

## Table of Contents

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

---

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): August 2, 2004

**Cousins Properties Incorporated**

---

(Exact name of registrant as specified in charter)

Georgia

(State or other jurisdiction of incorporation)

58-0869052

(IRS Employer Identification Number)

0-3576

(Commission File Number)

2500 Windy Ridge Parkway, Atlanta, Georgia 30339-5683

(Address of principal executive offices)

Registrant's telephone number, including area code: (770) 955-2200

Not applicable

(Former name or former address, if changed since last report)

---

**TABLE OF CONTENTS**

Item 7. Financial Statements, Pro Forma Financial Information and Exhibits

Item 12. Results of Operations and Financial Condition

SIGNATURES

EX-99.1 PRESS RELEASE DATED AUGUST 2, 2004

EX-99.2 SUPPLEMENTAL INFORMATION FOR THE QUARTER

---

## Table of Contents

### Item 7. Financial Statements, Pro Forma Financial Information and Exhibits

(c) Exhibits:

<u>Exhibit Number</u>	<u>Description</u>
99.1	Cousins Properties Incorporated Press Release dated August 2, 2004.
99.2	Cousins Properties Incorporated Supplemental Information for the Quarter and Six Months Ended June 30, 2004.

### Item 12. Results of Operations and Financial Condition

On August 2, 2004, Cousins Properties Incorporated (the “Company”) issued a press release containing information about the Company’s financial condition and results of operations for the quarter and six months ended June 30, 2004. A copy of the Company’s press release is attached hereto as Exhibit 99.1. A copy of the Company’s Quarterly Supplemental Information is attached hereto as Exhibit 99.2. The information contained in this Current Report on Form 8-K, including Exhibits 99.1 and 99.2, shall not be deemed “filed” with the Commission nor incorporated by reference in any registration statement filed by the Company under the Securities Act of 1933, as amended.

---

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: August 2, 2004

**COUSINS PROPERTIES INCORPORATED**

By: /s/ Tom G. Charlesworth

---

Tom G. Charlesworth  
Executive Vice President, Chief Financial Officer  
and Chief Investment Officer  
(Duly Authorized Officer and Principal Financial Officer)



**COUSINS PROPERTIES INCORPORATED**  
**Quarterly Information Package**  
**For the Quarter Ended June 30, 2004**

**I. Press Release**

*Press Release*

*Consolidated Statements of Income*

*Net Income Available and Funds From Operations Basic Reconciliation*

Certain matters contained in this package are forward-looking statements within the meaning of the federal securities laws and are subject to uncertainties and risks including, but not limited to, general and local economic conditions, local real estate conditions, the activity of others developing competitive projects, the cyclical nature of the real estate industry, the financial condition of existing tenants, interest rates, the Company's ability to obtain favorable financing or zoning, environmental matters, the effects of terrorism, the failure of assets under contract for sale to ultimately close and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission, including the Company's Current Report on Form 8-K filed on December 10, 2003. The words "believes", "expects", "anticipates", "estimates" and similar expressions are intended to identify forward-looking statements. Although the Company believes that its plans, intentions and expectations reflected in any forward-looking statement are reasonable, the Company can give no assurance that these plans, intentions or expectations will be achieved. Such forward-looking statements are based on current expectations and speak only as of the date of such statements. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of future events, new information or otherwise.

---



News Release

**FOR IMMEDIATE RELEASE**

**CONTACT:**

Tom G. Charlesworth  
Executive Vice President,  
Chief Financial Officer and  
Chief Investment Officer  
(770) 857-2376  
tomcharlesworth@cousinsproperties.com

Mark A. Russell  
Senior Vice President and  
Senior Investment Officer  
(770) 857-2449  
markrussell@cousinsproperties.com

**Web site address: [www.cousinsproperties.com](http://www.cousinsproperties.com)**

**COUSINS PROPERTIES REPORTS RESULTS FOR  
SECOND QUARTER AND SIX MONTHS ENDED JUNE 30, 2004**

- **Reports “Net Income Available” of \$0.91 per share and FFO of \$0.50 per share for the second quarter of 2004.**
- **Reports “Net Income Available” of \$1.12 per share and FFO of \$1.04 per share for the six months ended June 30, 2004.**
- **Office asset sales of \$80 million achieved in the second quarter, with an additional \$100 million of office asset sales since quarter end.**

*ATLANTA (August 2, 2004)* – Cousins Properties Incorporated (NYSE:CUZ) today reported its results of operations for the second quarter and six months ended June 30, 2004. All per share amounts are reported on a diluted basis; basic per share data is included in the Consolidated Statements of Income accompanying this release.

Net Income Available to Common Stockholders (“Net Income Available”) per share was \$0.91 for the second quarter of 2004 as compared to \$2.92 per share for the second quarter of 2003. Net Income Available was \$45.7 million for the second quarter of 2004 as compared to \$143.5 million for the second quarter of 2003. For the six months ended June 30, 2004, Net Income Available per share was \$1.12 as compared to \$3.49 per share for the same period last year. Net Income Available was \$56.5 million for the six months ended June 30, 2004 as compared to \$171.1 million for the same period last year.

Funds From Operations Available to Common Stockholders (“FFO”) per share was \$0.50 for the second quarter of 2004 as compared to \$0.55 per share for the second quarter of 2003. FFO was \$25.3 million for the second quarter of 2004 as compared to \$27.0 million for the second quarter of 2003. For the six months ended June 30, 2004, FFO per share was \$1.04 as compared to \$1.50 per share for the

-MORE-

2500 Windy Ridge Parkway • Suite 1600 • Atlanta, Georgia 30339-5683 • 770/955-2200 • FAX 770/857-2360

---

same period last year. FFO was \$52.3 million for the six months ended June 30, 2004 as compared to \$73.6 million for the same period last year.

Net Income Available and FFO decreased in the second quarter of 2004 due to the loss of net revenues from sold properties, partially offset by net revenues from recently developed and acquired properties. The decrease in net revenues for the sold properties totaled \$6.1 million. This decrease in the second quarter 2004 was partially offset by net revenues of \$2.4 million from recently developed and acquired properties. Net Income Available was further decreased in the second quarter of 2004 as compared to the second quarter of 2003 due to lower gains on sales of depreciable investment properties.

For the six months ended June 30, 2004, Net Income Available and FFO reflected a decrease in lease termination fees and a loss of net revenues from sold properties. This decrease was partially offset by net revenues from recently developed and acquired properties and an increase in net profits from residential lot and tract sales. Lease termination fees totaled \$5.0 million in the six months ended June 30, 2004 compared to \$22.4 million from the same 2003 period, \$20 million of which was attributable to the termination of the Cable & Wireless lease at the 55 Second Street office building. The decrease in net revenues for the sold properties totaled \$11.5 million, while recently developed and acquired properties increased \$3.9 million in 2004. Net profits from residential lot and tract sales increased \$5.9 million to \$8.6 million for the six months ended June 30, 2004 compared to the same period in 2003. Net Income Available was further decreased due to lower gain on sale of depreciable investment properties in the six months ended June 30, 2004 as compared to the six months ended June 30, 2003.

At June 30, 2004, the Company's portfolio of operational office and medical office buildings was 88% leased and its portfolio of operational retail centers was 92% leased, resulting in a 89% overall leased level.

Activity for the quarter included the following:

- The Company sold two office buildings in the Washington, D.C. area, 333 John Carlyle and 1900 Duke Street, for \$80 million. The sale of these two buildings, comprising 153,000 and 97,000 square feet, respectively, generated a GAAP gain of \$34.5 million, and resulted in value creation of \$26.1 million after removing \$8.4 million attributable to accumulated depreciation and other adjustments. The Company will continue to manage both buildings.
- The Company and a partner acquired 135 acres in Collierville, Tennessee, a suburb of Memphis, part of which will be utilized for development of The Avenue® Carriage Crossing, a 797,000-square-foot open-air retail center. Dillard's will own its 200,000-square-foot store and the Company will own the remaining 597,000 square feet. When construction of both phases of the project is completed, estimated to be in the fourth quarter of 2006, the project will include Dillard's and Parisian and approximately 90 other retailers and restaurants, such as Barnes & Noble, Linens 'N Things, Talbots and Banana Republic. Construction of the first phase,

-MORE-

---

consisting of approximately 744,000 square feet, is expected to be completed in the fourth quarter of 2005. As of June 30, 2004, the Company's share of the project was 33% leased and 60% committed. Including the Dillard's space, 50% of the space in phases one and two has been leased or sold to-date and 70% is committed.

- The Company recognized \$2.5 million as a lease termination fee for its share of the sale of a bankruptcy claim filed against Mirant, a tenant at the 1155 Perimeter Center West office building. The Company's share of proceeds from the bankruptcy claim sale amounted to \$4.6 million. The claim consisted of two components – recovery for lost rents from vacated space and recovery for lost rents from the restructured lease, which reduced Mirant's rental rates over its remaining term. The portion related to vacated space (\$2.2 million) was recognized in income immediately. The portion related to the restructured lease is being recognized in income evenly over three years, the remaining term of Mirant's restructured lease (\$0.3 million in second quarter).
- The Company purchased a 1.2 acre land tract at 50 Biscayne Boulevard in Miami, Florida. The land may be utilized for potential future development.
- The Company was named development manager for 340 acres of land in the Dallas-Ft. Worth Metroplex. The Company will earn a base fee, commissions and incentives in exchange for providing brokerage and development services on land strategically located in Arlington, Frisco and Allen, Texas. The initial term of the contract extends through December 2005 with the possibility of a one-year extension.
- The Company and its joint venture partners began development of three new residential projects consisting of approximately 1,606 lots. The Company's weighted average ownership of these projects was 43%. The Company expects these projects to be completed within three to eight years.
- In June, the Company entered into a contract to sell 101 Independence Center, a 526,000-square-foot building in Charlotte, North Carolina. This sale closed on July 29, 2004 for a price of \$100 million. The GAAP gain was \$35.8 million and resulted in value creation of \$14.4 million after removing \$21.4 million attributable to accumulated depreciation and other adjustments. The Company will continue to manage the building.

Other recent developments include the following:

-MORE-

---

- In July, the Company also renewed and recast its unsecured revolving credit facility, increasing the size by \$50 million to \$325 million with a maturity of September 2007. The previous credit facility was set to expire in August 2004. The new facility includes improved terms, such as better pricing and greater flexibility, as well as the ability to increase the facility to \$400 million.

Tom Bell, president and CEO of Cousins, said, "It was a very busy quarter for Cousins as we continued to take advantage of the excellent pricing for the sale of high-quality office assets and also kicked off our largest Avenue® project yet. Our main focus right now is using this pricing environment to realize the value we've created in a number of our office assets. The marketing efforts to sell these office assets are drawing significant interest and offers.

"Most of our current development activity is in the Retail Division, which has three projects under construction in Florida, Virginia and Tennessee and has numerous additional projects in various stages of pre-development. Retailer interest in The Avenue® concept remains strong and we are working toward an exciting fourth quarter grand opening for The Avenue® Viera in Florida. Our newly formed Industrial Division has hit the ground running and is evaluating land purchases, mainly in the Atlanta market, so we can compete for the growing number of deals circulating here. Our Land group also continues to raise the bar with another excellent quarter in lot sales."

The Consolidated Statements of Income and a schedule entitled Net Income and Funds From Operations Basic Reconciliation, which reconciles Net Income Available to FFO, are attached to this press release. More detailed information on the second quarter and year-to-date Net Income Available and FFO results is included in the "Net Income and Funds From Operations-Supplemental Detail" schedule which is included along with other supplemental information in the Company's Current Report on Form 8-K, which the Company is furnishing to the Securities and Exchange Commission ("SEC"), and which can be viewed through the "Quarterly Disclosures" and "SEC Filings" links on the Investor Relations page of the Company's Web site at [www.cousinsproperties.com](http://www.cousinsproperties.com). This information may also be obtained by calling the Company's Investor Relations Department at (770) 857-2449.

The Company will conduct a conference call at 11:00 a.m. (Eastern time) on August 3, 2004, to discuss the results of the quarter and six months ended June 30, 2004. The number to call for this interactive teleconference is (913) 981-5509. A replay of the conference call will be available for 14 days by dialing (719) 457-0820 and entering the pass code, 367279. The Company will also provide an online Web simulcast and rebroadcast of its second quarter 2004 earnings release conference call. The live broadcast will be available through the "Q2 2004 Cousins Properties Incorporated Earnings Conference Call" link on the Investor Relations page of the Company's Web site, at

-MORE-

---

www.streetevents.com and at www.fulldisclosure.com. The rebroadcast will be available on the Investor Relations page of the Company's Web site for 30 days.

Cousins Properties Incorporated, headquartered in Atlanta, has extensive experience in the real estate industry including the development, acquisition, financing, management and leasing of properties. The property types that Cousins actively invests in include office, retail, medical office, industrial and land development projects. The Company's portfolio consists of interests in 13.3 million square feet of office and medical office space, 3.1 million square feet of retail space, over 1,980 acres of strategically located land tracts for sale or future development, and significant land holdings for development of single-family residential communities. Cousins also provides leasing and management services to third-party investors; its client-services portfolio comprises 7 million square feet of office space. Cousins is a fully integrated equity real estate investment trust (REIT) that has been public since 1962 and trades on the New York Stock Exchange under the symbol "CUZ." For more information on the Company, please visit Cousins' Web site at [www.cousinsproperties.com](http://www.cousinsproperties.com).

*Certain matters discussed in this news release are forward-looking statements within the meaning of the federal securities laws and are subject to uncertainties and risks, including, but not limited to, general and local economic conditions, local real estate conditions, the activity of others developing competitive projects, the cyclical nature of the real estate industry, the financial condition of existing tenants, interest rates, the Company's ability to obtain favorable financing or zoning, environmental matters, the effects of terrorism, the failure of assets under contract for sale to ultimately close and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission, including the Company's Current Report on Form 8-K filed on December 10, 2003. The words "believes", "expects", "anticipates", "estimates" and similar expressions are intended to identify forward-looking statements. Although the Company believes that its plans, intentions and expectations reflected in any forward-looking statement are reasonable, the Company can give no assurance that these plans, intentions or expectations will be achieved. Such forward-looking statements are based on current expectations and speak as of the date of such statements. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of future events, new information or otherwise.*

-MORE-

---

**COUSINS PROPERTIES INCORPORATED AND CONSOLIDATED ENTITIES**  
**CONSOLIDATED STATEMENTS OF INCOME**  
**FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2004 AND 2003**  
(Unaudited, in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2004	2003	2004	2003
<b>REVENUES:</b>				
Rental property revenues	\$32,515	\$ 32,092	\$67,620	\$ 84,429
Development income	1,045	908	1,557	1,672
Management fees	2,140	2,187	4,214	4,292
Leasing and other fees	782	1,234	1,425	2,345
Residential lot and outparcel sales	4,366	1,612	8,254	5,540
Interest and other	107	1,526	555	2,581
	<u>40,955</u>	<u>39,559</u>	<u>83,625</u>	<u>100,859</u>
<b>COSTS AND EXPENSES:</b>				
Rental property operating expenses	10,168	10,348	21,171	20,038
General and administrative expenses	8,605	7,644	16,588	14,858
Depreciation and amortization	10,663	12,496	23,041	26,682
Residential lot and outparcel cost of sales	3,178	1,368	5,668	4,599
Interest expense	6,268	8,205	12,815	17,269
Property taxes on undeveloped land	210	218	364	403
Other	714	846	1,350	1,751
	<u>39,806</u>	<u>41,125</u>	<u>80,997</u>	<u>85,600</u>
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE INCOME TAXES AND INCOME FROM UNCONSOLIDATED JOINT VENTURES</b>				
	1,149	(1,566)	2,628	15,259
<b>PROVISION FOR INCOME TAXES FROM OPERATIONS</b>	(17)	(537)	(853)	(786)
<b>INCOME FROM UNCONSOLIDATED JOINT VENTURES</b>	9,196	7,663	18,252	14,160
	<u>10,328</u>	<u>5,560</u>	<u>20,027</u>	<u>28,633</u>
<b>INCOME FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES</b>				
<b>GAIN ON SALE OF INVESTMENT PROPERTIES, NET OF APPLICABLE INCOME TAX PROVISION</b>	36,500	90,956	38,566	91,959
	<u>46,828</u>	<u>96,516</u>	<u>58,593</u>	<u>120,592</u>
<b>INCOME FROM CONTINUING OPERATIONS DISCONTINUED OPERATIONS, NET OF APPLICABLE INCOME TAX PROVISION:</b>				
Income from discontinued operations	816	3,972	1,183	7,490
Gain on sale of investment properties	—	43,012	648	43,012
	<u>816</u>	<u>46,984</u>	<u>1,831</u>	<u>50,502</u>
<b>NET INCOME</b>	47,644	143,500	60,424	171,094
<b>PREFERRED DIVIDENDS</b>	1,937	—	3,875	—
	<u>45,707</u>	<u>143,500</u>	<u>56,549</u>	<u>171,094</u>
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS</b>				
<b>BASIC PER SHARE INFORMATION:</b>				
Income from continuing operations	\$ 0.92	\$ 2.00	\$ 1.12	\$ 2.50
Income from discontinued operations	0.02	0.97	0.04	1.05
	<u>0.94</u>	<u>2.97</u>	<u>1.16</u>	<u>3.55</u>
<b>DILUTED PER SHARE INFORMATION:</b>				
Income from continuing operations	\$ 0.89	\$ 1.96	\$ 1.08	\$ 2.46
Income from discontinued operations	0.02	0.96	0.04	1.03
	<u>0.91</u>	<u>2.92</u>	<u>1.12</u>	<u>3.49</u>
Diluted net income available to common stockholders	\$ 0.91	\$ 2.92	\$ 1.12	\$ 3.49

<b>CASH DIVIDENDS DECLARED PER COMMON SHARE</b>	<b>\$ 0.37</b>	\$ 0.37	<b>\$ 0.74</b>	\$ 0.74
<b>BASIC WEIGHTED AVERAGE SHARES</b>	<b>48,750</b>	48,267	<b>48,693</b>	48,201
<b>DILUTED WEIGHTED AVERAGE SHARES</b>	<b>50,405</b>	49,228	<b>50,428</b>	48,993

---

**COUSINS PROPERTIES INCORPORATED AND CONSOLIDATED ENTITIES**  
**NET INCOME AND FUNDS FROM OPERATIONS BASIC RECONCILIATION**  
**FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2004 AND 2003**  
**(UNAUDITED)**

(In thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2004	2003	2004	2003
<b>Net Income Available to Common Stockholders</b>	<b>\$ 45,707</b>	<b>\$ 143,500</b>	<b>\$ 56,549</b>	<b>\$ 171,094</b>
Depreciation and amortization:				
Consolidated properties	10,663	12,496	23,041	26,682
Discontinued properties	—	922	432	2,812
Share of unconsolidated joint ventures	4,837	4,689	9,572	9,129
Depreciation of furniture, fixtures and equipment and amortization of specifically identifiable intangible assets:				
Consolidated properties	(700)	(602)	(1,335)	(1,173)
Share of unconsolidated joint ventures	(8)	(9)	(18)	(17)
Gain on sale of investment properties, net of applicable income tax provision	(36,500)	(133,968)	(39,214)	(134,971)
Gain on sale of undepreciated investment properties	1,267	—	3,234	—
<b>Funds From Operations Available to Common Stockholders</b>	<b>\$ 25,266</b>	<b>\$ 27,028</b>	<b>\$ 52,261</b>	<b>\$ 73,556</b>
<b>Per Common Share - Basic:</b>				
<b>Net Income Available</b>	<b>\$ .94</b>	<b>\$ 2.97</b>	<b>\$ 1.16</b>	<b>\$ 3.55</b>
<b>Funds From Operations</b>	<b>\$ .52</b>	<b>\$ .56</b>	<b>\$ 1.07</b>	<b>\$ 1.53</b>
<b>Weighted Average Shares</b>	<b>48,750</b>	<b>48,267</b>	<b>48,693</b>	<b>48,201</b>
<b>Per Common Share - Diluted:</b>				
<b>Net Income Available</b>	<b>\$ .91</b>	<b>\$ 2.92</b>	<b>\$ 1.12</b>	<b>\$ 3.49</b>
<b>Funds From Operations</b>	<b>\$ .50</b>	<b>\$ .55</b>	<b>\$ 1.04</b>	<b>\$ 1.50</b>
<b>Diluted Weighted Average Shares</b>	<b>50,405</b>	<b>49,228</b>	<b>50,428</b>	<b>48,993</b>

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 Consolidated Entities and its unconsolidated joint ventures. Effective January 1, 2003, the Company adopted the National Association of Real Estate Investment Trusts’ (“NAREIT”) definition of FFO, which is net income 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, and after adjustments for unconsolidated partnerships and joint ventures to reflect FFO on the same basis. In October 2003, NAREIT revised its prior FFO implementation guidance by stating that impairment write-downs of depreciable real estate assets should no longer be an adjustment to FFO. Accordingly, the Company’s FFO for the six months ended June 30, 2003 was restated to include the \$551,000 impairment loss previously recognized as a reduction in FFO.

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. 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 the operating performance of its reportable segments and of its divisions based on FFO. Additionally, the Company uses FFO and FFO per share, along with other measures, to assess performance in connection with evaluating and granting incentive compensation to its officers and employees.



**COUSINS PROPERTIES INCORPORATED**  
**Quarterly Information Package**  
**For the Quarter Ended June 30, 2004**

**II. Quarterly Supplemental Information**

*Net Income and Funds From Operations — Supplemental Detail*

*Same Property Growth*

*Development Pipeline*

*Consolidated Balance Sheets*

*Portfolio Listing*

*Top 25 Largest Tenants*

*Inventory of Land Held for Investment or Future Development*

*Inventory of Residential Lots Under Development*

*Square Feet Expiring:*

*Office*

*Medical Office*

*Retail*

*Summary of Gains on Sales of Investment Properties*

*Reconciliations of Non-GAAP Financial Measures*

*Discussion of Non-GAAP Financial Measures*

Certain matters contained in this package are forward-looking statements within the meaning of the federal securities laws and are subject to uncertainties and risks including, but not limited to, general and local economic conditions, local real estate conditions, the activity of others developing competitive projects, the cyclical nature of the real estate industry, the financial condition of existing tenants, interest rates, the Company's ability to obtain favorable financing or zoning, environmental matters, the effects of terrorism, the failure of assets under contract for sale to ultimately close and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission, including the Company's Current Report on Form 8-K filed on December 10, 2003. The words "believes", "expects", "anticipates", "estimates" and similar expressions are intended to identify forward-looking statements. Although the Company believes that its plans, intentions and expectations reflected in any forward-looking statement are reasonable, the Company can give no assurance that these plans, intentions or expectations will be achieved. Such forward-looking statements are based on current expectations and speak only as of the date of such statements. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of future events, new information or otherwise.

