSS ON EXTINGUISHMENT OF DEBT AND INTEREST RATE SWAPS	-	-	(74)	(9,827)
LOSS FROM CONTINUING OPERATIONS BEFORE TAXES, UNCONSOLIDATED JOINT VENTURES AND SALE OF INVESTMENT PROPERTIES	(108,294)	(8,574)	(120,219)	(36,452)
(PROVISION) BENEFIT FOR INCOME TAXES FROM OPERATIONS	(31)	(28)	186	1,079
INCOME (LOSS) FROM UNCONSOLIDATED JOINT VENTURES:				
Equity in net income (loss) from unconsolidated joint ventures	(25,159)	2,000	(17,691)	9,493
Impairment loss on investment in unconsolidated joint ventures	(608)	-	(608)	-
	<u>(25,767)</u>	<u>2,000</u>	<u>(18,299)</u>	<u>9,493</u>
LOSS FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES	(134,092)	(6,602)	(138,332)	(25,880)
GAIN ON SALE OF INVESTMENT PROPERTIES	3,317	63	3,494	1,938
LOSS FROM CONTINUING OPERATIONS	(130,775)	(6,539)	(134,838)	(23,942)
INCOME FROM DISCONTINUED OPERATIONS:				
Income from discontinued operations	467	916	2,852	4,683
Gain on sale of investment properties	6,082	654	8,519	7,226
	<u>6,549</u>	<u>1,570</u>	<u>11,371</u>	<u>11,909</u>
NET LOSS	(124,226)	(4,969)	(123,467)	(12,033)
NET INCOME ATTRIBUTABLE TO NONCONTROLLING INTERESTS	(1,504)	(734)	(4,958)	(2,540)
NET LOSS ATTRIBUTABLE TO CONTROLLING INTEREST	(125,730)	(5,703)	(128,425)	(14,573)
DIVIDENDS TO PREFERRED STOCKHOLDERS	(3,227)	(3,227)	(12,907)	(12,907)
NET LOSS AVAILABLE TO COMMON STOCKHOLDERS	\$ (128,957)	\$ (8,930)	\$ (141,332)	\$ (27,480)
PER COMMON SHARE INFORMATION - BASIC AND DILUTED:				
Loss from continuing operations attributable to controlling interest	\$ (1.31)	\$ (0.10)	\$ (1.47)	\$ (0.39)
Income from discontinued operations	0.06	0.02	0.11	0.12
Net loss available to common stockholders	<u>\$ (1.24)</u>	<u>\$ (0.09)</u>	<u>\$ (1.36)</u>	<u>\$ (0.27)</u>
WEIGHTED AVERAGE SHARES - BASIC AND DILUTED	<u>103,712</u>	<u>102,761</u>	<u>103,651</u>	<u>101,440</u>