

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

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FILER

**COUSINS PROPERTIES INC**

CIK: **25232** | IRS No.: **580869052** | State of Incorporation: **GA** | Fiscal Year End: **1231**  
Type: **8-K** | Act: **34** | File No.: **001-11312** | Film No.: **05790932**  
SIC: **6798** Real estate investment trusts

Mailing Address  
2500 WINDY RIDGE  
PARKWAY  
SUITE 1600  
ATLANTA GA 30339-5683

Business Address  
2500 WINDY RIDGE PKWY  
STE 1600  
ATLANTA GA 30339-5683  
7709552200



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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, D.C. 20549**

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**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): May 2, 2005

**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)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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## Item 2.02. Results of Operations and Financial Condition

On May 2, 2005, Cousins Properties Incorporated (the “Company”) issued a press release containing information about the Company’s financial condition and results of operations for the quarter ended March 31, 2005. 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.

## Item 9.01. 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 May 2, 2005.
99.2	Cousins Properties Incorporated Supplemental Information for the Quarter Ended March 31, 2005.

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## **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: May 2, 2005

### **COUSINS PROPERTIES INCORPORATED**

By: /s/ James A. Fleming

James A. Fleming

Executive Vice President and Chief Financial Officer

(Duly Authorized Officer and Principal Financial Officer)



**COUSINS PROPERTIES INCORPORATED**  
**Quarterly Information Package**  
**For the Quarter Ended March 31, 2005**

**I. Press Release**

*Press Release*

*Consolidated Statements of Income*

*Net Income Available and Funds From Operations 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.

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News Release

**FOR IMMEDIATE RELEASE**

**CONTACT:**

James A. Fleming  
Executive Vice President and  
Chief Financial Officer  
(770) 857-2416  
[jimfleming@cousinsproperties.com](mailto:jimfleming@cousinsproperties.com)

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

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

**COUSINS PROPERTIES REPORTS RESULTS FOR  
QUARTER ENDED MARCH 31, 2005**

*ATLANTA (May 2, 2005)* - Cousins Properties Incorporated (NYSE:CUZ) today reported its results of operations for the quarter ended March 31, 2005. 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") was \$5.5 million, or \$0.11 per share, for the first quarter of 2005 compared with \$10.8 million, or \$0.22 per share, for the first quarter of 2004. Funds From Operations Available to Common Stockholders ("FFO") was \$16.3 million, or \$0.32 per share, for the first quarter of 2005 compared with \$27.0 million, or \$0.54 per share, for the first quarter of 2004.

Net Income Available and FFO decreased in the first quarter of 2005 due to a decrease in revenues resulting from the sale of \$1.3 billion of consolidated and joint venture operating properties in 2004. These decreases were partially offset by a related reduction in interest expense and an increase in gains from undepreciated investment property.

First quarter highlights of the Company included the following:

Purchased nine acres of land in the Buckhead district of Atlanta which is entitled for the development of 1.4 million square feet of office, 1.5 million square feet of residential and 150,000 square feet of retail space. Cousins intends to start development of a 31-story office building containing approximately 550,000 square feet of office and 60,000 square feet of retail space in 2005.

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

Acquired 182 acres in Henry County, a suburb of Atlanta, for development of King Mill Distribution Park, an industrial park projected to contain approximately 2.9 million square feet. The first phase, currently under construction, will be developed by Cousins/Weeks, a partnership of Cousins Properties and Weeks Properties and will consist of a 416,000 square foot building expandable to 790,000 square feet.

In partnership with Gellerstedt Development, LLC, commenced construction on 905 Juniper, a 117 unit residential condominium development in Midtown Atlanta.

Opened Hanover Square South, a 190,000 square foot retail shopping center in Richmond, Virginia, anchored by Target (non-owned) and PetsMart.

Commenced development of two new residential developments in joint ventures totaling approximately 1,300 lots.

Sold 14 acres in Wildwood Office Park for \$5.4 million, generating GAAP gains and FFO of approximately \$4.6 million.

Sold 15 acres in its North Point project for \$3.3 million, generating GAAP gains and FFO of approximately \$2.2 million.

Executed new leases totaling 39,000 square feet at 1155 Perimeter Center West and 36,000 square feet at Frost Bank Tower.

Other recent developments included the following:

During April 2005, purchased 34 acres in San Jose, California and began development of an \$80 million power center anchored by a non-owned Target.

During April 2005, a 51,000 square foot biomedical research building in Atlanta, Georgia became fully operational. The building is the headquarters of Inhibitex.

Commenced site preparation on 50 Biscayne, a 529 unit residential condominium development in Miami, Florida. Construction is anticipated to begin in the second quarter.

At March 31, 2005, the Company's portfolio of operational office and medical office buildings was 83% leased, up from 82% at December 31, 2004, and its portfolio of operational retail centers was 95% leased, up from 92% at December 31, 2004.

At March 31, 2005, the Company had seven retail, office and industrial projects under development totaling 1.8 million Company owned square feet and one condominium project under development consisting of 117 units. The Company estimates the total cost of these projects to be \$312.4 million and expects to complete these projects at various dates through 2006. In addition, the Company had approximately 21 communities under development directly or through investments in unconsolidated entities in which approximately 13,000 lots remain to be developed and sold.

Tom Bell, president and CEO of Cousins, said, "The pace of activity in the first quarter picked up right where we left off at year end 2004 with the Office, Industrial, Retail and Land Divisions making progress on significant new developments. With eight projects currently under development, the Cousins team has maintained a fast pace after a record year of value creation in 2004. We are entering a new

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phase of growth at Cousins that will be driven by continued lease up of our remaining office properties and new development in Office, Retail, Industrial and Land. With our lower capital base, this increased development should have a significant impact on total shareholder returns.”