---

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS - (See Page 5)</b>	<b>62,043</b>	<b>70,815</b>	<b>47,872</b>	<b>27,594</b>	<b>143,500</b>	<b>59,190</b>	<b>8,519</b>
<b>FFO AVAILABLE TO COMMON STOCKHOLDERS ("FFO") - (See Page 5)</b>	<b>97,299</b>	<b>108,122</b>	<b>113,366</b>	<b>46,528</b>	<b>27,028</b>	<b>25,450</b>	<b>25,959</b>
<b>WEIGHTED AVERAGE COMMON SHARES</b>	48,632	49,205	49,252	48,135	48,267	48,370	48,474
<b>DILUTED WEIGHTED AVERAGE COMMON SHARES</b>	49,731	50,280	49,937	48,780	49,228	49,643	50,068
<b>NET INCOME PER COMMON SHARE - BASIC</b>	1.28	1.44	0.97	0.57	2.97	1.22	0.18
<b>NET INCOME PER COMMON SHARE - DILUTED</b>	1.25	1.41	0.96	0.57	2.92	1.19	0.17
<b>FFO PER COMMON SHARE - BASIC</b>	2.00	2.20	2.30	0.97	0.56	0.53	0.54
<b>FFO PER COMMON SHARE - DILUTED</b>	1.96	2.15	2.27	0.95	0.55	0.51	0.52
<b>2ND GENERATION TI &amp; LEASING COSTS AND BUILDING</b>							
(A) <b>CAPEX (1)</b>	4,810	6,073	12,988	4,358	1,916	2,324	5,909
<b>REGULAR COMMON DIVIDENDS</b>	60,315	68,595	73,345	17,834	17,919	17,945	17,996
<b>SPECIAL COMMON DIVIDEND</b>	—	—	—	—	—	100,544	—
<b>REGULAR COMMON DIVIDENDS PER SHARE</b>	1.24	1.39	1.48	0.37	0.37	0.37	0.37
<b>SPECIAL COMMON DIVIDEND PER SHARE</b>	—	—	—	—	—	2.07	—
<b>COMMON STOCK PRICE AT PERIOD END</b>	27.9375	24.36	24.70	25.85	27.90	27.75	30.60
<b>NUMBER OF COMMON SHARES OUTSTANDING AT PERIOD END</b>	49,211	49,425	48,386	48,343	48,491	48,572	48,835
<b>PREFERRED STOCK PRICE AT PERIOD END</b>	—	—	—	—	—	25.39	27.25
<b>NUMBER OF PREFERRED SHARES OUTSTANDING AT PERIOD END</b>	—	—	—	—	—	4,000	4,000
<b>COMMON EQUITY MARKET CAPITALIZATION</b>	1,374,832	1,203,993	1,195,134	1,249,667	1,352,899	1,347,873	1,494,351
<b>PREFERRED EQUITY MARKET CAPITALIZATION</b>	—	—	—	—	—	101,560	109,000
(B) <b>ADJUSTED DEBT (1)</b>	671,068	766,503	844,880	859,595	724,437	679,237	697,050
<b>TOTAL MARKET CAPITALIZATION</b>	<b>2,045,900</b>	<b>1,970,496</b>	<b>2,040,014</b>	<b>2,109,261</b>	<b>2,077,336</b>	<b>2,128,670</b>	<b>2,300,401</b>
<b>ADJUSTED DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	33%	39%	41%	41%	35%	32%	30%
(B) <b>RECOURSE DEBT (1)</b>	174,522	154,018	160,443	178,239	18,842	20,783	20,697
<b>RECOURSE DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	9%	8%	8%	8%	1%	1%	1%
<b>COMMON EQUITY MARKET CAPITALIZATION</b>	1,374,832	1,203,993	1,195,134	1,249,667	1,352,899	1,347,873	1,494,351
<b>PREFERRED EQUITY MARKET CAPITALIZATION</b>	—	—	—	—	—	101,560	109,000
(B) <b>TOTAL DEBT (INCLUDING SHARE OF JV'S)</b>	741,377	861,188	935,646	949,340	813,148	766,895	783,638
<b>TOTAL MARKET CAPITALIZATION</b>	<b>2,116,209</b>	<b>2,065,181</b>	<b>2,130,780</b>	<b>2,199,007</b>	<b>2,166,047</b>	<b>2,216,328</b>	<b>2,386,989</b>
<b>TOTAL DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	35%	42%	44%	43%	38%	35%	33%
(C) <b>CONSOLIDATED INTEREST EXPENSE (INC SHARE OF JV'S) (1)</b>	27,907	41,546	49,853	13,000	12,339	10,461	9,974
<b>FFO BEFORE INTEREST</b>	125,206	149,668	163,219	59,528	39,367	35,911	35,933
<b>INTEREST EXPENSE COVERAGE RATIO</b>	4.49	3.60	3.27	4.58	3.19	3.43	3.60
(D) <b>FIXED CHARGES (excluding preferred dividends)(1)</b>	37,052	52,588	64,476	16,329	15,798	13,924	13,529
<b>FFO PLUS EXPENSED FIXED CHARGES (excluding preferred dividends)</b>	125,365	150,293	164,070	59,745	39,578	35,997	36,018
<b>FIXED CHARGE COVERAGE RATIO (excluding preferred dividends)</b>	3.38	2.86	2.54	3.66	2.51	2.59	2.66
(D) <b>FIXED CHARGES (including preferred dividends)(1)</b>	37,052	52,588	64,476	16,329	15,798	15,345	15,466
<b>FFO PLUS EXPENSED FIXED CHARGES (including preferred dividends)</b>	125,365	150,293	164,070	59,745	39,578	37,418	37,955
<b>FIXED CHARGE COVERAGE RATIO (including preferred dividends)</b>	3.38	2.86	2.54	3.66	2.51	2.44	2.45

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2003	2004 1st	2004 2nd	2004
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS - (See Page 5)</b>	<b>238,803</b>	<b>10,842</b>	<b>45,707</b>	<b>56,549</b>
<b>FFO AVAILABLE TO COMMON STOCKHOLDERS ("FFO") - (See Page 5)</b>	<b>124,965</b>	<b>26,995</b>	<b>25,266</b>	<b>52,261</b>
<b>WEIGHTED AVERAGE COMMON SHARES</b>	48,313	48,637	48,750	48,693
<b>DILUTED WEIGHTED AVERAGE COMMON SHARES</b>	49,415	50,421	50,405	50,428
<b>NET INCOME PER COMMON SHARE - BASIC</b>	4.94	0.22	0.94	1.16
<b>NET INCOME PER COMMON SHARE - DILUTED</b>	4.83	0.22	0.91	1.12
<b>FFO PER COMMON SHARE - BASIC</b>	2.59	0.56	0.52	1.07

	FFO PER COMMON SHARE - DILUTED	2.53	0.54	0.50	1.04
(A)	2ND GENERATION TI & LEASING COSTS AND BUILDING CAPEX (1)	14,507	739	1,687	2,426
	REGULAR COMMON DIVIDENDS	71,694	18,096	18,133	36,229
	SPECIAL COMMON DIVIDEND	100,544	—	—	—
	REGULAR COMMON DIVIDENDS PER SHARE	1.48	0.37	0.37	0.74
	SPECIAL COMMON DIVIDEND PER SHARE	2.07	—	—	—
	COMMON STOCK PRICE AT PERIOD END	30.60	32.79	32.95	32.95
	NUMBER OF COMMON SHARES OUTSTANDING AT PERIOD END	48,835	48,996	49,095	49,095
	PREFERRED STOCK PRICE AT PERIOD END	27.25	27.50	25.20	25.20
	NUMBER OF PREFERRED SHARES OUTSTANDING AT PERIOD END	4,000	4,000	4,000	4,000
	COMMON EQUITY MARKET CAPITALIZATION	1,494,351	1,606,579	1,617,680	1,617,680
	PREFERRED EQUITY MARKET CAPITALIZATION	109,000	110,000	100,800	100,800
(B)	ADJUSTED DEBT (1)	697,050	741,630	702,534	702,534
	<b>TOTAL MARKET CAPITALIZATION</b>	<b>2,300,401</b>	<b>2,458,209</b>	<b>2,421,014</b>	<b>2,421,014</b>
	ADJUSTED DEBT AS A % OF TOTAL MARKET CAPITALIZATION	30%	30%	29%	29%
(B)	RECOURSE DEBT (1)	20,697	57,555	101,269	101,269
	RECOURSE DEBT AS A % OF TOTAL MARKET CAPITALIZATION	1%	2%	4%	4%
	COMMON EQUITY MARKET CAPITALIZATION	1,494,351	1,606,579	1,617,680	1,617,680
	PREFERRED EQUITY MARKET CAPITALIZATION	109,000	110,000	100,800	100,800
(B)	TOTAL DEBT (INCLUDING SHARE OF JV'S)	783,638	827,172	786,931	786,931
	<b>TOTAL MARKET CAPITALIZATION</b>	<b>2,386,989</b>	<b>2,543,751</b>	<b>2,505,411</b>	<b>2,505,411</b>
	TOTAL DEBT AS A % OF TOTAL MARKET CAPITALIZATION	33%	33%	31%	31%
(C)	CONSOLIDATED INTEREST EXPENSE (INC SHARE OF JV'S) (1)	45,774	10,255	10,115	20,370
	FFO BEFORE INTEREST	170,739	37,250	35,381	72,631
	INTEREST EXPENSE COVERAGE RATIO	3.73	3.63	3.50	3.57
(D)	FIXED CHARGES (excluding preferred dividends)(1)	59,580	13,831	13,800	27,631
	FFO PLUS EXPENSED FIXED CHARGES (excluding preferred dividends)	171,338	37,340	35,518	72,858
	FIXED CHARGE COVERAGE RATIO (excluding preferred dividends)	2.88	2.70	2.57	2.64
(D)	FIXED CHARGES (including preferred dividends)(1)	62,938	15,769	15,737	31,506
	FFO PLUS EXPENSED FIXED CHARGES (including preferred dividends)	174,696	39,278	37,455	76,733
	FIXED CHARGE COVERAGE RATIO (including preferred dividends)	2.78	2.49	2.38	2.44

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>CONSOLIDATED ENTITY FFO AND NET INCOME:</b>							
<b>(E) RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>							
<b>OFFICE:</b>							
3100 WINDY HILL RD	2,632	2,688	2,693	743	764	758	723
3301 WINDY RIDGE PARKWAY	804	1,122	1,517	380	401	386	388
100 NORTH POINT CENTER EAST	0	0	0	0	0	0	73
200 NORTH POINT CENTER EAST	0	0	0	0	0	0	23
333 NORTH POINT CENTER EAST	2,287	2,410	2,447	589	434	220	205
555 NORTH POINT CENTER EAST	1,691	2,603	2,546	401	1,364	224	249
615 PEACHTREE STREET	1,548	1,930	1,987	490	513	488	431
101 INDEPENDENCE CENTER	8,484	9,173	8,916	2,239	2,299	2,280	2,267
LAKESHORE PARK PLAZA	1,346	1,351	1,113	284	324	301	322
333 JOHN CARLYLE	2,806	3,259	3,535	884	1,469	815	784
INFORUM	12,153	13,813	13,713	3,484	3,407	3,504	3,449
101 SECOND STREET	9,633	13,616	14,558	2,396	2,314	3,584	2,337
600 UNIVERSITY PARK PLACE	401	1,631	1,757	468	456	466	481
THE POINTS AT WATERVIEW	14	1,717	1,040	345	405	541	511
ONE GEORGIA CENTER	336	3,822	3,438	746	742	697	758
1900 DUKE STREET	402	2,245	2,698	694	754	702	782
55 SECOND STREET	0	0	12,724	22,344	1,545	1,558	1,626
FROST BANK TOWER	0	0	0	0	0	0	0
GALLERIA 75	0	0	0	0	0	0	0
COLUMBUS BAZAAR	0	0	0	0	0	0	0
SUBTOTAL	44,537	61,380	74,682	36,487	17,191	16,524	15,409
<b>MEDICAL OFFICE:</b>							
ATHEROGENICS	1,083	1,114	1,134	286	293	301	301
MERIDIAN MARK PLAZA	3,439	3,556	4,073	1,018	1,006	1,081	1,048
SUBTOTAL	4,522	4,670	5,207	1,304	1,299	1,382	1,349
<b>RETAIL:</b>							
GA 400 LAND LEASES	1,366	1,331	1,298	374	348	355	322
COLONIAL PLAZA MARKETCENTER	4,861	746	0	0	0	0	0
LAGUNA NIGUEL PROMENADE	488	0	0	0	0	0	0
THE AVENUE EAST COBB	4,841	5,396	5,327	1,494	1,406	1,404	1,516
THE AVENUE OF THE PENINSULA	1,602	2,522	4,284	2,189	668	925	790
THE AVENUE PEACHTREE CITY	0	1,191	3,160	799	832	755	643
THE AVENUE WEST COBB	0	0	0	0	0	0	655
THE SHOPS OF LAKE TUSCALOOSA	0	0	0	0	0	0	18
SUBTOTAL	13,158	11,186	14,069	4,856	3,254	3,439	3,944
<b>OTHER RENTAL OPERATIONS:</b>							
OTHER	12	156	0	0	0	0	0
SUBTOTAL	12	156	0	0	0	0	0
<b>TOTAL CONSOLIDATED RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>62,229</b>	<b>77,392</b>	<b>93,958</b>	<b>42,647</b>	<b>21,744</b>	<b>21,345</b>	<b>20,702</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2003	2004 1st	2004 2nd	2004
<b>CONSOLIDATED ENTITY FFO AND NET INCOME:</b>				
<b>(E) RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>				
<b>OFFICE:</b>				
3100 WINDY HILL RD	2,988	746	748	1,494
3301 WINDY RIDGE PARKWAY	1,555	389	430	819
100 NORTH POINT CENTER EAST	73	212	241	453
200 NORTH POINT CENTER EAST	23	102	97	199
333 NORTH POINT CENTER EAST	1,448	214	216	430
555 NORTH POINT CENTER EAST	2,238	1,908	275	2,183

615 PEACHTREE STREET	1,922	440	464	904
101 INDEPENDENCE CENTER	9,085	2,275	2,351	4,626
LAKESHORE PARK PLAZA	1,231	351	382	733
333 JOHN CARLYLE	3,952	856	460	1,316
INFORUM	13,844	3,580	3,491	7,071
101 SECOND STREET	10,631	2,320	2,322	4,642
600 UNIVERSITY PARK PLACE	1,871	457	460	917
THE POINTS AT WATERVIEW	1,802	833	523	1,356
ONE GEORGIA CENTER	2,943	736	332	1,068
1900 DUKE STREET	2,932	742	390	1,132
55 SECOND STREET	27,073	1,652	1,950	3,602
FROST BANK TOWER	0	21	711	732
GALLERIA 75	0	124	245	369
COLUMBUS BAZAAR	0	0	5	5
	<u>85,611</u>	<u>17,958</u>	<u>16,093</u>	<u>34,051</u>
<b>MEDICAL OFFICE:</b>				
ATHEROGENICS	1,181	303	306	609
MERIDIAN MARK PLAZA	4,153	1,044	1,059	2,103
	<u>5,334</u>	<u>1,347</u>	<u>1,365</u>	<u>2,712</u>
<b>RETAIL:</b>				
GA 400 LAND LEASES	1,399	385	365	750
COLONIAL PLAZA MARKETCENTER	0	0	0	0
LAGUNA NIGUEL PROMENADE	0	0	0	0
THE AVENUE EAST COBB	5,820	1,405	1,401	2,806
THE AVENUE OF THE PENINSULA	4,572	1,001	1,193	2,194
THE AVENUE PEACHTREE CITY	3,029	993	833	1,826
THE AVENUE WEST COBB	655	882	953	1,835
THE SHOPS OF LAKE TUSCALOOSA	18	131	145	276
	<u>15,493</u>	<u>4,797</u>	<u>4,890</u>	<u>9,687</u>
<b>OTHER RENTAL OPERATIONS:</b>				
OTHER	0	0	(1)	(1)
	<u>0</u>	<u>0</u>	<u>(1)</u>	<u>(1)</u>
<b>TOTAL CONSOLIDATED RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<u>106,438</u>	<u>24,102</u>	<u>22,347</u>	<u>46,449</u>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>(F) DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>							
NORTHSIDE/ALPHARETTA I	1,754	1,641	1,819	389	420	412	385
NORTHSIDE/ALPHARETTA II	1,734	2,335	2,255	596	566	475	523
AT&T WIRELESS SERVICES HEADQUARTERS	5,810	5,732	5,718	1,448	1,380	0	0
CERRITOS CORPORATE CENTER-PHASE II	0	1,415	2,322	576	552	0	0
PRESIDENTIAL MARKETCENTER	2,755	3,451	3,731	950	972	474	0
MIRA MESA MARKETCENTER	2,678	5,636	5,956	1,500	945	(121)	(26)
PERIMETER EXPO	3,400	3,226	3,178	874	908	624	(2)
SALEM ROAD STATION	124	556	505	0	0	0	0
OTHER	86	100	94	26	23	29	20
<b>TOTAL DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>18,341</b>	<b>24,092</b>	<b>25,578</b>	<b>6,359</b>	<b>5,766</b>	<b>1,893</b>	<b>900</b>
<b>RESIDENTIAL LOT/TRACT FFO:</b>							
<b>(H) TRACT SALES NET OF COST OF SALES - WHOLLY OWNED (1)</b>	564	2,011	2,338	0	0	2,067	5,323
<b>(G)(H) TRACT SALES NET OF COST OF SALES - JOINT VENTURES (1)</b>	773	1,098	671	0	430	42	0
<b>TOTAL TRACT SALES NET OF COS</b>	<b>1,337</b>	<b>3,109</b>	<b>3,009</b>	<b>0</b>	<b>430</b>	<b>2,109</b>	<b>5,323</b>
<b>(H) LOT SALES NET OF COST OF SALES - WHOLLY OWNED (1)</b>	2,267	772	1,622	697	244	867	995
<b>(G)(H) LOT SALES NET OF COST OF SALES - JOINT VENTURES (1)</b>	0	645	1,281	544	822	822	1,240
<b>TOTAL LOT SALES NET OF COS</b>	<b>2,267</b>	<b>1,417</b>	<b>2,903</b>	<b>1,241</b>	<b>1,066</b>	<b>1,689</b>	<b>2,235</b>
<b>(G)(H) INTEREST - JOINT VENTURE (1)</b>	0	0	0	0	0	0	0
<b>(G)(H) OTHER - JOINT VENTURE (1)</b>	(95)	(23)	(3)	(31)	(27)	(46)	(52)
<b>TOTAL RESIDENTIAL LOT/TRACT FFO</b>	<b>3,509</b>	<b>4,503</b>	<b>5,909</b>	<b>1,210</b>	<b>1,469</b>	<b>3,752</b>	<b>7,506</b>
<b>DEVELOPMENT INCOME</b>	4,251	6,179	4,625	764	908	558	640
<b>MANAGEMENT FEES</b>	4,841	7,966	9,313	2,105	2,187	2,227	2,000
<b>LEASING &amp; OTHER FEES</b>	1,608	5,344	4,297	1,111	1,234	772	3,874
<b>INTEREST INCOME &amp; OTHER:</b>							
GNMAs	5	5	13	1	(1)	2	2
OTHER INTEREST AND OTHER MISCELLANEOUS	773	526	254	23	496	272	(36)
650 MASS AVE NOTES	3,472	4,126	4,126	1,031	1,031	1,119	0
CHARLOTTE GATEWAY VILLAGE, LLC NOTE	1,745	1,404	0	0	0	0	0
<b>TOTAL INTEREST INCOME</b>	<b>5,995</b>	<b>6,061</b>	<b>4,393</b>	<b>1,055</b>	<b>1,526</b>	<b>1,393</b>	<b>(34)</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>(18,452)</b>	<b>(27,010)</b>	<b>(27,670)</b>	<b>(7,214)</b>	<b>(7,644)</b>	<b>(7,331)</b>	<b>(7,417)</b>
<b>STOCK APPRECIATION RIGHT EXPENSE</b>	<b>(468)</b>	<b>276</b>	<b>(29)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2003	2004 1st	2004 2nd	2004
<b>(F) DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>				
NORTHSIDE/ALPHARETTA I	1,606	386	411	797
NORTHSIDE/ALPHARETTA II	2,160	580	592	1,172
AT&T WIRELESS SERVICES HEADQUARTERS	2,828	0	0	0
CERRITOS CORPORATE CENTER-PHASE II	1,128	0	0	0
PRESIDENTIAL MARKETCENTER	2,396	0	0	0
MIRA MESA MARKETCENTER	2,298	0	0	0
PERIMETER EXPO	2,404	0	0	0

SALEM ROAD STATION	0	0	0	0
OTHER	98	22	0	22
<b>TOTAL DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>14,918</b>	<b>988</b>	<b>1,003</b>	<b>1,991</b>
<b>RESIDENTIAL LOT/TRACT FFO:</b>				
(H) TRACT SALES NET OF COST OF SALES - WHOLLY OWNED (1)	7,390	1,967	1,267	3,234
(G)(H) TRACT SALES NET OF COST OF SALES - JOINT VENTURES (1)	472	991	80	1,071
<b>TOTAL TRACT SALES NET OF COS</b>	<b>7,862</b>	<b>2,958</b>	<b>1,347</b>	<b>4,305</b>
(H) LOT SALES NET OF COST OF SALES - WHOLLY OWNED (1)	2,803	1,398	1,188	2,586
(G)(H) LOT SALES NET OF COST OF SALES - JOINT VENTURES (1)	3,428	1,724	1,389	3,113
<b>TOTAL LOT SALES NET OF COS</b>	<b>6,231</b>	<b>3,122</b>	<b>2,577</b>	<b>5,699</b>
(G)(H) INTEREST - JOINT VENTURE (1)	0	(20)	(37)	(57)
(G)(H) OTHER - JOINT VENTURE (1)	(156)	(38)	(7)	(45)
<b>TOTAL RESIDENTIAL LOT/TRACT FFO</b>	<b>13,937</b>	<b>6,022</b>	<b>3,880</b>	<b>9,902</b>
<b>DEVELOPMENT INCOME</b>	<b>2,870</b>	<b>512</b>	<b>1,045</b>	<b>1,557</b>
<b>MANAGEMENT FEES</b>	<b>8,519</b>	<b>2,074</b>	<b>2,140</b>	<b>4,214</b>
<b>LEASING &amp; OTHER FEES</b>	<b>6,991</b>	<b>643</b>	<b>782</b>	<b>1,425</b>
<b>INTEREST INCOME &amp; OTHER:</b>				
GNMAs	4	0	0	0
OTHER INTEREST AND OTHER MISCELLANEOUS	755	448	107	555
650 MASS AVE NOTES	3,181	0	0	0
CHARLOTTE GATEWAY VILLAGE, LLC NOTE	0	0	0	0
<b>TOTAL INTEREST INCOME</b>	<b>3,940</b>	<b>448</b>	<b>107</b>	<b>555</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>(29,606)</b>	<b>(7,983)</b>	<b>(8,605)</b>	<b>(16,588)</b>
<b>STOCK APPRECIATION RIGHT EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>INTEREST EXPENSE CONSOLIDATED:</b>							
CREDIT FACILITY - FLOATING @ LIBOR + 1.05% to 1.70%	(8,615)	(9,910)	(4,738)	(1,408)	(1,086)	(423)	(403)
NOTE PAYABLE, UNSECURED - 8.04%	0	0	0	0	0	(141)	(457)
PERIMETER EXPO DEBT - 8.04%	(1,683)	(1,662)	(1,637)	(406)	(404)	(277)	0
650 MASS AVE DEBT - 6.53%	(995)	0	0	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.677%	(4,854)	(4,583)	(868)	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.9575%	0	0	(8,974)	(2,792)	(2,633)	(2,652)	(2,641)
101 INDEPENDENCE CENTER DEBT - 8.22%	(3,893)	(3,827)	(3,755)	(926)	(921)	(916)	(910)
LAKESHORE PARK PLAZA DEBT - 6.78%	(724)	(710)	(696)	(172)	(171)	(170)	(169)
101 SECOND STREET DEBT - 8.33%	(5,112)	(7,494)	(7,430)	(1,847)	(1,842)	(1,838)	(1,833)
MERIDIAN MARK PLAZA DEBT - 8.27%	(710)	(2,118)	(2,097)	(521)	(519)	(518)	(516)
1900 DUKE STREET & 333 JOHN CARLYLE DEBT - 7%	0	(579)	(3,456)	(858)	(856)	(854)	(851)
100 NORTH POINT CENTER EAST DEBT - 7.86%	0	0	0	0	0	0	(79)
200 NORTH POINT CENTER EAST DEBT - 7.86%	0	0	0	0	0	0	(70)
333 & 555 NORTH POINT CENTER DEBT - 7%	0	(384)	(2,282)	(565)	(563)	(560)	(558)
THE AVENUE EAST COBB DEBT - 8.39%	(1,464)	(3,277)	(3,250)	(808)	(806)	(804)	(802)
600 UNIVERSITY PARK DEBT - 7.38%	0	(492)	(1,042)	(259)	(258)	(257)	(258)
CEDAR GROVE LAKES DEBT - 8%	0	0	(148)	(29)	(29)	58	0
CALLAWAY GARDENS DEBT - 6%	0	0	(13)	(26)	40	0	0
OTHER	(27)	(22)	(19)	(14)	(15)	(13)	(13)
CAPITALIZED	15,285	9,712	5,934	1,567	1,858	2,944	3,314
<b>TOTAL INTEREST EXPENSE CONSOLIDATED</b>	<b>(12,792)</b>	<b>(25,346)</b>	<b>(34,471)</b>	<b>(9,064)</b>	<b>(8,205)</b>	<b>(6,421)</b>	<b>(6,246)</b>
<b>LOSS ON EXTINGUISHMENT OF DEBT</b>	<b>0</b>	<b>0</b>	<b>(3,501)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER EXPENSES - CONTINUING OPERATIONS:</b>							
PROPERTY TAXES	(40)	(619)	(675)	(185)	(218)	(149)	(216)
MINORITY INTEREST EXPENSE	(2,931)	(2,709)	(2,384)	(485)	(328)	(397)	(658)
PREDEVELOPMENT & OTHER	(646)	(708)	(1,558)	(420)	(518)	(181)	(558)
<b>TOTAL OTHER EXPENSES</b>	<b>(3,617)</b>	<b>(4,036)</b>	<b>(4,617)</b>	<b>(1,090)</b>	<b>(1,064)</b>	<b>(727)</b>	<b>(1,432)</b>
<b>(F) OTHER EXPENSES - DISCONTINUED OPERATIONS:</b>							
INTEREST EXPENSE	(804)	(2,264)	(2,952)	(725)	(729)	(455)	(190)
MINORITY INTEREST EXPENSE	(509)	(907)	(915)	(226)	(143)	0	0
<b>TOTAL OTHER EXPENSES - DISCONTINUED OPERATIONS</b>	<b>(1,313)</b>	<b>(3,171)</b>	<b>(3,867)</b>	<b>(951)</b>	<b>(872)</b>	<b>(455)</b>	<b>(190)</b>
<b>INCOME TAX (PROVISION)/BENEFIT:</b>							
CONTINUING OPERATIONS	1,145	691	(1,526)	(249)	(537)	(231)	(1,579)
<b>(F) DISCONTINUED OPERATIONS (1)</b>	<b>(31)</b>	<b>(136)</b>	<b>(139)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL INCOME TAX (PROVISION)/BENEFIT</b>	<b>1,114</b>	<b>555</b>	<b>(1,665)</b>	<b>(249)</b>	<b>(537)</b>	<b>(231)</b>	<b>(1,579)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS (1):</b>							
<b>(I) CONSOLIDATED</b>	<b>(1,099)</b>	<b>(2,166)</b>	<b>(2,148)</b>	<b>(571)</b>	<b>(602)</b>	<b>(668)</b>	<b>(670)</b>
<b>TOTAL NON-REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(1,099)</b>	<b>(2,166)</b>	<b>(2,148)</b>	<b>(571)</b>	<b>(602)</b>	<b>(668)</b>	<b>(670)</b>
<b>(I) MINORITY INTEREST SHARE OF REAL ESTATE DEPRECIATION (1)</b>	<b>(1,164)</b>	<b>(95)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

[Continued from above table, first column(s) repeated]

	2003	2004 1st	2004 2nd	2004
<b>INTEREST EXPENSE CONSOLIDATED:</b>				
CREDIT FACILITY - FLOATING @ LIBOR + 1.05% to 1.70%	(3,320)	(472)	(753)	(1,225)
NOTE PAYABLE, UNSECURED - 8.04%	(598)	(489)	(466)	(955)
PERIMETER EXPO DEBT - 8.04%	(1,087)	0	0	0
650 MASS AVE DEBT - 6.53%	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.677%	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.9575%	(10,718)	(2,605)	(2,592)	(5,197)
101 INDEPENDENCE CENTER DEBT - 8.22%	(3,673)	(905)	(899)	(1,804)
LAKESHORE PARK PLAZA DEBT - 6.78%	(682)	(168)	(167)	(335)
101 SECOND STREET DEBT - 8.33%	(7,360)	(1,828)	(1,824)	(3,652)
MERIDIAN MARK PLAZA DEBT - 8.27%	(2,074)	(515)	(513)	(1,028)
1900 DUKE STREET & 333 JOHN CARLYLE DEBT - 7%	(3,419)	(849)	(440)	(1,289)
100 NORTH POINT CENTER EAST DEBT - 7.86%	(79)	(232)	(232)	(464)
200 NORTH POINT CENTER EAST DEBT - 7.86%	(70)	(205)	(205)	(410)
333 & 555 NORTH POINT CENTER DEBT - 7%	(2,246)	(556)	(553)	(1,109)
THE AVENUE EAST COBB DEBT - 8.39%	(3,220)	(800)	(798)	(1,598)
600 UNIVERSITY PARK DEBT - 7.38%	(1,032)	(256)	(255)	(511)
CEDAR GROVE LAKES DEBT - 8%	0	0	0	0
CALLAWAY GARDENS DEBT - 6%	14	0	0	0
OTHER	(55)	(7)	(4)	(11)
CAPITALIZED	9,683	3,340	3,433	6,773
<b>TOTAL INTEREST EXPENSE CONSOLIDATED</b>	<b>(29,936)</b>	<b>(6,547)</b>	<b>(6,268)</b>	<b>(12,815)</b>
<b>LOSS ON EXTINGUISHMENT OF DEBT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER EXPENSES - CONTINUING OPERATIONS:</b>				
PROPERTY TAXES	(768)	(166)	(222)	(388)
MINORITY INTEREST EXPENSE	(1,868)	(398)	(397)	(795)
PREDEVELOPMENT & OTHER	(1,677)	(226)	(305)	(531)
<b>TOTAL OTHER EXPENSES</b>	<b>(4,313)</b>	<b>(790)</b>	<b>(924)</b>	<b>(1,714)</b>
<b>(F) OTHER EXPENSES - DISCONTINUED OPERATIONS:</b>				
INTEREST EXPENSE	(2,099)	(189)	(187)	(376)
MINORITY INTEREST EXPENSE	(369)	0	0	0
<b>TOTAL OTHER EXPENSES - DISCONTINUED OPERATIONS</b>	<b>(2,468)</b>	<b>(189)</b>	<b>(187)</b>	<b>(376)</b>
<b>INCOME TAX (PROVISION)/BENEFIT:</b>				
CONTINUING OPERATIONS	(2,596)	(836)	(17)	(853)
<b>(F) DISCONTINUED OPERATIONS (1)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL INCOME TAX (PROVISION)/BENEFIT</b>	<b>(2,596)</b>	<b>(836)</b>	<b>(17)</b>	<b>(853)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>				
<b>(1):</b>				
<b>(I) CONSOLIDATED</b>	<b>(2,511)</b>	<b>(635)</b>	<b>(700)</b>	<b>(1,335)</b>
<b>TOTAL NON-REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(2,511)</b>	<b>(635)</b>	<b>(700)</b>	<b>(1,335)</b>
<b>(I) MINORITY INTEREST SHARE OF REAL ESTATE DEPRECIATION (1)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>(G) JOINT VENTURE FFO EXCLUDING TEMCO &amp; CL REALTY (1):</b>							
WILDWOOD ASSOCIATES	8,634	9,724	10,870	2,517	2,192	2,205	3,137
WILDWOOD ASSOCIATES - IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	0	0	0	(551)	0	0	0
CP VENTURE TWO LLC	2,463	2,435	2,274	526	513	532	509
CP VENTURE TWO LLC - IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	0	0	0	0	0	0	(985)
COUSINS LORET VENTURE, L.L.C.	3,425	3,798	3,653	771	812	818	841
CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING)	956	1,038	1,120	303	300	309	291
BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE)	228	279	350	66	120	90	89
TEN PEACHTREE PLACE ASSOCIATES	361	277	(488)	30	516	466	527
CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA)	14,544	14,614	15,368	3,978	3,989	3,917	3,905
285 VENTURE, LLC (1155 PERIMETER CENTER WEST)	1,202	3,878	3,998	1,006	1,007	1,007	82
CPI/FSP I, L.P. (AUSTIN RESEARCH PARK)	0	756	3,180	840	856	856	860
CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE)	762	620	1,208	302	302	302	302
CRAWFORD LONG - CPI, LLC	0	0	1,728	628	511	262	284
OTHER	1,741	158	0	0	0	0	0
<b>TOTAL SHARE OF JOINT VENTURE FFO</b>	<b>34,316</b>	<b>37,577</b>	<b>43,261</b>	<b>10,416</b>	<b>11,118</b>	<b>10,764</b>	<b>9,842</b>
<b>PREFERRED STOCK DIVIDENDS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(1,421)</b>	<b>(1,937)</b>
<b>FFO AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>97,299</b>	<b>108,122</b>	<b>113,366</b>	<b>46,528</b>	<b>27,028</b>	<b>25,450</b>	<b>25,959</b>
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET:</b>							
CONTINUING OPERATIONS	11,937	23,496	6,254	1,003	90,956	2,178	6,421
<b>(H) LESS GAIN ON SALE OF UNDEPRECIATED INVESTMENT PROPERTIES DISCONTINUED OPERATIONS</b>	<b>(564)</b>	<b>(2,011)</b>	<b>(2,143)</b>	<b>0</b>	<b>0</b>	<b>(1,947)</b>	<b>(5,323)</b>
	0	0	1,174	0	43,012	50,386	61
<b>TOTAL GAIN ON SALE OF INVESTMENT PROPERTIES, NET</b>	<b>11,373</b>	<b>21,485</b>	<b>5,285</b>	<b>1,003</b>	<b>133,968</b>	<b>50,617</b>	<b>1,159</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE (1):</b>							
<b>(I) CONSOLIDATED</b>	<b>(26,132)</b>	<b>(35,133)</b>	<b>(44,167)</b>	<b>(13,615)</b>	<b>(11,894)</b>	<b>(11,812)</b>	<b>(10,616)</b>
<b>(I) MINORITY INTEREST SHARE</b>	<b>1,164</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>(F,I) DISCONTINUED OPERATIONS</b>	<b>(5,554)</b>	<b>(7,353)</b>	<b>(8,072)</b>	<b>(1,890)</b>	<b>(922)</b>	<b>(415)</b>	<b>(480)</b>
<b>(G,I) SHARE OF UNCONSOLIDATED JOINT VENTURES</b>	<b>(15,542)</b>	<b>(16,400)</b>	<b>(18,540)</b>	<b>(4,432)</b>	<b>(4,680)</b>	<b>(4,650)</b>	<b>(7,503)</b>
<b>TOTAL REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(46,064)</b>	<b>(58,791)</b>	<b>(70,779)</b>	<b>(19,937)</b>	<b>(17,496)</b>	<b>(16,877)</b>	<b>(18,599)</b>
<b>CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE</b>	<b>(566)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>62,043</b>	<b>70,815</b>	<b>47,872</b>	<b>27,594</b>	<b>143,500</b>	<b>59,190</b>	<b>8,519</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2003	2004 1st	2004 2nd	2004
<b>(G) JOINT VENTURE FFO EXCLUDING TEMCO &amp; CL REALTY (1):</b>				
WILDWOOD ASSOCIATES	10,051	2,105	2,374	4,479
WILDWOOD ASSOCIATES - IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	(551)	0	0	0
CP VENTURE TWO LLC	2,080	520	530	1,050
CP VENTURE TWO LLC - IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	(985)	0	0	0
COUSINS LORET VENTURE, L.L.C.	3,242	869	904	1,773
CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING)	1,203	333	290	623
BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE)	365	73	112	185
TEN PEACHTREE PLACE ASSOCIATES	1,539	482	349	831
CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA)	15,789	3,904	3,891	7,795
285 VENTURE, LLC (1155 PERIMETER CENTER WEST)	3,102	445	2,587	3,032
CPI/FSP I, L.P. (AUSTIN RESEARCH PARK)	3,412	856	904	1,760
CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE)	1,208	302	302	604
CRAWFORD LONG - CPI, LLC	1,685	311	357	668
OTHER	0	924	0	924
<b>TOTAL SHARE OF JOINT VENTURE FFO</b>	<b>42,140</b>	<b>11,124</b>	<b>12,600</b>	<b>23,724</b>

<b>PREFERRED STOCK DIVIDENDS</b>	(3,358)	(1,938)	(1,937)	(3,875)
<b>FFO AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>124,965</b>	<b>26,995</b>	<b>25,266</b>	<b>52,261</b>
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET:</b>				
CONTINUING OPERATIONS	100,558	2,066	36,500	38,566
(H) LESS GAIN ON SALE OF UNDEPRECIATED INVESTMENT PROPERTIES	(7,270)	(1,967)	(1,267)	(3,234)
DISCONTINUED OPERATIONS	93,459	648	0	648
<b>TOTAL GAIN ON SALE OF INVESTMENT PROPERTIES, NET</b>	<b>186,747</b>	<b>747</b>	<b>35,233</b>	<b>35,980</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE (1):</b>				
(I) CONSOLIDATED	(47,937)	(11,743)	(9,963)	(21,706)
(I) MINORITY INTEREST SHARE	0	0	0	0
(F,I) DISCONTINUED OPERATIONS	(3,707)	(432)	0	(432)
(G,I) SHARE OF UNCONSOLIDATED JOINT VENTURES	(21,265)	(4,725)	(4,829)	(9,554)
<b>TOTAL REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(72,909)</b>	<b>(16,900)</b>	<b>(14,792)</b>	<b>(31,692)</b>
<b>CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>238,803</b>	<b>10,842</b>	<b>45,707</b>	<b>56,549</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>WILDWOOD ASSOCIATES (100%):</b>							
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY</b>							
<b>OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>							
2300 WINDY RIDGE PARKWAY	10,408	10,803	11,182	1,868	2,270	2,166	2,158
2500 WINDY RIDGE PARKWAY	4,760	5,037	4,992	1,184	1,190	1,157	1,142
3200 WINDY HILL ROAD (WILDWOOD PLAZA)	9,708	11,462	12,217	2,914	2,888	2,901	4,478
4100/4300 WILDWOOD PARKWAY (GA PACIFIC)	3,441	3,458	3,803	960	965	965	961
4200 WILDWOOD PARKWAY (GE)	4,819	4,711	4,853	1,195	1,106	1,193	1,196
BANK/RESTAURANT GROUND LEASES	1,063	1,161	1,081	320	325	324	318
	<u>34,199</u>	<u>36,632</u>	<u>38,128</u>	<u>8,441</u>	<u>8,744</u>	<u>8,706</u>	<u>10,253</u>
<b>INTEREST EXPENSE:</b>							
2300 DEBT - 7.56%	(4,947)	(4,754)	(4,546)	(1,106)	(1,095)	(1,084)	(1,074)
2500 DEBT - 7.45%	(1,769)	(1,708)	(1,642)	(400)	(395)	(390)	(386)
3200 DEBT - 8.23%	(5,600)	(5,524)	(5,389)	(1,322)	(1,310)	(1,299)	(1,287)
4100/4300 DEBT - 7.65%	(2,191)	(2,150)	(2,097)	(508)	(508)	(509)	(505)
4200 DEBT - 6.78%	(2,934)	(2,877)	(2,812)	(681)	(683)	(693)	(680)
LINE OF CREDIT - FLOATING @ LIBOR + .75%	(1)	0	0	0	0	0	0
INTEREST CAPITALIZED	0	0	0	0	0	0	0
	<u>(17,442)</u>	<u>(17,014)</u>	<u>(16,486)</u>	<u>(4,017)</u>	<u>(3,991)</u>	<u>(3,975)</u>	<u>(3,932)</u>
<b>OTHER, NET</b>	516	(169)	96	900	(75)	(89)	(258)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(6)	0	0	(11)	(12)	(12)	(10)
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	0	(1,101)	0	0	0
<b>FUNDS FROM OPERATIONS</b>	17,267	19,449	21,738	4,212	4,666	4,630	6,053
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(9,575)	(9,003)	(9,022)	(2,117)	(2,195)	(2,103)	(2,949)
<b>NET INCOME</b>	<u>7,692</u>	<u>10,446</u>	<u>12,716</u>	<u>2,095</u>	<u>2,471</u>	<u>2,527</u>	<u>3,104</u>
<b>COUSINS' SHARE OF WILDWOOD ASSOCIATES (2):</b>	50%	50%	50%	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	17,100	18,316	19,065	4,082	4,233	4,244	5,237
<b>INTEREST EXPENSE</b>	(8,721)	(8,507)	(8,243)	(2,009)	(1,997)	(1,988)	(1,966)
<b>OTHER, NET</b>	258	(85)	48	450	(38)	(45)	(129)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(3)	0	0	(6)	(6)	(6)	(5)
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	0	(551)	0	0	0
<b>FUNDS FROM OPERATIONS</b>	8,634	9,724	10,870	1,966	2,192	2,205	3,137
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(4,788)	(4,502)	(4,512)	(1,059)	(1,097)	(1,052)	(1,474)
<b>NET INCOME</b>	<u>3,846</u>	<u>5,222</u>	<u>6,358</u>	<u>907</u>	<u>1,095</u>	<u>1,153</u>	<u>1,663</u>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>WILDWOOD ASSOCIATES (100%):</b>				
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>				
<b>(REVENUES LESS OPERATING EXPENSES):</b>				
2300 WINDY RIDGE PARKWAY	8,462	2,197	2,254	4,451
2500 WINDY RIDGE PARKWAY	4,673	1,069	1,183	2,252
3200 WINDY HILL ROAD (WILDWOOD PLAZA)	13,181	2,571	2,847	5,418
4100/4300 WILDWOOD PARKWAY (GA PACIFIC)	3,851	960	962	1,922
4200 WILDWOOD PARKWAY (GE)	4,690	1,193	1,194	2,387
BANK/RESTAURANT GROUND LEASES	1,287	326	336	662
	<u>36,144</u>	<u>8,316</u>	<u>8,776</u>	<u>17,092</u>

<b>INTEREST EXPENSE:</b>				
2300 DEBT - 7.56%	(4,359)	(1,064)	(1,054)	(2,118)
2500 DEBT - 7.45%	(1,571)	(381)	(376)	(757)
3200 DEBT - 8.23%	(5,218)	(1,275)	(1,263)	(2,538)
4100/4300 DEBT - 7.65%	(2,030)	(493)	(489)	(982)
4200 DEBT - 6.78%	(2,737)	(665)	(659)	(1,324)
LINE OF CREDIT - FLOATING @ LIBOR + .75%	0	0	0	0
INTEREST CAPITALIZED	0	0	0	0
	<u>(15,915)</u>	<u>(3,878)</u>	<u>(3,841)</u>	<u>(7,719)</u>
<b>OTHER, NET</b>	478	(102)	(41)	(143)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(45)	(8)	(10)	(18)
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	(1,101)	0	0	0
<b>FUNDS FROM OPERATIONS</b>	19,561	4,328	4,884	9,212
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(9,364)	(2,151)	(2,197)	(4,348)
<b>NET INCOME</b>	<u>10,197</u>	<u>2,177</u>	<u>2,687</u>	<u>4,864</u>
<b>COUSINS' SHARE OF WILDWOOD ASSOCIATES (2):</b>	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	17,796	4,099	4,321	8,420
<b>INTEREST EXPENSE</b>	(7,960)	(1,939)	(1,921)	(3,860)
<b>OTHER, NET</b>	238	(51)	(21)	(72)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(23)	(4)	(5)	(9)
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	(551)	0	0	0
<b>FUNDS FROM OPERATIONS</b>	9,500	2,105	2,374	4,479
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(4,682)	(1,076)	(1,097)	(2,173)
<b>NET INCOME</b>	<u>4,818</u>	<u>1,029</u>	<u>1,277</u>	<u>2,306</u>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>CP VENTURE TWO LLC (100%):</b>							
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY</b>							
<b>OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>							
<b>OFFICE:</b>							
FIRST UNION TOWER	4,990	4,855	4,021	783	674	767	720
GRANDVIEW II	2,178	2,192	2,288	582	579	595	603
100 NORTH POINT CENTER EAST	2,077	2,213	1,456	330	323	416	170
200 NORTH POINT CENTER EAST	2,217	1,703	1,047	219	146	78	41
<b>SUBTOTAL OFFICE</b>	<b>11,462</b>	<b>10,963</b>	<b>8,812</b>	<b>1,914</b>	<b>1,722</b>	<b>1,856</b>	<b>1,534</b>
<b>MEDICAL OFFICE:</b>							
PRESBYTERIAN MEDICAL PLAZA	881	902	912	234	233	233	238
<b>RETAIL:</b>							
NORTH POINT MARKETCENTER	4,875	5,011	4,982	1,270	1,286	1,292	1,308
MANSELL CROSSING II	1,043	1,141	1,533	265	305	309	311
GREENBRIER MARKETCENTER	4,530	4,533	4,687	1,160	1,103	1,168	1,088
LOS ALTOS MARKETCENTER	2,822	2,797	2,974	743	744	729	760
<b>SUBTOTAL RETAIL</b>	<b>13,270</b>	<b>13,482</b>	<b>14,176</b>	<b>3,438</b>	<b>3,438</b>	<b>3,498</b>	<b>3,467</b>
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	<b>25,613</b>	<b>25,347</b>	<b>23,900</b>	<b>5,586</b>	<b>5,393</b>	<b>5,587</b>	<b>5,239</b>
<b>OTHER, NET</b>	<b>58</b>	<b>1</b>	<b>(52)</b>	<b>(55)</b>	<b>4</b>	<b>(1)</b>	<b>(19)</b>
<b>INTEREST EXPENSE:</b>							
NORTH POINT MARKETCENTER - 8.50%	(2,370)	(2,323)	(2,264)	(559)	(556)	(552)	(549)
100 & 200 NORTH POINT CENTER EAST - 7.86%	(1,884)	(1,853)	(1,815)	(442)	(444)	(447)	(295)
<b>TOTAL INTEREST EXPENSE</b>	<b>(4,254)</b>	<b>(4,176)</b>	<b>(4,079)</b>	<b>(1,001)</b>	<b>(1,000)</b>	<b>(999)</b>	<b>(844)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(8,567)</b>
<b>FUNDS FROM OPERATIONS</b>	<b>21,417</b>	<b>21,172</b>	<b>19,769</b>	<b>4,530</b>	<b>4,397</b>	<b>4,587</b>	<b>(4,191)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(15,601)</b>	<b>(12,383)</b>	<b>(10,639)</b>	<b>(2,496)</b>	<b>(2,457)</b>	<b>(2,444)</b>	<b>(2,330)</b>
<b>NET INCOME</b>	<b>5,816</b>	<b>8,789</b>	<b>9,130</b>	<b>2,034</b>	<b>1,940</b>	<b>2,143</b>	<b>(6,521)</b>
<b>COUSINS' SHARE OF CP VENTURE TWO (2):</b>	<b>11.50%</b>	<b>11.50%</b>	<b>11.50%</b>	<b>11.50%</b>	<b>11.50%</b>	<b>11.50%</b>	<b>11.50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>2,945</b>	<b>2,915</b>	<b>2,749</b>	<b>647</b>	<b>628</b>	<b>647</b>	<b>608</b>
<b>INTEREST EXPENSE</b>	<b>(489)</b>	<b>(480)</b>	<b>(470)</b>	<b>(115)</b>	<b>(115)</b>	<b>(115)</b>	<b>(97)</b>
<b>OTHER, NET</b>	<b>7</b>	<b>0</b>	<b>(5)</b>	<b>(6)</b>	<b>0</b>	<b>0</b>	<b>(2)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(985)</b>
<b>FUNDS FROM OPERATIONS</b>	<b>2,463</b>	<b>2,435</b>	<b>2,274</b>	<b>526</b>	<b>513</b>	<b>532</b>	<b>(476)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(1,794)</b>	<b>(1,424)</b>	<b>(1,223)</b>	<b>(287)</b>	<b>(283)</b>	<b>(281)</b>	<b>(268)</b>
<b>NET INCOME</b>	<b>669</b>	<b>1,011</b>	<b>1,051</b>	<b>239</b>	<b>230</b>	<b>251</b>	<b>(744)</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>CP VENTURE TWO LLC (100%):</b>				
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>				
<b>(REVENUES LESS OPERATING EXPENSES):</b>				
<b>OFFICE:</b>				
FIRST UNION TOWER	2,944	733	664	1,397
GRANDVIEW II	2,359	606	609	1,215

100 NORTH POINT CENTER EAST	1,239	6	1	7
200 NORTH POINT CENTER EAST	484	10	3	13
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
SUBTOTAL OFFICE	7,026	1,355	1,277	2,632
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>MEDICAL OFFICE:</b>				
PRESBYTERIAN MEDICAL PLAZA	938	240	235	475
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>RETAIL:</b>				
NORTH POINT MARKETCENTER	5,156	1,249	1,359	2,608
MANSELL CROSSING II	1,190	310	319	629
GREENBRIER MARKETCENTER	4,519	1,143	1,119	2,262
LOS ALTOS MARKETCENTER	2,976	753	849	1,602
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
SUBTOTAL RETAIL	13,841	3,455	3,646	7,101
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	<b>21,805</b>	<b>5,050</b>	<b>5,158</b>	<b>10,208</b>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>OTHER, NET</b>	(71)	(19)	(52)	(71)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>INTEREST EXPENSE:</b>				
NORTH POINT MARKETCENTER - 8.50%	(2,216)	(546)	(541)	(1,087)
100 & 200 NORTH POINT CENTER EAST - 7.86%	(1,628)	(0)		0
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
TOTAL INTEREST EXPENSE	(3,844)	(546)	(541)	(1,087)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	(8,567)	0	0	0
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>FUNDS FROM OPERATIONS</b>	9,323	4,485	4,565	9,050
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(9,727)	(1,926)	(1,923)	(3,849)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>NET INCOME</b>	(404)	2,559	2,642	5,201
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>COUSINS' SHARE OF CP VENTURE TWO (2):</b>	11.50%	11.50%	11.50%	11.50%
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>REVENUES LESS OPERATING EXPENSES</b>	2,530	583	592	1,175
<b>INTEREST EXPENSE</b>	(442)	(63)	(62)	(125)
<b>OTHER, NET</b>	(8)	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	(985)	0	0	0
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>FUNDS FROM OPERATIONS</b>	1,095	520	530	1,050
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(1,119)	(222)	(220)	(442)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>NET INCOME</b>	(24)	298	310	608
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS - SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>COUSINS LORET VENTURE, L.L.C. (100%):</b>							
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>							
TWO LIVE OAK	5,093	5,093	4,446	958	895	946	972
THE PINNACLE	8,830	9,652	9,986	2,352	2,492	2,448	2,459
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	<b>13,923</b>	<b>14,745</b>	<b>14,432</b>	<b>3,310</b>	<b>3,387</b>	<b>3,394</b>	<b>3,431</b>
INTEREST EXPENSE	(7,268)	(7,192)	(7,109)	(1,764)	(1,758)	(1,753)	(1,747)
CAPITALIZED INTEREST	0	0	0	0	0	0	0
OTHER, NET	194	46	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	(4)	(17)	(4)	(4)	(4)	(4)
<b>FUNDS FROM OPERATIONS</b>	<b>6,849</b>	<b>7,595</b>	<b>7,306</b>	<b>1,542</b>	<b>1,625</b>	<b>1,637</b>	<b>1,680</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(7,617)	(7,703)	(8,680)	(1,780)	(1,790)	(1,835)	(1,385)
<b>NET INCOME</b>	<b>(768)</b>	<b>(108)</b>	<b>(1,374)</b>	<b>(238)</b>	<b>(165)</b>	<b>(198)</b>	<b>295</b>
<b>COUSINS SHARE OF COUSINS LORET (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>6,962</b>	<b>7,373</b>	<b>7,217</b>	<b>1,655</b>	<b>1,693</b>	<b>1,697</b>	<b>1,716</b>
INTEREST EXPENSE	(3,634)	(3,596)	(3,555)	(882)	(879)	(877)	(873)
OTHER, NET	97	23	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	(2)	(9)	(2)	(2)	(2)	(2)
<b>FUNDS FROM OPERATIONS</b>	<b>3,425</b>	<b>3,798</b>	<b>3,653</b>	<b>771</b>	<b>812</b>	<b>818</b>	<b>841</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(3,809)	(3,852)	(4,383)	(890)	(895)	(918)	(692)
<b>NET INCOME</b>	<b>(384)</b>	<b>(54)</b>	<b>(730)</b>	<b>(119)</b>	<b>(83)</b>	<b>(100)</b>	<b>149</b>
<b>CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING) (100%):</b>							
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>							
INTEREST - 7.0%	3,554	3,571	3,661	948	938	952	909
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(1,561)	(1,493)	(1,420)	(342)	(338)	(333)	(328)
	(2)	(1)	0	0	0	(1)	(1)
<b>FUNDS FROM OPERATIONS</b>	<b>1,991</b>	<b>2,077</b>	<b>2,241</b>	<b>606</b>	<b>600</b>	<b>618</b>	<b>580</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,126)	(1,125)	(1,126)	(282)	(281)	(281)	(281)
<b>NET INCOME</b>	<b>865</b>	<b>952</b>	<b>1,115</b>	<b>324</b>	<b>319</b>	<b>337</b>	<b>299</b>
<b>COUSINS SHARE OF CC-JM II (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>1,738</b>	<b>1,786</b>	<b>1,831</b>	<b>474</b>	<b>469</b>	<b>476</b>	<b>455</b>
INTEREST EXPENSE	(781)	(747)	(711)	(171)	(169)	(167)	(164)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(1)	(1)	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>956</b>	<b>1,038</b>	<b>1,120</b>	<b>303</b>	<b>300</b>	<b>309</b>	<b>291</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(575)	(575)	(575)	(144)	(144)	(144)	(144)
<b>NET INCOME</b>	<b>381</b>	<b>463</b>	<b>545</b>	<b>159</b>	<b>156</b>	<b>165</b>	<b>147</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>COUSINS LORET VENTURE, L.L.C. (100%):</b>				
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>				
TWO LIVE OAK	3,771	1,029	1,075	2,104
THE PINNACLE	9,751	2,455	2,469	4,924
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	<b>13,522</b>	<b>3,484</b>	<b>3,544</b>	<b>7,028</b>

INTEREST EXPENSE	(7,022)	(1,741)	(1,735)	(3,476)
CAPITALIZED INTEREST	0	0	0	0
OTHER, NET	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(16)	(4)	(4)	(8)
<b>FUNDS FROM OPERATIONS</b>	<b>6,484</b>	<b>1,739</b>	<b>1,805</b>	<b>3,544</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(6,790)	(1,867)	(1,872)	(3,739)
<b>NET INCOME</b>	<b>(306)</b>	<b>(128)</b>	<b>(67)</b>	<b>(195)</b>
<b>COUSINS SHARE OF COUSINS LORET (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>6,761</b>	<b>1,742</b>	<b>1,774</b>	<b>3,516</b>
INTEREST EXPENSE	(3,511)	(871)	(868)	(1,739)
OTHER, NET	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(8)	(2)	(2)	(4)
<b>FUNDS FROM OPERATIONS</b>	<b>3,242</b>	<b>869</b>	<b>904</b>	<b>1,773</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(3,395)	(933)	(937)	(1,870)
<b>NET INCOME</b>	<b>(153)</b>	<b>(64)</b>	<b>(33)</b>	<b>(97)</b>
<b>CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	3,747	988	972	1,960
INTEREST - 7.0%	(1,341)	(323)	(316)	(639)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(2)	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>2,404</b>	<b>665</b>	<b>656</b>	<b>1,321</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,125)	(281)	(282)	(563)
<b>NET INCOME</b>	<b>1,279</b>	<b>384</b>	<b>374</b>	<b>758</b>
<b>COUSINS SHARE OF CC-JM II (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>1,874</b>	<b>494</b>	<b>448</b>	<b>942</b>
INTEREST EXPENSE	(671)	(161)	(158)	(319)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>1,203</b>	<b>333</b>	<b>290</b>	<b>623</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(576)	(144)	(144)	(288)
<b>NET INCOME</b>	<b>627</b>	<b>189</b>	<b>146</b>	<b>335</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE)</b>							
<b>(100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	456	558	696	131	240	179	177
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>456</b>	<b>558</b>	<b>696</b>	<b>131</b>	<b>240</b>	<b>179</b>	<b>177</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(395)</b>	<b>(691)</b>	<b>(829)</b>	<b>(34)</b>	<b>(171)</b>	<b>(171)</b>	<b>(171)</b>
<b>NET INCOME</b>	<b>61</b>	<b>(133)</b>	<b>(133)</b>	<b>97</b>	<b>69</b>	<b>8</b>	<b>6</b>
<b>COUSINS SHARE OF BRAD COUS GOLF VENTURE (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>228</b>	<b>279</b>	<b>350</b>	<b>66</b>	<b>120</b>	<b>90</b>	<b>89</b>
<b>INTEREST EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUNDS FROM OPERATIONS</b>	<b>228</b>	<b>279</b>	<b>350</b>	<b>66</b>	<b>120</b>	<b>90</b>	<b>89</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(198)</b>	<b>(346)</b>	<b>(415)</b>	<b>(17)</b>	<b>(85)</b>	<b>(86)</b>	<b>(86)</b>
<b>NET INCOME</b>	<b>30</b>	<b>(67)</b>	<b>(65)</b>	<b>49</b>	<b>35</b>	<b>4</b>	<b>3</b>
<b>TEN PEACHTREE PLACE ASSOCIATES (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	2,886	2,569	(518)	128	1,097	988	1,111
INTEREST - 5.39%	(1,373)	(1,234)	(457)	(69)	(66)	(55)	(56)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(2)	(11)	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>1,511</b>	<b>1,324</b>	<b>(975)</b>	<b>59</b>	<b>1,031</b>	<b>933</b>	<b>1,055</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(553)</b>	<b>(588)</b>	<b>(727)</b>	<b>(292)</b>	<b>(557)</b>	<b>(546)</b>	<b>(621)</b>
<b>NET INCOME</b>	<b>958</b>	<b>736</b>	<b>(1,702)</b>	<b>(233)</b>	<b>474</b>	<b>387</b>	<b>434</b>
<b>COUSINS SHARE OF TEN PEACHTREE PLACE ASSOCIATES (2):</b>	<b>24%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>1,048</b>	<b>885</b>	<b>(259)</b>	<b>64</b>	<b>549</b>	<b>494</b>	<b>555</b>
<b>INTEREST EXPENSE</b>	<b>(686)</b>	<b>(606)</b>	<b>(229)</b>	<b>(34)</b>	<b>(33)</b>	<b>(28)</b>	<b>(28)</b>
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	<b>(1)</b>	<b>(2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUNDS FROM OPERATIONS</b>	<b>361</b>	<b>277</b>	<b>(488)</b>	<b>30</b>	<b>516</b>	<b>466</b>	<b>527</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(76)</b>	<b>(134)</b>	<b>(365)</b>	<b>(146)</b>	<b>(278)</b>	<b>(273)</b>	<b>(310)</b>
<b>NET INCOME</b>	<b>285</b>	<b>143</b>	<b>(853)</b>	<b>(116)</b>	<b>238</b>	<b>193</b>	<b>217</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	727	146	224	370
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0

<b>FUNDS FROM OPERATIONS</b>	727	146	224	370
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(547)	(171)	(171)	(342)
<b>NET INCOME</b>	180	(25)	53	28
<b>COUSINS SHARE OF BRAD COUS GOLF VENTURE (2):</b>	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	365	73	112	185
<b>INTEREST EXPENSE</b>	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	365	73	112	185
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(274)	(86)	(86)	(172)
<b>NET INCOME</b>	91	(13)	26	13
<b>TEN PEACHTREE PLACE ASSOCIATES (100%):</b>				
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	3,324	1,078	1,114	2,192
<b>INTEREST - 5.39%</b>	(246)	(115)	(414)	(529)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	3,078	963	700	1,663
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(2,016)	(571)	(569)	(1,140)
<b>NET INCOME</b>	1,062	392	131	523
<b>COUSINS SHARE OF TEN PEACHTREE PLACE ASSOCIATES (2):</b>	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	1,662	539	556	1,095
<b>INTEREST EXPENSE</b>	(123)	(57)	(207)	(264)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	1,539	482	349	831
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(1,007)	(286)	(285)	(571)
<b>NET INCOME</b>	532	196	64	260

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA) (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	29,088	29,227	30,735	7,956	7,977	7,834	7,810
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>29,088</b>	<b>29,227</b>	<b>30,735</b>	<b>7,956</b>	<b>7,977</b>	<b>7,834</b>	<b>7,810</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(7,710)</b>	<b>(7,653)</b>	<b>(7,654)</b>	<b>(1,928)</b>	<b>(1,916)</b>	<b>(1,925)</b>	<b>(1,847)</b>
<b>NET INCOME</b>	<b>21,378</b>	<b>21,574</b>	<b>23,081</b>	<b>6,028</b>	<b>6,061</b>	<b>5,909</b>	<b>5,963</b>
<b>COUSINS SHARE OF CSC ASSOCIATES (2):</b>	50%	50%	50%	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	14,544	14,614	15,368	3,978	3,989	3,917	3,905
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	14,544	14,614	15,368	3,978	3,989	3,917	3,905
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(3,931)	(3,903)	(3,904)	(983)	(977)	(982)	(943)
<b>NET INCOME</b>	10,613	10,711	11,464	2,995	3,012	2,935	2,962
<b>285 VENTURE, LLC (1155 PERIMETER CENTER WEST) (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	2,403	7,756	7,994	2,012	2,013	2,014	163
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>2,403</b>	<b>7,756</b>	<b>7,994</b>	<b>2,012</b>	<b>2,013</b>	<b>2,014</b>	<b>163</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(720)</b>	<b>(2,224)</b>	<b>(2,211)</b>	<b>(571)</b>	<b>(553)</b>	<b>(554)</b>	<b>(5,880)</b>
<b>NET INCOME</b>	<b>1,683</b>	<b>5,532</b>	<b>5,783</b>	<b>1,441</b>	<b>1,460</b>	<b>1,460</b>	<b>(5,717)</b>
<b>COUSINS SHARE OF 285 VENTURE (2):</b>	50%	50%	50%	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	1,202	3,878	3,998	1,006	1,007	1,007	82
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	1,202	3,878	3,998	1,006	1,007	1,007	82
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(371)	(1,282)	(1,274)	(327)	(319)	(319)	(2,982)
<b>NET INCOME</b>	831	2,596	2,724	679	688	688	(2,900)

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	31,577	7,813	7,789	15,602

DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	(6)	(8)	(14)
<b>FUNDS FROM OPERATIONS</b>	<b>31,577</b>	<b>7,807</b>	<b>7,781</b>	<b>15,588</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(7,616)	(1,900)	(1,866)	(3,766)
<b>NET INCOME</b>	<b>23,961</b>	<b>5,907</b>	<b>5,915</b>	<b>11,822</b>
<b>COUSINS SHARE OF CSC ASSOCIATES (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>15,789</b>	<b>3,907</b>	<b>3,895</b>	<b>7,802</b>
INTEREST EXPENSE	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	(3)	(4)	(7)
<b>FUNDS FROM OPERATIONS</b>	<b>15,789</b>	<b>3,904</b>	<b>3,891</b>	<b>7,795</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(3,885)	(969)	(952)	(1,921)
<b>NET INCOME</b>	<b>11,904</b>	<b>2,935</b>	<b>2,939</b>	<b>5,874</b>
<b>285 VENTURE, LLC (1155 PERIMETER CENTER WEST) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	6,202	891	5,176	6,067
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>6,202</b>	<b>891</b>	<b>5,176</b>	<b>6,067</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(7,558)	(702)	(837)	(1,539)
<b>NET INCOME</b>	<b>(1,356)</b>	<b>189</b>	<b>4,339</b>	<b>4,528</b>
<b>COUSINS SHARE OF 285 VENTURE (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>3,102</b>	<b>445</b>	<b>2,587</b>	<b>3,032</b>
INTEREST EXPENSE	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>3,102</b>	<b>445</b>	<b>2,587</b>	<b>3,032</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(3,947)	(393)	(460)	(853)
<b>NET INCOME</b>	<b>(845)</b>	<b>52</b>	<b>2,127</b>	<b>2,179</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>CPI/FSP I, L.P. (AUSTIN RESEARCH PARK) (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	0	1,512	6,357	1,680	1,714	1,713	1,721
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	(1)	(1)	(1)
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>1,512</b>	<b>6,357</b>	<b>1,680</b>	<b>1,713</b>	<b>1,712</b>	<b>1,720</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>(738)</b>	<b>(1,949)</b>	<b>(451)</b>	<b>(487)</b>	<b>(488)</b>	<b>(488)</b>
<b>NET INCOME</b>	<b>0</b>	<b>774</b>	<b>4,408</b>	<b>1,229</b>	<b>1,226</b>	<b>1,224</b>	<b>1,232</b>
<b>COUSINS SHARE OF CPI/FSP I (2):</b>							
		50%	50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	0	756	3,180	840	857	857	861
INTEREST EXPENSE	0	0	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	(1)	(1)	(1)
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>756</b>	<b>3,180</b>	<b>840</b>	<b>856</b>	<b>856</b>	<b>860</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>(382)</b>	<b>(1,062)</b>	<b>(255)</b>	<b>(257)</b>	<b>(266)</b>	<b>(266)</b>
<b>NET INCOME</b>	<b>0</b>	<b>374</b>	<b>2,118</b>	<b>585</b>	<b>599</b>	<b>590</b>	<b>594</b>
<b>CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE) (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	1,486	10,763	21,126	5,263	5,260	5,251	5,249
INTEREST	(1,501)	(6,280)	(12,030)	(2,928)	(2,895)	(2,862)	(2,828)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>(15)</b>	<b>4,483</b>	<b>9,096</b>	<b>2,335</b>	<b>2,365</b>	<b>2,389</b>	<b>2,421</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>(578)</b>	<b>(4,715)</b>	<b>(5,928)</b>	<b>(1,505)</b>	<b>(1,509)</b>	<b>(1,511)</b>	<b>(1,512)</b>
<b>NET INCOME</b>	<b>(593)</b>	<b>(232)</b>	<b>3,168</b>	<b>830</b>	<b>856</b>	<b>878</b>	<b>909</b>
<b>COUSINS SHARE OF GATEWAY VILLAGE (2) (3):</b>							
REVENUES LESS OPERATING EXPENSES	762	620	1,208	302	302	302	302
INTEREST EXPENSE	0	0	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>762</b>	<b>620</b>	<b>1,208</b>	<b>302</b>	<b>302</b>	<b>302</b>	<b>302</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>0</b>	<b>(25)</b>	<b>(8)</b>	<b>(8)</b>	<b>(8)</b>	<b>(8)</b>
<b>NET INCOME</b>	<b>762</b>	<b>620</b>	<b>1,183</b>	<b>294</b>	<b>294</b>	<b>294</b>	<b>294</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>CPI/FSP I, L.P. (AUSTIN RESEARCH PARK) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	6,828	1,714	1,755	3,469

DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(3)	(1)	5	4
<b>FUNDS FROM OPERATIONS</b>	<b>6,825</b>	<b>1,713</b>	<b>1,760</b>	<b>3,473</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,914)	(493)	(539)	(1,032)
<b>NET INCOME</b>	<b>4,911</b>	<b>1,220</b>	<b>1,221</b>	<b>2,441</b>
<b>COUSINS SHARE OF CPI/FSP I (2):</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>3,415</b>	<b>857</b>	<b>901</b>	<b>1,758</b>
INTEREST EXPENSE	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(3)	(1)	3	2
<b>FUNDS FROM OPERATIONS</b>	<b>3,412</b>	<b>856</b>	<b>904</b>	<b>1,760</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,044)	(268)	(291)	(559)
<b>NET INCOME</b>	<b>2,368</b>	<b>588</b>	<b>613</b>	<b>1,201</b>
<b>CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE) (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	21,023	5,248	5,246	10,494
INTEREST	(11,513)	(2,793)	(2,758)	(5,551)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>9,510</b>	<b>2,455</b>	<b>2,488</b>	<b>4,943</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(6,037)	(1,522)	(1,530)	(3,052)
<b>NET INCOME</b>	<b>3,473</b>	<b>933</b>	<b>958</b>	<b>1,891</b>
<b>COUSINS SHARE OF GATEWAY VILLAGE (2) (3):</b>				
<b>REVENUES LESS OPERATING EXPENSES</b>	<b>1,208</b>	<b>302</b>	<b>302</b>	<b>604</b>
INTEREST EXPENSE	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>1,208</b>	<b>302</b>	<b>302</b>	<b>604</b>
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(32)	(8)	(8)	(16)
<b>NET INCOME</b>	<b>1,176</b>	<b>294</b>	<b>294</b>	<b>588</b>

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>CRAWFORD LONG - CPI, LLC (100%):</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	0	0	3,454	1,255	1,445	1,343	1,388
INTEREST - 5.9%	0	0	0	0	(424)	(820)	(818)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>0</b>	<b>3,454</b>	<b>1,255</b>	<b>1,021</b>	<b>523</b>	<b>570</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>0</b>	<b>(1,530)</b>	<b>(606)</b>	<b>(648)</b>	<b>(620)</b>	<b>(633)</b>
<b>NET INCOME</b>	<b>0</b>	<b>0</b>	<b>1,924</b>	<b>649</b>	<b>373</b>	<b>(97)</b>	<b>(63)</b>
<b>COUSINS SHARE OF CRAWFORD LONG - CPI (2):</b>							
			50%	50%	50%	50%	50%
REVENUES LESS OPERATING EXPENSES	0	0	1,728	628	723	672	694
INTEREST EXPENSE	0	0	0	0	(212)	(410)	(410)
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>0</b>	<b>1,728</b>	<b>628</b>	<b>511</b>	<b>262</b>	<b>284</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>0</b>	<b>(802)</b>	<b>(316)</b>	<b>(337)</b>	<b>(323)</b>	<b>(330)</b>
<b>NET INCOME</b>	<b>0</b>	<b>0</b>	<b>926</b>	<b>312</b>	<b>174</b>	<b>(61)</b>	<b>(46)</b>
<b>OTHER:</b>							
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	142	0	0	0	0	0	0
OTHER, NET	3,543	453	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(301)	(64)	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>3,384</b>	<b>389</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET INCOME</b>	<b>3,384</b>	<b>389</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>COUSINS SHARE OF OTHER (2):</b>							
REVENUES LESS OPERATING EXPENSES	71	0	0	0	0	0	0
INTEREST EXPENSE	0	0	0	0	0	0	0
OTHER, NET	1,896	206	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(226)	(48)	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>1,741</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET INCOME</b>	<b>1,741</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>CRAWFORD LONG - CPI, LLC (100%):</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	5,431	1,438	1,527	2,965
INTEREST - 5.9%	(2,062)	(815)	(813)	(1,628)

DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	3,369	623	714	1,337
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(2,507)	(632)	(638)	(1,270)
<b>NET INCOME</b>	862	(9)	76	67
<b>COUSINS SHARE OF CRAWFORD LONG - CPI (2):</b>	50%	50%	50%	50%
<b>REVENUES LESS OPERATING EXPENSES</b>	2,717	719	764	1,483
<b>INTEREST EXPENSE</b>	(1,032)	(408)	(407)	(815)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	1,685	311	357	668
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(1,306)	(329)	(332)	(661)
<b>NET INCOME</b>	379	(18)	25	7
<b>OTHER:</b>				
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	0	0	0	0
OTHER, NET	0	1,848	0	1,848
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	0	1,848	0	1,848
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0
<b>NET INCOME</b>	0	1,848	0	1,848
<b>COUSINS SHARE OF OTHER (2):</b>				
<b>REVENUES LESS OPERATING EXPENSES</b>	0	0	0	0
<b>INTEREST EXPENSE</b>	0	0	0	0
<b>OTHER, NET</b>	0	924	0	924
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	0	924	0	924
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0
<b>NET INCOME</b>	0	924	0	924

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**  
(in thousands, except per share amounts, percentages and ratios)

JOINT VENTURES	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th
<b>COUSINS SHARE OF TEMCO ASSOCIATES (2):</b>	50%	50%	50%	50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	773	1,743	1,952	544	1,055	605	995
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0
<b>OTHER, NET</b>	(95)	(23)	(3)	(13)	(7)	(20)	(22)
<b>FUNDS FROM OPERATIONS</b>	678	1,720	1,949	531	1,048	585	973
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0
<b>NET INCOME</b>	678	1,720	1,949	531	1,048	585	973
<b>COUSINS SHARE OF CL REALTY, LLC (2):</b>				50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	0	0	0	0	197	259	245
<b>OTHER, NET</b>	0	0	0	(18)	(20)	(26)	(30)
<b>FUNDS FROM OPERATIONS</b>	0	0	0	(18)	177	233	215
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0
<b>NET INCOME</b>	0	0	0	(18)	177	233	215
<b>COUSINS SHARE OF PINE MOUNTAIN BUILDERS, LLC (2):</b>				50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	0	0	0	0	0	0	0
<b>OTHER, NET</b>	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0
<b>NET INCOME</b>	0	0	0	0	0	0	0

[Additional columns below]

[Continued from above table, first column(s) repeated]

JOINT VENTURES	2003	2004 1st	2004 2nd	2004
<b>COUSINS SHARE OF TEMCO ASSOCIATES (2):</b>	50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	3,199	2,105	781	2,886
<b>INTEREST EXPENSE</b>	0	(20)	(37)	(57)
<b>OTHER, NET</b>	(62)	24	35	59
<b>FUNDS FROM OPERATIONS</b>	3,137	2,109	779	2,888
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	(11)	(17)	(28)
<b>NET INCOME</b>	3,137	2,098	762	2,860
<b>COUSINS SHARE OF CL REALTY, LLC (2):</b>	50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	701	610	606	1,216
<b>OTHER, NET</b>	(94)	(62)	(42)	(104)
<b>FUNDS FROM OPERATIONS</b>	607	548	564	1,112
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0

<b>NET INCOME</b>	607	548	564	1,112
<b>COUSINS SHARE OF PINE MOUNTAIN BUILDERS, LLC (2):</b>	50%	50%	50%	50%
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	0	0	82	82
<b>OTHER, NET</b>	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	0	0	82	82
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0
<b>NET INCOME</b>	0	0	82	82

See Footnotes on Page 14

**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS- SUPPLEMENTAL DETAIL**

**FOOT NOTES**

- (1) See corresponding reconciliations (identified with capital letters preceding the item descriptions) in Reconciliations of Non-GAAP Financial Measures.
- (2) Cousins' share of income from unconsolidated joint ventures has been adjusted in certain instances for elimination of inter-company activities and depreciation on Cousins' investment in joint ventures.
- (3) The Company recognizes a preferred return on its equity in Gateway Village. See Note 5 to "Notes to Consolidated Financial Statements" included in the Company's Annual Report on Form 10-K for the year ended December 31, 2003.

**COUSINS PROPERTIES INCORPORATED**  
**SAME PROPERTY GROWTH**

	Second Quarter 2004 vs First Quarter 2004			Second Quarter 2004 vs 2003			Six Months 2004 vs 2003		
	Office	Retail	Total	Office	Retail	Total	Office	Retail	Total
Adjusted Rental Property Revenues (1)	-1.7%	-0.5%	-1.5%	-4.2%	2.4%	-3.4%	-2.5%	1.0%	-2.1%
Rental Property Operating Expenses	-5.0%	-10.2%	-5.5%	-4.6%	-19.6%	-6.3%	0.2%	-7.0%	-0.7%
Adjusted Rental Property Revenues less Operating Expenses	0.0%	3.5%	0.4%	-3.9%	13.5%	-2.0%	-3.7%	4.4%	-2.7%
Cash Basis Rental Property Revenues (2)	-1.4%	-0.5%	-1.3%	-4.1%	2.6%	-3.3%	-2.6%	1.5%	-2.1%
Rental Property Operating Expenses	-5.0%	-10.2%	-5.5%	-4.6%	-19.6%	-6.3%	0.2%	-7.0%	-0.7%
Cash Basis Rental Property Revenues less Operating Expenses	0.4%	3.5%	0.8%	-3.8%	13.8%	-1.9%	-4.0%	5.2%	-2.8%

(1) Adjusted Rental Property Revenues is Total Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees and inter-company activities.

(2) Cash Basis Rental Property Revenues is Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees, inter-company activities, straight-line rents and amortization of acquired above market leases.

**COUSINS PROPERTIES INCORPORATED**  
**SAME PROPERTY GROWTH**  
**Second Quarter 2004 Compared to First Quarter 2004**  
**(in thousands, except percentages)**

	Same Property									Non-Same		All Properties	
	Office			Retail			Total			1q 2004	2q 2004	1q 2004	2q 2004
	1q 2004	2q 2004	% Change	1q 2004	2q 2004	% Change	1q 2004	2q 2004	% Change				
<b>RENTAL PROPERTY REVENUES</b>	\$46,904	\$46,714		\$5,943	\$5,832		\$52,847	\$52,546		\$3,867	\$4,075	\$56,714	\$56,621
Less: LEASE TERMINATION FEES	2,103	2,671		139	56		2,242	2,727		0	0	2,242	2,727
INTER-COMPANY ACTIVITIES	(59)	(69)		0	0		(59)	(69)		0	0	(59)	(69)
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	<b>44,860</b>	<b>44,112</b>	<b>-1.7%</b>	<b>5,804</b>	<b>5,776</b>	<b>-0.5%</b>	<b>50,664</b>	<b>49,888</b>	<b>-1.5%</b>	<b>3,867</b>	<b>4,075</b>	<b>54,531</b>	<b>53,963</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>15,090</b>	<b>14,338</b>	<b>-5.0%</b>	<b>1,685</b>	<b>1,513</b>	<b>-10.2%</b>	<b>16,775</b>	<b>15,851</b>	<b>-5.5%</b>	<b>1,089</b>	<b>1,168</b>	<b>17,864</b>	<b>17,019</b>
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	<b>\$29,770</b>	<b>\$29,774</b>	<b>0.0%</b>	<b>\$4,119</b>	<b>\$4,263</b>	<b>3.5%</b>	<b>\$33,889</b>	<b>\$34,037</b>	<b>0.4%</b>	<b>\$2,778</b>	<b>\$2,907</b>	<b>\$36,667</b>	<b>\$36,944</b>
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	<b>\$44,860</b>	<b>\$44,112</b>		<b>\$5,804</b>	<b>\$5,776</b>		<b>\$50,664</b>	<b>\$49,888</b>		<b>\$3,867</b>	<b>\$4,075</b>	<b>\$54,531</b>	<b>\$53,963</b>
Less: STRAIGHT-LINE RENTS	361	239		0	1		361	240		210	340	571	580
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	(174)	(170)		0	0		(174)	(170)		(13)	(38)	(187)	(208)
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	<b>44,673</b>	<b>44,043</b>	<b>-1.4%</b>	<b>5,804</b>	<b>5,775</b>	<b>-0.5%</b>	<b>50,477</b>	<b>49,818</b>	<b>-1.3%</b>	<b>3,670</b>	<b>3,773</b>	<b>54,147</b>	<b>53,591</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>15,090</b>	<b>14,338</b>	<b>-5.0%</b>	<b>1,685</b>	<b>1,513</b>	<b>-10.2%</b>	<b>16,775</b>	<b>15,851</b>	<b>-5.5%</b>	<b>1,089</b>	<b>1,168</b>	<b>17,864</b>	<b>17,019</b>
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	<b>\$29,583</b>	<b>\$29,705</b>	<b>0.4%</b>	<b>\$4,119</b>	<b>\$4,262</b>	<b>3.5%</b>	<b>\$33,702</b>	<b>\$33,967</b>	<b>0.8%</b>	<b>\$2,581</b>	<b>\$2,605</b>	<b>\$36,283</b>	<b>\$36,572</b>
<b>RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>													
<b>RENTAL PROPERTY REVENUES</b>	<b>\$46,904</b>	<b>\$46,714</b>		<b>\$5,943</b>	<b>\$5,832</b>		<b>\$52,847</b>	<b>\$52,546</b>		<b>\$3,867</b>	<b>\$4,075</b>	<b>\$56,714</b>	<b>\$56,621</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>15,090</b>	<b>14,338</b>		<b>1,685</b>	<b>1,513</b>		<b>16,775</b>	<b>15,851</b>		<b>1,089</b>	<b>1,168</b>	<b>17,864</b>	<b>17,019</b>
	<b>\$31,814</b>	<b>\$32,376</b>		<b>\$4,258</b>	<b>\$4,319</b>		<b>\$36,072</b>	<b>\$36,695</b>		<b>\$2,778</b>	<b>\$2,907</b>	<b>\$38,850</b>	<b>\$39,602</b>
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>													
OPERATING PROPERTIES (3)												\$24,102	\$22,347
DISCONTINUED OPERATIONS (4)												988	\$ 1,003
SHARE OF UNCONSOLIDATED JOINT VENTURES (5)												13,760	16,252
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>												<b>\$38,850</b>	<b>\$39,602</b>

(1) Adjusted Rental Property Revenues is Total Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees and inter-company activities.

(2) Cash Basis Rental Property Revenues is Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees, inter-company activities, straight-line rents and amortization of acquired above market leases.

(3) See reconciliation (E) of Reconciliations of Non-GAAP Financial Measures.

(4) See reconciliation (F) of Reconciliations of Non-GAAP Financial Measures.

(5) See reconciliation (G) of Reconciliations of Non-GAAP Financial Measures.

**COUSINS PROPERTIES INCORPORATED**  
**SAME PROPERTY GROWTH**  
**Second Quarter 2004 Compared to Second Quarter 2003**  
(in thousands, except percentages)

	Same Property								
	Office			Retail			Total		
	2q 2003	2q 2004	% Change	2q 2003	2q 2004	% Change	2q 2003	2q 2004	% Change
<b>RENTAL PROPERTY REVENUES</b>	\$45,891	\$46,008		\$5,655	\$5,832		\$51,546	\$51,840	
Less: LEASE TERMINATION FEES	743	2,671		16	56		759	2,727	
INTER-COMPANY ACTIVITIES	(139)	(69)		0	0		(139)	(69)	
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	45,287	43,406	-4.2%	5,639	5,776	2.4%	50,926	49,182	-3.4%
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	14,641	13,970	-4.6%	1,882	1,513	-19.6%	16,523	15,483	-6.3%
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$30,646	\$29,436	-3.9%	\$3,757	\$4,263	13.5%	\$34,403	\$33,699	-2.0%
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	\$45,287	\$43,406		\$5,639	\$5,776		\$50,926	\$49,182	
Less: STRAIGHT-LINE RENTS	252	201		12	1		264	202	
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	0	0		0	0		0	0	
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	45,035	43,205	-4.1%	5,627	5,775	2.6%	50,662	48,980	-3.3%
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	14,641	13,970	-4.6%	1,882	1,513	-19.6%	16,523	15,483	-6.3%
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$30,394	\$29,235	-3.8%	\$3,745	\$4,262	13.8%	\$34,139	\$33,497	-1.9%
<b>RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>									
<b>RENTAL PROPERTY REVENUES</b>	\$45,891	\$46,008		\$5,655	\$5,832		\$51,546	\$51,840	
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	14,641	13,970		1,882	1,513		16,523	15,483	
	\$31,250	\$32,038		\$3,773	\$4,319		\$35,023	\$36,357	
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>									
OPERATING PROPERTIES (3)									
DISCONTINUED OPERATIONS (4)									
SHARE OF UNCONSOLIDATED JOINT VENTURES (5)									
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>									

[Additional columns below]

[Continued from above table, first column(s) repeated]

Non-Same		All Properties	
2q 2003	2q 2004	2q 2003	2q 2004

<b>RENTAL PROPERTY REVENUES</b>	\$9,072	\$4,781	\$60,618	\$56,621
Less: LEASE TERMINATION FEES	611	0	1,370	2,727
INTER-COMPANY ACTIVITIES	0	0	(139)	(69)
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	<b>8,461</b>	<b>4,781</b>	<b>59,387</b>	<b>53,963</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>2,015</b>	<b>1,536</b>	<b>18,538</b>	<b>17,019</b>
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	<b>\$6,446</b>	<b>\$3,245</b>	<b>\$40,849</b>	<b>\$36,944</b>
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	<b>\$8,461</b>	<b>\$4,781</b>	<b>\$59,387</b>	<b>\$53,963</b>
Less: STRAIGHT-LINE RENTS	274	378	538	580
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	0	(208)	0	(208)
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	<b>8,187</b>	<b>4,611</b>	<b>58,849</b>	<b>53,591</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>2,015</b>	<b>1,536</b>	<b>18,538</b>	<b>17,019</b>
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	<b>\$6,172</b>	<b>\$3,075</b>	<b>\$40,311</b>	<b>\$36,572</b>
<b>RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>				
<b>RENTAL PROPERTY REVENUES</b>	<b>\$9,072</b>	<b>\$4,781</b>	<b>\$60,618</b>	<b>\$56,621</b>
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	<b>2,015</b>	<b>1,536</b>	<b>18,538</b>	<b>17,019</b>
	<b>\$7,057</b>	<b>\$3,245</b>	<b>\$42,080</b>	<b>\$39,602</b>
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>				
OPERATING PROPERTIES (3)			\$21,744	\$22,347
DISCONTINUED OPERATIONS (4)			5,766	1,003
SHARE OF UNCONSOLIDATED JOINT VENTURES (5)			14,570	16,252
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>			<b>\$42,080</b>	<b>\$39,602</b>

(1) Adjusted Rental Property Revenues is Total Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees and inter-company activities.

(2) Cash Basis Rental Property Revenues is Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees, inter-company activities, straight-line rents and amortization of acquired above market leases.

(3) See reconciliation (E) of Reconciliations of Non-GAAP Financial Measures.

(4) See reconciliation (F) of Reconciliations of Non-GAAP Financial Measures.

(5) See reconciliation (G) of Reconciliations of Non-GAAP Financial Measures.

**COUSINS PROPERTIES INCORPORATED**  
**SAME PROPERTY GROWTH**  
**Six Months 2004 Compared to Six Months 2003**  
(in thousands, except percentages)

	Same Property								
	Office			Retail			Total		
	2003	2004	% Change	2003	2004	% Change	2003	2004	% Change
<b>RENTAL PROPERTY REVENUES</b>	\$82,800	\$84,871		\$12,533	\$11,779		\$95,333	\$96,650	
Less: LEASE TERMINATION FEES	802	4,774		1,062	195		1,864	4,969	
INTER-COMPANY ACTIVITIES	(278)	(128)		0	0		(278)	(128)	
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	82,276	80,225	-2.5%	11,471	11,584	1.0%	93,747	91,809	-2.1%
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	26,378	26,422	0.2%	3,439	3,198	-7.0%	29,817	29,620	-0.7%
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$55,898	\$53,803	-3.7%	\$ 8,032	\$ 8,386	4.4%	\$63,930	\$62,189	-2.7%
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	\$82,276	\$80,225		\$11,471	\$11,584		\$93,747	\$91,809	
Less: STRAIGHT-LINE RENTS	348	467		62	1		410	468	
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	0	0		0	0		0	0	
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	81,928	79,758	-2.6%	11,409	11,583	1.5%	93,337	91,341	-2.1%
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	26,378	26,422	0.2%	3,439	3,198	-7.0%	29,817	29,620	-0.7%
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$55,550	\$53,336	-4.0%	\$ 7,970	\$ 8,385	5.2%	\$63,520	\$61,721	-2.8%
<b>RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>									
<b>RENTAL PROPERTY REVENUES</b>	\$82,800	\$84,871		\$12,533	\$11,779		\$95,333	\$96,650	
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	26,378	26,422		3,439	3,198		29,817	29,620	
	\$56,422	\$58,449		\$ 9,094	\$ 8,581		\$65,516	\$67,030	
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>									
OPERATING PROPERTIES (3)									
DISCONTINUED OPERATIONS (4)									
SHARE OF UNCONSOLIDATED JOINT VENTURES (5)									
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>									

[Additional columns below]

[Continued from above table, first column(s) repeated]

	Non-Same		All Properties	
	2003	2004	2003	2004
<b>RENTAL PROPERTY REVENUES</b>	\$46,381	\$16,685	\$141,714	\$113,335
Less: LEASE TERMINATION FEES	20,613	0	22,477	4,969
INTER-COMPANY ACTIVITIES	0	0	(278)	(128)

<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	25,768	16,685	119,515	108,494
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,069	5,263	36,886	34,883
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$18,699	\$11,422	\$ 82,629	\$ 73,611
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	\$25,768	\$16,685	\$119,515	\$108,494
Less: STRAIGHT-LINE RENTS	636	683	1,046	1,151
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	0	(395)	0	(395)
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	25,132	16,397	118,469	107,738
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,069	5,263	36,886	34,883
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$18,063	\$11,134	\$ 81,583	\$ 72,855
<b>RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>				
<b>RENTAL PROPERTY REVENUES</b>	\$46,381	\$16,685	\$141,714	\$113,335
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,069	5,263	36,886	34,883
	\$39,312	\$11,422	\$104,828	\$ 78,452
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>				
OPERATING PROPERTIES (3)			\$ 64,391	\$ 46,449
DISCONTINUED OPERATIONS (4)			12,125	1,991
SHARE OF UNCONSOLIDATED JOINT VENTURES (5)			28,312	30,012
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>			\$104,828	\$ 78,452

(1) Adjusted Rental Property Revenues is Total Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees and inter-company activities.

(2) Cash Basis Rental Property Revenues is Rental Property Revenues of the Company and the Company's pro rata share of Rental Property Revenues of unconsolidated joint ventures, adjusted to exclude termination fees, inter-company activities, straight-line rents and amortization of acquired above market leases.

(3) See reconciliation (E) of Reconciliations of Non-GAAP Financial Measures.

(4) See reconciliation (F) of Reconciliations of Non-GAAP Financial Measures.

(5) See reconciliation (G) of Reconciliations of Non-GAAP Financial Measures.

**COUSINS PROPERTIES INCORPORATED**  
**DEVELOPMENT PIPELINE (1)**  
**As of June 30, 2004**  
(\$ in thousands)

Project	Company owned GLA	Leased GLA (%) (fully executed)	Venture Partner	Cousins' Ownership %	Approximate Total Cost	Cousins' Share of Total Costs	Cousins' Investment @ 6/30/04	Actual or Projected Dates for Completion and Fully Operational
<b>OFFICE &amp; MEDICAL OFFICE</b>								
Frost Bank Tower (2) (Austin, TX)	529,000	61%	N/A	100%	\$143,100	\$143,100	\$122,614	const. - 4Q-03 fully operational 4Q-06
Inhibitex (Atlanta, GA)	51,000	100%	N/A	100%	6,900	6,900	1,025	const. - 1Q-05 fully operational 2Q-05
<b>TOTAL OFFICE &amp; MEDICAL OFFICE</b>	<b>580,000</b>				<b>150,000</b>	<b>150,000</b>	<b>123,639</b>	
<b>RETAIL</b>								
The Avenue Viera (Viera, FL)	288,000	58%	N/A	100%	52,900	52,900	24,588	const. - 4Q-04 fully operational 2Q-05
Hanover Square South (Richmond, VA)	71,000	27%	N/A	100%	12,200	12,200	5,038	const. - 1Q-05 fully operational 3Q-05
The Avenue Carriage Crossing (3) (Memphis, TN)	597,000	33%	Jim Wilson & Associates	99%	102,800	100,300	17,817	const. - 4Q-05 (3) fully operational 4Q-06 (3)
<b>TOTAL RETAIL</b>	<b>956,000</b>				<b>167,900</b>	<b>165,400</b>	<b>47,443</b>	
Accumulated Depreciation on Partially Operational Properties	—				—	—	(516)	
<b>TOTAL PORTFOLIO</b>	<b>1,536,000</b>				<b>\$317,900</b>	<b>\$315,400</b>	<b>\$170,566</b>	

- (1) *This schedule includes all projects currently under construction from the commencement of construction until the projects become fully operational pursuant to accounting principles generally accepted in the United States. Costs are estimated costs upon completion and achievement of fully operational status. Significant estimates are required to derive these costs and the final costs may differ from these estimates. The projected dates for completion and fully operational status shown are estimates and are subject to change as the projects proceed through the development process.*
- (2) *This property is Partially Operational for financial reporting purposes and therefore, depreciation has commenced.*
- (3) *The Avenue Carriage Crossing will be constructed in two phases. Phase 1 represents approximately 544,000 square feet. The completion and operational dates in the above schedule relate only to Phase 1. Phase 2 represents approximately 53,000 square feet and is anticipated to have construction completed in the fourth quarter of 2006, with fully operational status occurring fourth quarter 2007.*

Note: *Certain matters herein are forward-looking statements within the meaning of the federal securities laws and are subject to uncertainties and risks, including, but not limited to, general and local economic conditions, local real estate conditions, the activity of others developing competitive projects, the cyclical nature of the real estate industry, the financial condition of existing tenants, interest rates, the Company's ability to obtain favorable financing or zoning, environmental matters, the effects of terrorism, the failure of assets under contract for sale to ultimately close and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission, including the Company's Current Report on Form 8-K filed on December 10, 2003. The words "believes", "expects", "anticipates", "estimates" and similar expressions are intended to identify forward-looking statements. Although the Company believes that its plans, intentions and expectations reflected in any forward-looking statement are reasonable, the Company can give no assurance that these plans, intentions or expectations will be achieved. Such forward-looking statements are based on current expectations and speak as of the date of such statements. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of future events, new information or otherwise.*

**COUSINS PROPERTIES INCORPORATED AND CONSOLIDATED ENTITIES**  
**CONSOLIDATED BALANCE SHEETS**

(In thousands, except share and per share amounts)

	<u>June 30, 2004</u>	<u>December 31, 2003</u>
	<b>(Unaudited)</b>	
<b>ASSETS</b>		
<b>PROPERTIES:</b>		
Operating properties, net of accumulated depreciation of \$145,782 in 2004 and \$162,955 in 2003	\$ 594,350	\$ 686,788
Operating properties held for sale, net of accumulated depreciation of \$30,671 in 2004	82,201	—
Land held for investment or future development	29,057	17,435
Projects under construction	170,566	152,042
Residential lots under development	20,431	22,496
	<hr/>	<hr/>
Total properties	896,605	878,761
CASH AND CASH EQUIVALENTS, at cost which approximates market	11,771	13,061
RESTRICTED CASH	2,779	3,661
NOTES AND OTHER RECEIVABLES	32,149	19,847
INVESTMENT IN UNCONSOLIDATED JOINT VENTURES	178,503	184,221
OTHER ASSETS, including goodwill of \$15,233 in 2004 and \$15,696 in 2003	43,497	40,863
	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<b>\$1,165,304</b>	<b>\$1,140,414</b>
	<hr/>	<hr/>
<b>LIABILITIES AND STOCKHOLDERS' INVESTMENT</b>		
NOTES PAYABLE	\$ 442,290	\$ 497,981
NOTES PAYABLE - HELD FOR SALE PROPERTIES	52,978	—
ACCOUNTS PAYABLE AND ACCRUED LIABILITIES	32,262	29,909
DEPOSITS AND DEFERRED INCOME	4,003	5,341
	<hr/>	<hr/>
<b>TOTAL LIABILITIES</b>	<b>531,533</b>	<b>533,231</b>
	<hr/>	<hr/>
MINORITY INTERESTS	19,339	19,346
	<hr/>	<hr/>
DEFERRED GAIN	8,875	9,060
	<hr/>	<hr/>
<b>COMMITMENTS AND CONTINGENT LIABILITIES</b>		
<b>STOCKHOLDERS' INVESTMENT:</b>		
7.75% Series A cumulative redeemable preferred stock, \$1 par value, \$25 liquidation value; 20,000,000 shares authorized, 4,000,000 shares issued	100,000	100,000
Common stock, \$1 par value, 150,000,000 shares authorized, 51,786,576 and 51,526,647 shares issued	51,787	51,527
Additional paid-in capital	303,866	298,542
Treasury stock at cost, 2,691,582 shares	(64,894)	(64,894)
Unearned compensation	(4,927)	(5,803)
Cumulative undistributed net income	219,725	199,405
	<hr/>	<hr/>
<b>TOTAL STOCKHOLDERS' INVESTMENT</b>	<b>605,557</b>	<b>578,777</b>
	<hr/>	<hr/>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' INVESTMENT</b>	<b>\$1,165,304</b>	<b>\$1,140,414</b>
	<hr/>	<hr/>

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of June 30, 2004**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)	
					Prior Quarter (3/31/04)	Current Quarter (6/30/04)
<b>I. OFFICE</b>						
<b>A. Commercial Office</b>						
Bank of America Plaza	Atlanta		1,253,000	50.00%	100%	100%
One Ninety One Peachtree Tower	Atlanta		1,215,000	9.80%	96%	96%
Inforum	Atlanta		983,000	100.00%	95%	85%
3200 Windy Hill Road	Atlanta		698,000	50.00%	94%	100%
2300 Windy Ridge Parkway	Atlanta		635,000	50.00%	86%	86%
The Pinnacle	Atlanta		423,000	50.00%	98%	98%
1155 Perimeter Center West	Atlanta		365,000	50.00%	59%	59%
One Georgia Center	Atlanta		347,000	88.50%	78%	48%
2500 Windy Ridge Parkway	Atlanta		316,000	50.00%	99%	99%
Two Live Oak Center	Atlanta		279,000	50.00%	87%	88%
Ten Peachtree Place	Atlanta		259,000	50.00%	100%	100%
4200 Wildwood Parkway	Atlanta		256,000	50.00%	100%	100%
3100 Windy Hill Road	Atlanta		188,000	100.00%	100%	100%
555 North Point Center East	Atlanta		152,000	100.00%	53%	84%
4300 Wildwood Parkway	Atlanta		150,000	50.00%	100%	100%
615 Peachtree Street	Atlanta		148,000	100.00%	81%	56%
200 North Point Center East	Atlanta		130,000	100.00%	39%	43%
333 North Point Center East	Atlanta		129,000	100.00%	65%	69%
100 North Point Center East	Atlanta		128,000	100.00%	74%	81%
Galleria 75	Atlanta		114,000	100.00%	79%	83%
3301 Windy Ridge Parkway	Atlanta		107,000	100.00%	100%	100%
4100 Wildwood Parkway	Atlanta		100,000	50.00%	100%	100%
		Georgia	8,375,000		88%	85%
Frost Bank Tower	Austin		529,000	100.00%	61%(b)	61%(b)
The Points at Waterview	Dallas		203,000	100.00%	96%	95%
Austin Research Park - Building IV	Austin		184,000	50.00%	100%	100%
Austin Research Park - Building III	Austin		174,000	50.00%	100%	100%
		Texas	1,090,000		98%	97%
Gateway Village	Charlotte		1,065,000	50.00%	100%	100%
101 Independence Center	Charlotte		526,000	100.00%	100%	97%
Wachovia Tower	Greensboro		324,000	11.50%	69%	68%
		North Carolina	1,915,000		99%	97%
Lakeshore Park Plaza (a)	Birmingham		190,000	100.00%	87%	92%
Grandview II	Birmingham		149,000	11.50%	100%	100%
600 University Park Place (a)	Birmingham		123,000	100.00%	99%	99%
		Alabama	462,000		92%	95%
101 Second Street (a)	San Francisco		387,000	100.00%	82%	82%
55 Second Street (a)	San Francisco		379,000	100.00%	79%	82%
		California	766,000		80%	82%
John Marshall-II	Washington, D.C.		224,000	50.00%	100%	100%
<b>Total Commercial Office</b>			<b>12,832,000</b>		<b>90%(c)</b>	<b>88%(c)</b>

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of June 30, 2004**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)	
					Prior Quarter (3/31/04)	Current Quarter (6/30/04)
<b>B. Medical Office</b>						
Emory Crawford Long Medical Office Tower	Atlanta		358,000	50.00%	93%	97%
Northside/Alpharetta II	Atlanta		198,000	100.00%	80%	82%
Meridian Mark Plaza	Atlanta		160,000	100.00%	100%	100%
Northside/Alpharetta I	Atlanta		103,000	100.00%	92%	92%
AtheroGenics	Atlanta		51,000	100.00%	100%	100%
Inhibitex	Atlanta		51,000	100.00%	100%(b)	100%(b)
		Georgia	921,000		91%	93%
Presbyterian Medical Plaza at University	Charlotte	North Carolina	69,000	11.50%	100%	100%
<b>Total Medical Office</b>			990,000		91%(c)	93%(c)
<b>TOTAL OFFICE</b>			<b>13,822,000</b>		<b>90%(c)</b>	<b>88% (c)</b>
<b>II. RETAIL</b>						
North Point MarketCenter	Atlanta		401,000	11.50%	100%	100%
The Avenue East Cobb	Atlanta		225,000	100.00%	98%	99%
The Avenue West Cobb	Atlanta		205,000	100.00%	95%(b)	96%
The Avenue Peachtree City	Atlanta		182,000	88.50%	98%(d)	98%(d)
Mansell Crossing Phase II	Atlanta		103,000	11.50%	100%	100%
		Georgia	1,116,000		97%	98%
The Avenue of the Peninsula	Rolling Hills Estates		374,000	100.00%	81%	82%
Los Altos MarketCenter	Long Beach		157,000	11.50%	100%	100%
		California	531,000		82%	83%
Greenbrier MarketCenter	Chesapeake		376,000	11.50%	100%	100%
Hanover Square South	Richmond		71,000	100.00%	27%(b)	27%(b)
		Virginia	447,000		100%	100%
The Avenue Viera	Viera		288,000	100.00%	36%(b)	58%(b)
The Shops at World Golf Village	St. Augustine		80,000	50.00%	74%	74%
		Florida	368,000		74%	74%
The Avenue Carriage Crossing	Memphis	Tennessee	597,000	99.00%	N/A(b)	33%(b)
The Shops of Lake Tuscaloosa	Tuscaloosa	Alabama	62,000	100.00%	85%(b)	90%
<b>TOTAL RETAIL</b>			<b>3,121,000(e)</b>		<b>91% (c)</b>	<b>92% (c)</b>
<b>TOTAL PORTFOLIO</b>			<b>16,943,000</b>		<b>90% (c)</b>	<b>89% (c)</b>

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of June 30, 2004**

	Rentable Square Feet	Company Share of Rentable Square Feet	Weighted Average Ownership %	Percent Leased (Fully Executed) Prior Quarter (3/31/04)	Current Quarter (6/30/04)
<b>SUMMARY BY TYPE</b>					
Commercial Office	12,832,000	8,087,000	74%	90%	88%
Medical Office	990,000	750,000	7%	91%	93%
Subtotal	13,822,000	8,837,000	81%	90%	88%
Retail	3,121,000	2,136,000	19%	91%	92%
<b>TOTAL</b>	<b>16,943,000</b>	<b>10,973,000</b>	<b>100%</b>	<b>90%</b>	<b>89% (c)</b>
<b>SUMMARY BY STATE</b>					
Georgia	10,412,000	6,263,000	57%	89%	87%
North Carolina	1,984,000	1,104,000	10%	99%	97%
California	1,297,000	1,158,000	11%	81%	82%
Texas	1,090,000	911,000	8%	98%	97%
Tennessee	597,000	591,000	5%	N/A	33%
Alabama	524,000	392,000	4%	92%	94%
Virginia	447,000	114,000	1%	100%	100%
Florida	368,000	328,000	3%	74%	74%
Washington, D.C.	224,000	112,000	1%	96%	100%
	<b>16,943,000</b>	<b>10,973,000</b>	<b>100%</b>	<b>90%</b>	<b>89% (c)</b>

- (a) This project is owned through joint ventures with third parties, and a portion of the upside is shared with the other venturer.
- (b) Under construction and/or in lease-up.
- (c) Total leased percentage (weighted by ownership) of completed projects excluding projects under construction and/or in lease-up and One Ninety One Peachtree Tower.
- (d) This property is subject to a contractual participation in which a portion of the upside is shared with a third party. Also, an expansion of 13,000 square feet is currently under construction and lease-up. The expansion space is included in rentable square feet for the property, but excluded from percent leased calculations.
- (e) The Company has a 10% interest in Deerfield Towne Center, a 371,000 square foot retail project that is currently under construction in Deerfield, Ohio. The Company has no capital invested in the project, but is entitled to receive 10% of the operating income and 10% of any residuals upon sale.

**COUSINS PROPERTIES INCORPORATED**  
**TOP 25 LARGEST TENANTS**  
**BASED ON SQUARE FEET**  
**As of June 30, 2004**

Tenant (1)	Percentage of Total Portfolio at the Company's Share (2)	Average Remaining Lease Term (Years)
1. Bank of America	12.3%	8.6
2. IBM	4.6%	2.6
3. BellSouth	3.0%	5.3
4. General Electric Company	2.1%	9.8
5. Charles Schwab & Co., Inc.	1.9%	7.7
6. Northside Hospital	1.9%	9.6
7. Thelen, Reid & Priest LLP	1.4%	7.8
8. Paul Hastings	1.4%	10.8
9. Ernst & Young U.S. LLP	1.4%	2.3
10. Georgia Lottery Corporation	1.4%	9.0
11. Bluelinx Corporation (3)	1.3%	8.5
12. AGL Services Company	1.2%	8.8
13. Coca-Cola Enterprises Inc.	1.2%	14.5
14. Troutman Sanders LLP	1.2%	2.9
15. Booz-Allen Hamilton	1.2%	6.6
16. Infinity Insurance Company	1.2%	0.6
17. Internap Network Services	1.2%	15.8
18. Mirant Corporation	1.2%	2.6
19. Indus International, Inc.	1.1%	7.8
20. KPMG LLP	1.1%	10.0
21. Bombardier Aerospace Corporation	1.0%	8.7
22. Robinson Bradshaw & Hinson	1.0%	10.5
23. Norfolk & Southern	0.9%	0.1
24. Merrill Lynch, Pierce, Fenner & Smith Inc.	0.9%	9.8
25. Emory University	0.9%	12.3
<b>Total leased square feet of Top 25 Largest Tenants</b>	<b>48.0%</b>	<b>7.5</b>

(1) In some cases, the actual tenant may be an affiliate of the company shown.

(2) Percentages are based on square footage amounts of completed projects only. One Ninety One Peachtree Tower is excluded, as it is less than 10% owned by the Company.

(3) The Company has a guarantee from Georgia Pacific Corporation on this leased space.

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT**  
**(excluding Building Pads (1) and Residential Communities (2))**  
**As of June 30, 2004**

Description and Location	Zoned Use	Developable Land Area (3)	Joint Venture Partner	Company's Ownership Interest
<b>Wildwood Office Park</b> Suburban Atlanta, GA	Office and Commercial	68	N/A	100%
	Office and Commercial	32	IBM	50%
<b>North Point Land (4)</b> Suburban Atlanta, GA (Georgia Highway 400 & Haynes Bridge Road)	Office and Commercial-East Side	13	N/A	100%
	Mixed Use-West Side	159	N/A	100%
<b>50 Biscayne Boulevard</b> Miami, FL	Mixed Use	1	N/A	100%
<b>Salem Road Station</b> Suburban Atlanta, GA	Retail Outparcel	2	N/A	100%
<b>The Avenue West Cobb</b> Suburban Atlanta, GA (Cobb County)	Residential (5)	8	N/A	100%
<b>The Shops of Lake Tuscaloosa</b> Tuscaloosa, AL	Retail Outparcel	1	N/A	100%
<b>Hanover Square</b> Richmond, VA	Retail Outparcels	5	N/A	100%
<b>Temco Associates</b> Suburban Atlanta, GA (Paulding County)	Residential and Commercial	See Notes (2) and (6)	Temple-Inland Inc. (7)	50%

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT**  
**(excluding Building Pads (1) and Residential Communities (2))**  
**As of June 30, 2004**

- (1) The following properties include adjacent building pads, the basis of which are included in the basis of each of these operating properties in the Company's consolidated financial statements or the applicable joint venture's financial statements. The square footage of potential office buildings which could be built on the land is as follows:

	Ownership Interest	Square Footage
Ten Peachtree Place	50 %	400,000
One Georgia Center	100 %	300,000
Austin Research Park	50 %	175,000
The Points at Waterview	100 %	60,000

- (2) Certain residential communities have adjacent land either owned or under option that is intended to be sold to third parties in large tracts for residential, multi-family or commercial development. See the Inventory of Residential Lots Under Development schedule for a detail of such land.
- (3) In acres, based upon management's current estimates.
- (4) The North Point property is located both east and west of Georgia Highway 400. The land located east of Georgia Highway 400 surrounds North Point Mall, a 1.3 million square foot regional mall on a 100-acre site which the Company sold in 1988. Development had been mainly concentrated on the land located east of Georgia Highway 400, until July 1998 when the Company commenced construction of the first building, AtheroGenics, on the west side. The land on the west side has been rezoned to mixed use to include residential as well as office and commercial. The Company sold 10 and 42 acres of land on the west side in the six months ended June 30, 2004 and the year ended December 31, 2003, respectively.
- (5) The Company currently plans to rezone this land in the future.
- (6) Temco Associates has an option through March 2006, with no carrying costs, to acquire the fee simple interest in approximately 7,000 acres in Paulding County, Georgia (northwest of Atlanta, Georgia). The partnership also has an option to acquire interests in a timber rights only lease covering approximately 22,000 acres. This option also expires in March 2006, with the underlying lease expiring in 2025. The options may be exercised in whole or in part over the option period, and the option price of the fee simple land was \$1,173 per acre at January 1, 2004, escalating at 6% on January 1 of each succeeding year during the term of the option. The following is a detail of acreage activity:

	Six Months Ended 6/30/2004	2003	Year Ended December 31,	
			2002	2001
Acres purchased and simultaneously sold	71	97	607	359
Acres purchased and held under option for third parties	—	—	78	128
Acres held under option or for sale or future development subsequently sold	149	10	—	—
Acres purchased by Temco for residential developments	—	21	910	—
Acres purchased for sale or future development	—	149	—	—
	—	—	—	—
Total option acres exercised	220	277	1,595	487
	—	—	—	—

- (7) Joint venture partner is an affiliate of the entity shown.

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF RESIDENTIAL LOTS UNDER DEVELOPMENT**  
**As of June 30, 2004**

Description	Year Commenced	Estimated Project Life (In Years)	Estimated Total Lots to be Developed (1)	Developed Lots in Inventory	Lots Sold in Current Quarter	Lots Sold Year to Date	Total Lots Sold	Remaining Lots to be Sold	Additional Land (acres) (2)
<b>Cousins Real Estate Corporation (100% owned)</b>									
<b>The Lakes at Cedar Grove</b> Fulton County Suburban Atlanta, GA	2001	10	906	155	53	75	391	515	82
<b>Longleaf at Callaway (3)</b> Harris County Pine Mountain, GA	2002	5	138	27	11	16	35	103	0
<b>River's Call</b> East Cobb County Suburban Atlanta, GA	2000	10	108	48	5	18	43	65	0
<b>Total 100% owned</b>			<u>1,152</u>	<u>230</u>	<u>69</u>	<u>109</u>	<u>469</u>	<u>683</u>	<u>82</u>
<b>Temco Associates (50% owned) (4)</b>									
<b>Bentwater</b> Paulding County Suburban Atlanta, GA	1999	10	1,650	119	66	123	1,313	337	1
<b>The Georgian (75% owned)</b> Paulding County Suburban Atlanta, GA	2003	9	1,386	234	29	110	123	1,263	0
<b>Seven Hills at Bentwater</b> Paulding County Suburban Atlanta, GA	2003	8	996	57	8	29	29	967	1,091
<b>Happy Valley (50% owned)</b> Paulding County Suburban Atlanta, GA	2004	5	399	0	0	0	0	399	0
<b>Paul Harris Estates</b> Paulding County Suburban Atlanta, GA	2004	3	27	0	0	0	0	27	0
<b>Total Temco</b>			<u>4,458</u>	<u>410</u>	<u>103</u>	<u>262</u>	<u>1,465</u>	<u>2,993</u>	<u>1,092</u>
<b>CL Realty, LLC (50% owned) (4)</b>									
<b>Creekside Oaks</b> Manatee County Bradenton, FL	2003	6	305	37	0	40	40	265	0
<b>Hidden Lakes</b> Tarrant County Keller, TX	2003	2	89	1	0	5	46	43	0

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF RESIDENTIAL LOTS UNDER DEVELOPMENT**  
**As of June 30, 2004**

Description	Year Commenced	Estimated Project Life (In Years)	Estimated Total Lots to be Developed (1)	Developed Lots in Inventory	Lots Sold in Current Quarter	Lots Sold Year to Date	Total Lots Sold	Remaining Lots to be Sold	Additional Land (acres) (2)
<b>CL Realty, LLC, continued</b>									
<b>Long Meadow Farms (37.5% owned)</b> Fort Bend County Houston, TX	2003	10	2,705	0	0	0	0	2,705	109
<b>Manatee River Plantation</b> Manatee County Tampa, FL	2003	5	460	0	0	0	0	460	0
<b>McKinney Village Park (60% owned)</b> Collin County McKinney, TX	2003	4	564	0	0	0	0	564	8
<b>Stillwater Canyon</b> Dallas County DeSota, TX	2003	4	336	69	19	36	58	278	0
<b>Stonebridge (10% owned)</b> Coweta County Newnan, GA	2003	4	619	115	63	63	63	556	0
<b>Summer Creek Ranch</b> Tarrant County Fort Worth, TX	2003	10	2,508	134	113	209	337	2,171	363
<b>Summer Lakes</b> Fort Bend County Rosenberg, TX	2003	5	1,160	0	0	0	0	1,160	46
<b>Bar C Ranch</b> Tarrant County Forth Worth, TX	2004	8	1,180	0	0	0	0	1,180	0
<b>Total CL Realty</b>			9,926	356	195	353	544	9,382	526
<b>Total</b>			15,536	996	367	724	2,478	13,058	1,700
<b>Company Share of Total</b>			6,834	532	186	374	1,430	5,405	855
<b>Company Weighted Average Ownership</b>			44%	53%	51%	52%	58%	41%	50%

- (1) *This estimate represents the total projected development capacity for a development on both owned land and land expected to be purchased for further development. The numbers shown include lots currently developed or to be developed over time, based on management's current estimates, and lots sold to date from inception of development.*
- (2) *This estimate represents the acreage on both owned land and land under option that is intended to be sold to third parties in large tracts for residential, multi-family or commercial development.*
- (3) *Longleaf at Callaway lots are sold to a home building venture, of which Cousins Real Estate Corporation ("CREC") is a joint venture partner. As a result of this relationship, the Company recognizes profits when houses are built and sold, rather than at the time lots are sold, as is the case with the Company's other residential developments. As of June 30, 2004, four houses have been sold.*
- (4) *CREC owns 50% of both Temco Associates and CL Realty, LLC ("CL Realty"). See the Company's Annual Report on Form 10-K for the year ended December 31, 2003 for a description of Temco Associates and CL Realty.*

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of June 30, 2004**

**OFFICE**

As of June 30, 2004, the Company's office portfolio included 33 commercial office buildings, excluding all buildings currently under construction and/or in lease-up and One Ninety One Peachtree Tower, as it is less than 10% owned by the Company. The weighted average remaining lease term of these office buildings was approximately seven years as of June 30, 2004. Most of the major tenant leases in these buildings provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	2004	2005	2006	2007	2008	2009
<i>Consolidated:</i>						
Square Feet Expiring (1)	98,965	287,448	410,919	123,678	465,214	476,865
% of Leased Space	3%	9%	12%	4%	14%	14%
Annual Contractual Rent (000's) (3)	\$ 1,761	\$ 4,760	\$ 6,523	\$ 2,271	\$ 9,189	\$ 7,316
Annual Contractual Rent/Sq. Ft. (3)	\$ 17.79	\$ 16.56	\$ 15.87	\$ 18.36	\$ 19.75	\$ 15.34
<i>Joint Venture:</i>						
Square Feet Expiring (1)	168,127	504,500	294,650	865,207	230,511	455,388
% of Leased Space	3%	8%	4%	13%	3%	7%
Annual Contractual Rent (000's) (3)	\$ 1,808	\$ 8,441	\$ 8,383	\$ 18,091	\$ 3,748	\$ 9,604
Annual Contractual Rent/Sq. Ft. (3)	\$ 10.76	\$ 16.73	\$ 28.45	\$ 20.91	\$ 16.26	\$ 21.09
<i>Total(including only Company's % share of Joint Venture Properties):</i>						
Square Feet Expiring (1)	214,210	503,626	551,709	559,182	571,121	699,390
% of Leased Space	3%	8%	8%	9%	9%	11%
Annual Contractual Rent (000's) (3)	\$ 2,915	\$ 8,348	\$ 10,592	\$ 11,358	\$ 10,889	\$ 12,002
Annual Contractual Rent/Sq. Ft. (3)	\$ 13.61	\$ 16.58	\$ 19.20	\$ 20.31	\$ 19.07	\$ 17.16

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2010	2011	2012	2013 & Thereafter	Total
<i>Consolidated:</i>					
Square Feet Expiring (1)	285,459	93,424	361,003	706,965	3,309,940 (2)
% of Leased Space	9%	3%	11%	21%	100%
Annual Contractual Rent (000's) (3)	\$ 7,102	\$ 1,519	\$ 11,145	\$ 15,607	\$ 67,193
Annual Contractual Rent/Sq. Ft. (3)	\$ 24.88	\$ 16.26	\$ 30.87	\$ 22.08	\$ 20.30
<i>Joint Venture:</i>					
Square Feet Expiring (1)	111,896	249,573	1,407,727	2,351,610	6,639,189 (4)
% of Leased Space	2%	4%	21%	35%	100%
Annual Contractual Rent (000's) (3)	\$ 2,208	\$ 4,982	\$ 31,122	\$ 45,063	\$ 133,450
Annual Contractual Rent/Sq. Ft. (3)	\$ 19.74	\$ 19.96	\$ 22.11	\$ 19.16	\$ 20.10
<i>Total(including only Company's % share of Joint Venture Properties):</i>					
Square Feet Expiring (1)	308,400	221,665	1,063,897	1,858,661	6,551,861
% of Leased Space	5%	3%	16%	28%	100%
Annual Contractual Rent (000's) (3)	\$ 7,580	\$ 4,012	\$ 26,706	\$ 37,707	\$ 132,109
Annual Contractual Rent/Sq. Ft. (3)	\$ 24.58	\$ 18.10	\$ 25.10	\$ 20.29	\$ 20.16

(1) Where a tenant has the option to cancel its lease without penalty, the lease expiration date used in the table above reflects the cancellation option date rather than the lease expiration date.

(2) Rentable square feet leased as of June 30, 2004 out of approximately 3,887,000 total rentable square feet.

(3) Annual Contractual Rent is the estimated rental rate in the year of expiration, excluding the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating reimbursements, an estimate of operating expenses is deducted from the rental rate shown.

(4) *Rentable square feet leased as of June 30, 2004 out of approximately 7,201,000 total rentable square feet.*

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of June 30, 2004**

**MEDICAL OFFICE**

As of June 30, 2004, the Company's medical office portfolio included six medical office buildings, excluding all properties currently under construction and/or in lease-up. The weighted average remaining lease term of these medical office properties was approximately eight years as of June 30, 2004. The medical office properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	2004	2005	2006	2007	2008	2009
<i>Consolidated:</i>						
Square Feet Expiring	15,031	30,025	15,272	29,830	41,075	138,775
% of Leased Space	3%	6%	3%	6%	9%	30%
Annual Contractual Rent (000's) (2)	\$ 353	\$ 535	\$ 260	\$ 637	\$ 900	\$ 2,830
Annual Contractual Rent/Sq. Ft. (2)	\$ 23.51	\$ 17.82	\$ 17.03	\$ 21.34	\$ 21.91	\$ 20.39
<i>Joint Venture:</i>						
Square Feet Expiring	—	3,445	—	68,996	1,178	30,205
% of Leased Space	0%	1%	0%	17%	0%	7%
Annual Contractual Rent (000's) (2)	\$ —	\$ 56	\$ —	\$ 1,263	\$ 24	\$ 669
Annual Contractual Rent/Sq. Ft. (2)	\$ —	\$ 16.40	\$ —	\$ 18.31	\$ 20.01	\$ 22.14
<i>Total(including only Company's % share of Joint Venture Properties):</i>						
Square Feet Expiring	15,031	30,421	15,272	54,797	41,664	153,878
% of Leased Space	2%	5%	2%	9%	6%	24%
Annual Contractual Rent (000's) (2)	\$ 353	\$ 541	\$ 260	\$ 1,109	\$ 912	\$ 3,164
Annual Contractual Rent/Sq. Ft. (2)	\$ 23.51	\$ 17.80	\$ 17.03	\$ 20.24	\$ 21.88	\$ 20.56

[Additional columns below]

[Continued from above table, first column(s) repeated]

	2010	2011	2012	2013 & Thereafter	Total
<i>Consolidated:</i>					
Square Feet Expiring	18,397	30,354	5,801	144,975	469,535 (1)
% of Leased Space	4%	7%	1%	31%	100%
Annual Contractual Rent (000's) (2)	\$ 351	\$ 810	\$ 130	\$ 3,368	\$ 10,174
Annual Contractual Rent/Sq. Ft. (2)	\$ 19.07	\$ 26.68	\$ 22.39	\$ 23.23	\$ 21.67
<i>Joint Venture:</i>					
Square Feet Expiring	7,175	14,687	82,677	206,787	415,150 (3)
% of Leased Space	2%	3%	20%	50%	100%
Annual Contractual Rent (000's) (2)	\$ 155	\$ 359	\$ 1,708	\$ 5,032	\$ 9,266
Annual Contractual Rent/Sq. Ft. (2)	\$ 21.59	\$ 24.45	\$ 20.66	\$ 24.33	\$ 22.32
<i>Total(including only Company's % share of Joint Venture Properties):</i>					
Square Feet Expiring	21,985	37,698	31,546	248,369	650,661
% of Leased Space	3%	6%	5%	38%	100%
Annual Contractual Rent (000's) (2)	\$ 428	\$ 989	\$ 686	\$ 5,884	\$ 14,326
Annual Contractual Rent/Sq. Ft. (2)	\$ 19.48	\$ 26.25	\$ 21.76	\$ 23.69	\$ 22.02

(1) Rentable square feet leased as of June 30, 2004 out of approximately 512,000 total rentable square feet.

(2) Annual Contractual Rent is the estimated rental rate in the year of expiration, excluding the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating reimbursements, an estimate of operating expenses is deducted from the rental rate shown.

(3) Rentable square feet leased as of June 30, 2004 out of approximately 427,000 total rentable square feet.



**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of June 30, 2004**

**RETAIL**

As of June 30, 2004, the Company's retail portfolio included ten retail properties, excluding all properties currently under construction and/or in lease-up. The weighted average remaining lease term of these retail properties was approximately eight years as of June 30, 2004. Most of the major tenant leases in these retail properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

Retail	2004	2005	2006	2007	2008	2009
<i>Consolidated:</i>						
Square Feet Expiring	20,439	43,474	65,007	15,868	11,796	29,863
% of Leased Space	3%	6%	8%	2%	1%	4%
Annual Contractual Rent (000's) (2)	\$ 354	\$ 1,259	\$ 1,595	\$ 191	\$ 349	\$ 897
Annual Contractual Rent/Sq. Ft. (2)	\$ 17.32	\$ 28.96	\$ 24.54	\$ 12.02	\$ 29.56	\$ 30.05
<i>Joint Venture:</i>						
Square Feet Expiring	21,694	50,695	162,790	79,004	55,721	41,155
% of Leased Space	2%	4%	13%	6%	5%	3%
Annual Contractual Rent (000's) (2)	\$ 472	\$ 722	\$ 2,167	\$ 1,688	\$ 1,106	\$ 614
Annual Contractual Rent/Sq. Ft. (2)	\$ 21.75	\$ 14.25	\$ 13.31	\$ 21.37	\$ 19.84	\$ 14.92
<i>Total(including only Company's % share of Joint Venture Properties):</i>						
Square Feet Expiring	23,509	50,844	103,957	49,255	52,855	39,673
% of Leased Space	2%	5%	10%	5%	5%	4%
Annual Contractual Rent (000's) (2)	\$ 423	\$ 1,378	\$ 2,325	\$ 954	\$ 1,176	\$ 1,099
Annual Contractual Rent/Sq. Ft. (2)	\$ 17.98	\$ 27.09	\$ 22.36	\$ 19.38	\$ 22.25	\$ 27.71

[Additional columns below]

[Continued from above table, first column(s) repeated]

Retail	2010	2011	2012	2013 & Thereafter	Total
<i>Consolidated:</i>					
Square Feet Expiring	127,143	35,461	18,004	414,120	781,175 (1)
% of Leased Space	16%	5%	2%	53%	100 %
Annual Contractual Rent (000's) (2)	\$ 3,139	\$ 634	\$ 564	\$ 8,883	\$ 17,865
Annual Contractual Rent/Sq. Ft. (2)	\$ 24.69	\$ 17.89	\$ 31.35	\$ 21.45	\$ 22.87
<i>Joint Venture:</i>					
Square Feet Expiring	103,151	141,969	236,933	365,860	1,258,972 (3)
% of Leased Space	8%	11%	19%	29%	100 %
Annual Contractual Rent (000's) (2)	\$ 1,186	\$ 2,203	\$ 3,771	\$ 6,193	\$ 20,122
Annual Contractual Rent/Sq. Ft. (2)	\$ 11.50	\$ 15.52	\$ 15.91	\$ 16.93	\$ 15.98
<i>Total(including only Company's % share of Joint Venture Properties):</i>					
Square Feet Expiring	141,794	59,815	78,093	475,691	1,075,486
% of Leased Space	13%	5%	7%	44%	100 %
Annual Contractual Rent (000's) (2)	\$ 3,325	\$ 1,123	\$ 1,748	\$ 9,989	\$ 23,540
Annual Contractual Rent/Sq. Ft. (2)	\$ 23.45	\$ 18.77	\$ 22.38	\$ 21.00	\$ 21.89

(1) Gross leasable area leased as of June 30, 2004 out of approximately 866,000 total gross leasable area.

(2) Annual Contractual Rent is the estimated rental rate in the year of expiration, excluding the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating reimbursements, an estimate of operating expenses is deducted from the rental rate shown.

(3) Gross leasable area leased as of June 30, 2004 out of approximately 1,286,000 total gross leasable area.



**COUSINS PROPERTIES INCORPORATED**  
**SUMMARY OF GAINS ON SALES OF INVESTMENT PROPERTIES**  
**FOR THE SIX MONTHS ENDED JUNE 30, 2004**

(In thousands)

	Retail	Office	Undepreciated	Deferred	Total
	Rocky Creek	333 John Carlyle/ 1900 Duke Street	Investment Properties	Gain (1)	Gains
<b>Value Creation &amp; GAAP Gain:</b>					
Sales Price	\$ 650	\$ 80,000	\$ 6,919	\$ —	\$ 87,569
Cost of property and closing costs	(147)	(53,922)	(3,685)	—	(57,754)
<b>Value Creation</b>	<b>503</b>	<b>26,078</b>	<b>3,234</b>	<b>—</b>	<b>29,815</b>
Recognition of deferred gain	—	—	—	798	798
Straight-line rent receivable	—	(154)	—	—	(154)
Accumulated depreciation	145	8,610	—	—	8,755
Provision for income taxes	—	—	—	—	—
<b>Gain on Sale of Investment Properties, Net of Applicable Income Tax Provision (GAAP - Consolidated)</b>	<b>\$ 648</b>	<b>\$ 34,534</b>	<b>\$ 3,234</b>	<b>\$ 798</b>	<b>\$ 39,214</b>
<b>Estimated Tax Gain:</b>					
Sales Price	\$ 650	\$ 80,000	\$ 6,614	\$ —	\$ 87,264
Cost of property and closing costs	(35)	(53,894)	(2,856)	—	(56,785)
Accumulated depreciation	—	11,523	—	—	11,523
CREC share of gain, net of provision for income taxes (2)	—	—	—	—	—
<b>Cousins Properties (REIT) Tax Gain</b>	<b>\$ 615</b>	<b>\$ 37,629</b>	<b>\$ 3,758</b>	<b>\$ —</b>	<b>\$ 42,002</b>

- (1) Recognition of deferred gain on contribution of properties to CP Venture entities in 1998, for financial reporting purposes only. See Note 5 to “Notes to Consolidated Financial Statements” included in the Company’s Annual Report on Form 10-K for the year ended December 31, 2003.
- (2) Elimination of gain associated with Cousins Real Estate Corporation (“CREC”), a taxable entity consolidated with Cousins Properties Incorporated for financial reporting purposes. See Notes 1 and 2 to “Notes to Consolidated Financial Statements” included in the Company’s Annual Report on Form 10-K for the year ended December 31, 2003.

**COUSINS PROPERTIES INCORPORATED**  
**RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES**  
(\$ in thousands)

RECONCILIATIONS	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th	2003	2004 1st	2004 2nd	2004
<b>(A) 2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX:</b>											
PROPERTY ACQUISITION AND DEVELOPMENT EXPENDITURES PER CASH FLOWS FROM INVESTING ACTIVITIES	215,958	140,346	88,127	22,498	20,493	25,856	40,911	109,758	39,518	56,434	95,952
ADDITIONS TO PROJECTS UNDER CONSTRUCTION, NET	(50,784)	(74,539)	(58,504)	(18,061)	(16,490)	(21,514)	(30,366)	(86,431)	(22,687)	(38,946)	(61,633)
ADDITIONS TO LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT	(3,376)	(18,288)	(2,899)	(21)	(23)	(7)	(2,691)	(2,742)	(2,515)	(13,387)	(15,902)
ADDITIONS TO RESIDENTIAL LOTS UNDER DEVELOPMENT	(6,688)	(13,964)	(12,000)	(1,881)	(2,681)	(4,317)	(2,185)	(11,064)	(905)	(1,935)	(2,840)
PROPERTY ACQUISITIONS	(61,200)	0	0	0	0	0	0	0	(11,415)	0	(11,415)
1ST GENERATION TI & LEASING FEES FURNITURE & FIXTURES	(89,849)	(22,080)	(4,722)	(201)	(326)	2,058	(2,549)	(1,018)	(724)	(936)	(1,660)
	(688)	(6,916)	(2,002)	(377)	(508)	(312)	(313)	(1,510)	(407)	(578)	(985)
CONSOLIDATED SECOND GENERATION RELATED COSTS	3,373	4,559	8,000	1,957	465	1,764	2,807	6,993	865	652	1,517
SHARE OF JOINT VENTURE 2ND GENERATION TI & LEASING COSTS & BUILDING CAPEX	1,437	1,514	4,988	2,401	1,451	560	3,102	7,514	(126)	1,035	909
<b>2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX</b>	<b>4,810</b>	<b>6,073</b>	<b>12,988</b>	<b>4,358</b>	<b>1,916</b>	<b>2,324</b>	<b>5,909</b>	<b>14,507</b>	<b>739</b>	<b>1,687</b>	<b>2,426</b>
<b>TOTAL BY TYPE:</b>											
SECOND GENERATION LEASING RELATED COSTS	3,876	3,582	11,804	4,287	1,762	2,328	4,970	13,347	1,166	1,680	2,846
SECOND GENERATION BUILDING IMPROVEMENTS	934	2,491	1,184	71	154	(4)	939	1,160	(427)	7	(420)
	4,810	6,073	12,988	4,358	1,916	2,324	5,909	14,507	739	1,687	2,426
<b>TOTAL BY SEGMENT:</b>											
<b>OFFICE:</b>											
SECOND GENERATION LEASING RELATED COSTS	3,239	3,292	11,348	3,873	1,728	1,978	4,778	12,357	1,143	1,567	2,710
SECOND GENERATION BUILDING IMPROVEMENTS	907	2,484	888	22	116	(18)	818	938	(452)	113	(339)
	4,146	5,776	12,236	3,895	1,844	1,960	5,596	13,295	691	1,680	2,371
<b>RETAIL:</b>											
SECOND GENERATION LEASING RELATED COSTS	637	290	456	414	35	351	192	992	23	7	30
SECOND GENERATION BUILDING IMPROVEMENTS	27	7	296	49	37	13	121	220	25	0	25
	664	297	752	463	72	364	313	1,212	48	7	55
	4,810	6,073	12,988	4,358	1,916	2,324	5,909	14,507	739	1,687	2,426
<b>(B) ADJUSTED DEBT:</b>											
CONSOLIDATED DEBT	485,085	585,275	669,792	686,011	524,883	478,134	497,981	497,981	533,082	495,268	495,268
SHARE OF UNCONSOLIDATED JOINT VENTURE DEBT	256,292	275,913	265,854	263,329	288,265	288,761	285,657	285,657	294,090	291,663	291,663
<b>TOTAL DEBT INCLUDING SHARE OF JV'S</b>	<b>741,377</b>	<b>861,188</b>	<b>935,646</b>	<b>949,340</b>	<b>813,148</b>	<b>766,895</b>	<b>783,638</b>	<b>783,638</b>	<b>827,172</b>	<b>786,931</b>	<b>786,931</b>
SHARE OF CHARLOTTE GATEWAY VILLAGE DEBT (1)	(70,309)	(94,685)	(90,766)	(89,746)	(88,711)	(87,658)	(86,588)	(86,588)	(85,542)	(84,397)	(84,397)
<b>ADJUSTED DEBT</b>	<b>671,068</b>	<b>766,503</b>	<b>844,880</b>	<b>859,595</b>	<b>724,437</b>	<b>679,237</b>	<b>697,050</b>	<b>697,050</b>	<b>741,630</b>	<b>702,534</b>	<b>702,534</b>
RECOURSE DEBT	174,522	154,018	160,443	178,239	18,842	20,783	20,697	20,697	57,555	101,269	101,269
NON-RECOURSE DEBT	496,546	612,485	684,437	681,356	705,595	658,454	676,353	676,353	684,075	601,265	601,265

**ADJUSTED DEBT**

671,068	766,503	844,880	859,595	724,437	679,237	697,050	697,050	741,630	702,534	702,534
---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

- (1) The Charlotte Gateway Village (“Gateway”) debt is fully secured by the underlying property and non-recourse to the borrower and is fully amortized by rental payments under a long-term lease to Bank of America. The Gateway debt is also excluded from debt and coverage ratios for purposes of the bank covenants pertaining to the Company’s credit facility.

**COUSINS PROPERTIES INCORPORATED**  
**RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES**  
(\$ in thousands)

RECONCILIATIONS	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th	2003	2004 1st	2004 2nd	2004
<b>(C) CONSOLIDATED INTEREST EXPENSE (INCLUDING SHARE OF JOINT VENTURES):</b>											
CONSOLIDATED INTEREST EXPENSE	12,792	25,346	34,471	9,064	8,205	6,421	6,246	29,936	6,547	6,268	12,815
DISCONTINUED OPERATIONS INTEREST EXPENSE	804	2,264	2,174	725	729	455	190	2,099	189	187	376
SHARE OF JOINT VENTURE INTEREST EXPENSE	14,311	13,936	13,208	3,211	3,405	3,585	3,538	13,739	3,519	3,660	7,179
<b>CONSOLIDATED INTEREST EXPENSE (INC SHARE OF JV'S)</b>	<b>27,907</b>	<b>41,546</b>	<b>49,853</b>	<b>13,000</b>	<b>12,339</b>	<b>10,461</b>	<b>9,974</b>	<b>45,774</b>	<b>10,255</b>	<b>10,115</b>	<b>20,370</b>
<b>(D) FIXED CHARGES:</b>											
CONSOLIDATED INTEREST EXPENSE (INCLUDING SHARE OF JV'S)	27,907	41,546	49,853	13,000	12,339	10,461	9,974	45,774	10,255	10,115	20,370
PRINCIPAL PAYMENTS:											
CONSOLIDATED	4,734	5,721	7,632	1,606	1,720	1,736	1,800	6,862	1,789	1,748	3,537
SHARE OF JOINT VENTURES	4,252	4,696	6,140	1,506	1,528	1,641	1,670	6,345	1,697	1,800	3,497
GROUND LEASE PAYMENTS:											
CONSOLIDATED	147	613	839	214	208	83	82	587	87	134	221
SHARE OF JOINT VENTURES	12	12	12	3	3	3	3	12	3	3	6
<b>TOTAL FIXED CHARGES (excluding Preferred Dividends)</b>	<b>37,052</b>	<b>52,588</b>	<b>64,476</b>	<b>16,329</b>	<b>15,798</b>	<b>13,924</b>	<b>13,529</b>	<b>59,580</b>	<b>13,831</b>	<b>13,800</b>	<b>27,631</b>
PREFERRED STOCK DIVIDENDS	0	0	0	0	0	1,421	1,937	3,358	1,938	1,937	3,875
<b>TOTAL FIXED CHARGES (including Preferred Dividends)</b>	<b>37,052</b>	<b>52,588</b>	<b>64,476</b>	<b>16,329</b>	<b>15,798</b>	<b>15,345</b>	<b>15,466</b>	<b>62,938</b>	<b>15,769</b>	<b>15,737</b>	<b>31,506</b>
<b>(E) RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>											
RENTAL PROPERTY REVENUES	89,079	112,163	132,853	52,337	32,092	31,903	31,725	148,057	35,105	32,515	67,620
RENTAL PROPERTY OPERATING EXPENSES	(26,850)	(34,771)	(38,895)	(9,690)	(10,348)	(10,558)	(11,023)	(41,619)	(11,003)	(10,168)	(21,171)
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>62,229</b>	<b>77,392</b>	<b>93,958</b>	<b>42,647</b>	<b>21,744</b>	<b>21,345</b>	<b>20,702</b>	<b>106,438</b>	<b>24,102</b>	<b>22,347</b>	<b>46,449</b>
<b>(F) INCOME FROM DISCONTINUED OPERATIONS:</b>											
RENTAL PROPERTY REVENUES	24,907	33,306	35,819	8,676	7,812	2,795	1,511	20,794	1,594	1,570	3,164
RENTAL PROPERTY OPERATING EXPENSES	(6,566)	(9,214)	(10,241)	(2,317)	(2,046)	(902)	(611)	(5,876)	(606)	(567)	(1,173)
<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>18,341</b>	<b>24,092</b>	<b>25,578</b>	<b>6,359</b>	<b>5,766</b>	<b>1,893</b>	<b>900</b>	<b>14,918</b>	<b>988</b>	<b>1,003</b>	<b>1,991</b>
INTEREST EXPENSE	(804)	(2,264)	(2,952)	(725)	(729)	(455)	(190)	(2,099)	(189)	(187)	(376)
MINORITY INTEREST EXPENSE	(509)	(907)	(915)	(226)	(143)	0	0	(369)	0	0	0
PROVISION FOR INCOME TAXES	(31)	(136)	(139)	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>16,997</b>	<b>20,785</b>	<b>21,572</b>	<b>5,408</b>	<b>4,894</b>	<b>1,438</b>	<b>710</b>	<b>12,450</b>	<b>799</b>	<b>816</b>	<b>1,615</b>
DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(5,554)	(7,353)	(8,072)	(1,890)	(922)	(415)	(480)	(3,707)	(432)	0	(432)
<b>NET INCOME FROM DISCONTINUED OPERATIONS</b>	<b>11,443</b>	<b>13,432</b>	<b>13,500</b>	<b>3,518</b>	<b>3,972</b>	<b>1,023</b>	<b>230</b>	<b>8,743</b>	<b>367</b>	<b>816</b>	<b>1,183</b>

**COUSINS PROPERTIES INCORPORATED**  
**RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES**  
(\$ in thousands)

RECONCILIATIONS	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th	2003	2004 1st	2004 2nd	2004
<b>(G) SHARE OF INCOME FROM UNCONSOLIDATED JOINT VENTURES:</b>											
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES, NET OF CONSOLIDATING ENTRY</b>											
	46,600	51,422	56,435	13,742	14,570	14,403	14,504	57,219	13,760	16,252	30,012
<b>INTEREST EXPENSE</b>	(14,311)	(13,936)	(13,208)	(3,211)	(3,405)	(3,585)	(3,538)	(13,739)	(3,499)	(3,623)	(7,122)
<b>OTHER, NET</b>	2,258	144	43	444	(38)	(45)	(131)	230	873	(21)	852
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>											
	(231)	(53)	(9)	(8)	(9)	(9)	(8)	(34)	(10)	(8)	(18)
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY - JOINT VENTURE</b>	0	0	0	(551)	0	0	(985)	(1,536)	0	0	0
<b>FUNDS FROM OPERATIONS, EXCLUDING RESIDENTIAL LOT AND TRACT SALES, NET OF COS RESIDENTIAL LOT AND TRACT FFO</b>											
	34,316	37,577	43,261	10,416	11,118	10,764	9,842	42,140	11,124	12,600	23,724
	678	1,720	1,949	513	1,225	818	1,188	3,744	2,657	1,425	4,082
<b>FUNDS FROM OPERATIONS</b>											
	34,994	39,297	45,210	10,929	12,343	11,582	11,030	45,884	13,781	14,025	27,806
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(15,542)	(16,400)	(18,540)	(4,432)	(4,680)	(4,650)	(7,503)	(21,265)	(4,725)	(4,829)	(9,554)
<b>NET INCOME (INCOME FROM UNCONSOLIDATED JOINT VENTURES)</b>											
	19,452	22,897	26,670	6,497	7,663	6,932	3,527	24,619	9,056	9,196	18,252
<b>(H) CONSOLIDATED RESIDENTIAL AND OUTPARCEL SALES AND COST OF SALES:</b>											
<b>RESIDENTIAL LOT AND OUTPARCEL SALES - WHOLLY OWNED:</b>											
<b>TRACT SALES</b>	0	0	547	0	0	600	0	600	0	0	0
<b>LOT SALES</b>	13,951	6,682	8,579	3,928	1,612	2,233	4,572	12,345	3,888	4,366	8,254
<b>TOTAL RESIDENTIAL AND OUTPARCEL SALES</b>											
	13,951	6,682	9,126	3,928	1,612	2,833	4,572	12,945	3,888	4,366	8,254
<b>RESIDENTIAL LOT AND OUTPARCEL COST OF SALES — WHOLLY-OWNED:</b>											
<b>TRACT COST OF SALES</b>	0	0	352	0	0	480	0	480	0	0	0
<b>LOT COST OF SALES</b>	11,684	5,910	6,957	3,231	1,368	1,366	3,577	9,542	2,490	3,178	5,668
<b>TOTAL RESIDENTIAL AND OUTPARCEL COST OF SALES</b>											
	11,684	5,910	7,309	3,231	1,368	1,846	3,577	10,022	2,490	3,178	5,668
<b>TRACT SALES INCLUDED IN GAIN ON SALE OF INVESTMENT PROPERTIES</b>											
	564	2,011	2,143	0	0	1,947	5,323	7,270	1,967	1,267	3,234
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET -WHOLLY OWNED</b>											
	2,831	2,783	3,960	697	244	2,934	6,318	10,193	3,365	2,455	5,820
<b>SUMMARY:</b>											
<b>TRACT SALES NET OF COS — WHOLLY OWNED</b>	564	2,011	2,338	0	0	2,067	5,323	7,390	1,967	1,267	3,234
<b>LOT SALES NET OF COS — WHOLLY OWNED</b>	2,267	772	1,622	697	244	867	995	2,803	1,398	1,188	2,586
<b>TOTAL WHOLLY OWNED SALES, NET</b>											
	2,831	2,783	3,960	697	244	2,934	6,318	10,193	3,365	2,455	5,820
<b>SHARE OF UNCONSOLIDATED JOINT VENTURES:</b>											
<b>TRACT SALES LESS COST OF SALES</b>	773	1,098	671	0	430	42	0	472	991	80	1,071
<b>LOT SALES LESS COST OF SALES</b>	0	645	1,281	544	822	822	1,240	3,428	1,724	1,389	3,113
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0	0	(20)	(37)	(57)
<b>OTHER — JOINT VENTURE</b>	(95)	(23)	(3)	(31)	(27)	(46)	(52)	(156)	(38)	(7)	(45)
<b>TRACT AND LOT SALES, NET — SHARE OF JOINT VENTURES</b>											
	678	1,720	1,949	513	1,225	818	1,188	3,744	2,657	1,425	4,082
<b>TOTAL RESIDENTIAL LOT/TRACT FFO</b>											
	3,509	4,503	5,909	1,210	1,469	3,752	7,506	13,937	6,022	3,880	9,902

**COUSINS PROPERTIES INCORPORATED**  
**RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES**  
(\$ in thousands)

RECONCILIATIONS	2000	2001	2002	2003 1st	2003 2nd	2003 3rd	2003 4th	2003	2004 1st	2004 2nd	2004
<b>(I) DEPRECIATION AND AMORTIZATION:</b>											
<b>REAL ESTATE RELATED:</b>											
CONSOLIDATED	26,132	35,133	44,167	13,615	11,894	11,812	10,616	47,937	11,743	9,963	21,706
DISCONTINUED OPERATIONS	5,554	7,353	8,072	1,890	922	415	480	3,707	432	0	432
	31,686	42,486	52,239	15,505	12,816	12,227	11,096	51,644	12,175	9,963	22,138
SHARE OF JOINT VENTURES	15,542	16,400	18,540	4,432	4,680	4,650	7,503	21,265	4,725	4,829	9,554
	47,228	58,886	70,779	19,937	17,496	16,877	18,599	72,909	16,900	14,792	31,692
<b>NON-REAL ESTATE RELATED:</b>											
CONSOLIDATED	1,099	2,166	2,148	571	602	668	670	2,511	635	700	1,335
DISCONTINUED OPERATIONS	0	0	0	0	0	0	0	0	0	0	0
	1,099	2,166	2,148	571	602	668	670	2,511	635	700	1,335
SHARE OF JOINT VENTURES	231	53	9	8	9	9	8	34	10	8	18
	1,330	2,219	2,157	579	611	677	678	2,545	645	708	1,353
	48,558	61,105	72,936	20,516	18,107	17,554	19,277	75,454	17,545	15,500	33,045
<b>SUMMARY:</b>											
CONSOLIDATED	27,231	37,299	46,315	14,186	12,496	12,480	11,286	50,448	12,378	10,663	23,041
DISCONTINUED OPERATIONS	5,554	7,353	8,072	1,890	922	415	480	3,707	432	0	432
	32,785	44,652	54,387	16,076	13,418	12,895	11,766	54,155	12,810	10,663	23,473
SHARE OF JOINT VENTURES	15,773	16,453	18,549	4,440	4,689	4,659	7,511	21,299	4,735	4,837	9,572
	48,558	61,105	72,936	20,516	18,107	17,554	19,277	75,454	17,545	15,500	33,045
MINORITY INTEREST'S SHARE OF DEPRECIATION AND AMORTIZATION	(1,164)	(95)	0	0	0	0	0	0	0	0	0
	47,394	61,010	72,936	20,516	18,107	17,554	19,277	75,454	17,545	15,500	33,045
<b>SUMMARY BY TYPE:</b>											
<b>REAL ESTATE RELATED:</b>											
<b>BUILDING (INCLUDING TENANT FIRST GENERATION):</b>											
CONSOLIDATED	30,402	38,522	49,913	14,904	12,190	11,633	9,900	48,627	11,568	9,217	20,785
SHARE OF JOINT VENTURES	14,825	15,656	17,762	4,182	4,230	4,232	7,065	19,709	4,152	4,214	8,366
	45,227	54,178	67,675	19,086	16,420	15,865	16,965	68,336	15,720	13,431	29,151
<b>TENANT SECOND GENERATION:</b>											
CONSOLIDATED	1,284	3,964	2,326	601	626	594	1,196	3,017	607	746	1,353
SHARE OF JOINT VENTURES	717	744	778	250	450	418	438	1,556	573	615	1,188
	2,001	4,708	3,104	851	1,076	1,012	1,634	4,573	1,180	1,361	2,541
	47,228	58,886	70,779	19,937	17,496	16,877	18,599	72,909	16,900	14,792	31,692
<b>NON-REAL ESTATE RELATED:</b>											
<b>FURNITURE, FIXTURES AND EQUIPMENT:</b>											
CONSOLIDATED	799	1,485	2,122	565	596	661	663	2,485	643	695	1,338
SHARE OF JOINT VENTURES	231	53	9	8	9	9	8	34	10	8	18
	1,030	1,538	2,131	573	605	670	671	2,519	653	703	1,356
<b>GOODWILL &amp; SPECIFICALLY IDENTIFIABLE INTANGIBLE ASSETS</b>											
CONSOLIDATED	300	681	26	6	6	7	7	26	(8)	5	(3)
SHARE OF JOINT VENTURES	0	0	0	0	0	0	0	0	0	0	0
	300	681	26	6	6	7	7	26	(8)	5	(3)
	1,330	2,219	2,157	579	611	677	678	2,545	645	708	1,353
	48,558	61,105	72,936	20,516	18,107	17,554	19,277	75,454	17,545	15,500	33,045



**COUSINS PROPERTIES INCORPORATED**  
**DISCUSSION OF NON-GAAP FINANCIAL MEASURES**

The Company uses non-GAAP financial measures in its filings and other public disclosures. These non-GAAP financial measures are defined below. For oral presentations, reconciliations to the most directly comparable GAAP measure may be accessed through the “Quarterly Disclosures” link and the “Supplemental SEC Information” link on the Investor Relations page of the Company’s Web site, [www.cousinsproperties.com](http://www.cousinsproperties.com).

The following is a list of non-GAAP financial measures that the Company commonly uses and a description for each measure of (1) the reasons that management believes the measure is useful to investors, and (2) if material, any additional uses of the measure by management of the Company.

**“2<sup>nd</sup> Generation Tenant Improvements and Leasing Costs and Building Capital Expenditures”** is used in the valuation and analysis of real estate. Because the Company develops and acquires properties, in addition to operating existing properties, its property acquisition and development expenditures included in the Statements of Cash Flows includes both initial costs associated with developing and acquiring investment assets and those expenditures necessary for operating and maintaining existing properties at historical performance levels. The latter costs are referred to as second generation costs and are useful in evaluating the economic performance of the asset and in valuing the asset. Accordingly, the Company discloses the portion of its property acquisition and development expenditures that pertain to second generation space in its operating properties.

**“Adjusted Debt”** is defined as the Company’s debt and the Company’s pro rata share of unconsolidated joint venture debt, excluding debt related to Charlotte Gateway Village, L.L.C. (“Gateway”). The Company excludes Gateway debt as it is fully secured by the underlying property and non-recourse to the borrower and is fully amortized by rental payments under a long-term lease to Bank of America. The Gateway debt is also excluded from debt and coverage ratios for purposes of the bank covenants pertaining to the Company’s credit facility. This measure is useful as a measure of the Company’s ability to meet its debt obligations and to raise additional debt.

**“Fixed Charge Coverage Ratio”** is defined as FFO plus those fixed charges which have been expensed in calculating FFO (“FFO Plus Expensed Fixed Charges”), divided by fixed charges. Fixed charges is the sum of interest expense, principal amortization under mortgage notes payable, ground lease rental payments and preferred stock dividends. Fixed charges include the Company’s share of fixed charges for unconsolidated joint ventures, with Gateway expenses excluded, as discussed above. This measure is useful as a measure of the Company’s ability to meet its debt obligations and to raise additional debt or capital.

**“Funds From Operations Available to Common Stockholders” (“FFO”)** is a supplemental operating performance measure used in the real estate industry. Effective January 1, 2003, the Company adopted the National Association of Real Estate Investment Trusts’ (“NAREIT”) definition of FFO, which is net income available to common

**COUSINS PROPERTIES INCORPORATED**  
**DISCUSSION OF NON-GAAP FINANCIAL MEASURES**

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, 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. 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 the operating performance of its reportable segments and of its divisions based on FFO. Additionally, the Company uses FFO and FFO per share, along with other measures, to assess performance in connection with evaluating and granting incentive compensation to its officers and employees.

**“Interest Expense Coverage Ratio”** is defined as the ratio of FFO plus consolidated interest expense (“FFO Before Interest”) divided by consolidated interest expense. Consolidated interest expense is the sum of the Company’s interest expense plus its share of interest expense for unconsolidated joint ventures. The Company’s share of interest expense for Gateway has been excluded in accordance with the discussion under “Adjusted Debt” above. This measure is useful as a measure of the Company’s ability to meet its debt obligations and to raise additional debt.

**“Rental Property Revenues Less Rental Property Operating Expenses”** is used by industry analysts, investors and Company management to measure operating performance of the Company’s properties. Like FFO, Rental Property Revenues Less Rental Property Operating Expenses excludes certain components from net income in order to provide results that are more closely related to a property’s results of operations. Certain items, such as interest expense, while included in FFO and net income, do not affect the operating performance of a real estate asset and are often incurred at the corporate level as opposed to the property level. As a result, management uses only those income and expense items that are incurred at the property level to evaluate a property’s performance. Depreciation and amortization are also excluded from this item for the reasons described under FFO above. Additionally, appraisals of real estate are based on the value of an income stream before interest and depreciation.

**COUSINS PROPERTIES INCORPORATED**  
**DISCUSSION OF NON-GAAP FINANCIAL MEASURES**

**“Same-Property Growth”** represents the percentage change in Adjusted Rental Property Revenues less rental property operating expenses and in Cash Basis Rental Property Revenues less rental property operating expenses for Same Properties. Adjusted Rental Property Revenues is defined as rental property revenues, excluding lease termination fees, which are generally one-time payments that may distort results of operations for comparable periods, and inter-company activities. Cash Basis Rental Property Revenues excludes lease termination fees and inter-company activities and also excludes straight-line rents and amortization of acquired above market rents. Same Properties include those properties that have been fully operational in each of the comparable reporting periods. Same-Property Growth allows analysts, investors and management to analyze continuing operations and evaluate the growth trend of the Company’s portfolio.

**“Value Creation”** is defined as the value or sales price of a property less any applicable closing costs and less the GAAP cost of the property before deducting accumulated depreciation and excluding any straight-line rent receivable, all as of the measurement date. Value Creation is useful in determining the economic gain or loss inherent in a property. For example, to the extent that GAAP depreciation is recorded against an asset when the asset has in fact appreciated, it is helpful to eliminate this portion of the GAAP gain in order to reflect the true economic gain. As such, Value Creation is useful to investors as a measure of a company’s ability to create value by developing or acquiring an investment which has a fair market value in excess of the cost incurred by the company to create the investment. Company management considers Value Creation a key objective and core competency of the Company and uses this as an additional measure in assessing performance of the Company and its officers and employees.