The Consolidated Statements of Income and a schedule entitled Net Income and Funds From Operations Reconciliation, which reconciles Net Income Available to FFO, are attached to this press release. More detailed information on 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 1:00 p.m. (Eastern time) on Tuesday, May 3, 2005, to discuss the results of the quarter ended March 31, 2005. The number to call for this interactive teleconference is (913) 981-5558. A replay of the conference call will be available for 14 days by dialing (719) 457-0820 and entering the pass code, 4252278. The Company will also provide an online Web simulcast and rebroadcast of its first quarter 2005 earnings release conference call. The live broadcast will be available through the “Q1 2005 Cousins Properties Incorporated Earnings Conference Call” link on the Investor Relations page of the Company’s Web site, as well as at [www.streetevents.com](http://www.streetevents.com) and [www.fulldisclosure.com](http://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 7.2 million square feet of office and medical office space, 3.2 million square feet of retail space, over 3,000 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 10.6 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*

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*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.*

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**COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF INCOME**

(Unaudited, in thousands, except per share amounts)

	Three Months Ended March 31,	
	2005	2004
<b>REVENUES:</b>		
Rental property revenues	\$23,858	\$28,750
Development income	497	512
Management fees	2,307	2,074
Leasing and other fees	1,048	643
Residential lot and outparcel sales	1,611	3,888
Interest and other	305	448
	<u>29,626</u>	<u>36,315</u>
<b>COSTS AND EXPENSES:</b>		
Rental property operating expenses	9,124	8,751
General and administrative expenses	8,676	7,983
Depreciation and amortization	9,409	10,492
Residential lot and outparcel cost of sales	1,119	2,490
Interest expense	2,781	4,719
Other	434	790
	<u>31,543</u>	<u>35,225</u>
<b>INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE INCOME TAXES AND INCOME FROM UNCONSOLIDATED JOINT VENTURES</b>	(1,917 )	1,090
<b>PROVISION FOR INCOME TAXES FROM OPERATIONS</b>	(852 )	(836 )
<b>INCOME FROM UNCONSOLIDATED JOINT VENTURES</b>	<u>5,175</u>	<u>9,056</u>
<b>INCOME FROM CONTINUING OPERATIONS BEFORE GAIN ON SALE OF INVESTMENT PROPERTIES</b>	2,406	9,310
<b>GAIN ON SALE OF INVESTMENT PROPERTIES, NET OF APPLICABLE INCOME TAX PROVISION</b>	6,827	2,066
<b>INCOME FROM CONTINUING OPERATIONS</b>	9,233	11,376
<b>DISCONTINUED OPERATIONS, NET OF APPLICABLE INCOME TAX PROVISION:</b>		
Income from discontinued operations	68	756
Gain on sale of investment properties	37	648
	<u>105</u>	<u>1,404</u>
<b>NET INCOME</b>	9,338	12,780
<b>DIVIDENDS TO PREFERRED STOCKHOLDERS</b>	3,813	1,938
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS</b>	<u>\$5,525</u>	<u>\$10,842</u>
<b>PER SHARE INFORMATION – BASIC:</b>		
Income from continuing operations	\$0.11	\$0.19
Income from discontinued operations	0.00	0.03
Net income available to common stockholders	<u>\$0.11</u>	<u>\$0.22</u>
<b>PER SHARE INFORMATION – DILUTED:</b>		
Income from continuing operations	\$0.11	\$0.19
Income from discontinued operations	0.00	0.03
Net income available to common stockholders	<u>\$0.11</u>	<u>\$0.22</u>
<b>WEIGHTED AVERAGE SHARES – BASIC</b>	<u>49,788</u>	<u>48,637</u>
<b>WEIGHTED AVERAGE SHARES – DILUTED</b>	<u>51,653</u>	<u>50,421</u>



**COUSINS PROPERTIES INCORPORATED AND SUBSIDIARIES**  
**NET INCOME AND FUNDS FROM OPERATIONS RECONCILIATION**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2005 AND 2004**  
**(UNAUDITED)**

(In thousands, except per share amounts)

	Three Months Ended March 31,	
	2005	2004
<b>Net Income Available to Common Stockholders</b>	<b>\$5,525</b>	<b>\$10,842</b>
Depreciation and amortization:		
Consolidated properties	9,409	10,492
Discontinued properties	–	2,318
Share of unconsolidated joint ventures	2,543	4,735
Depreciation of furniture, fixtures and equipment and amortization of specifically identifiable intangible assets:		
Consolidated properties	(678 )	(635 )
Share of unconsolidated joint ventures	(66 )	(10 )
Gain on sale of investment properties, net of applicable income tax provision:		
Consolidated	(6,827 )	(2,066 )
Discontinued properties	(37 )	(648 )
Share of unconsolidated joint ventures	(348 )	–
Gain on sale of undepreciated investment properties	6,766	1,967
<b>Funds From Operations Available to Common Stockholders</b>	<b><u>\$16,287</u></b>	<b><u>\$26,995</u></b>
<b>Per Common Share – Basic:</b>		
<b>Net Income Available</b>	<b><u>\$ .11</u></b>	<b><u>\$ .22</u></b>
<b>Funds From Operations</b>	<b><u>\$ .33</u></b>	<b><u>\$ .56</u></b>
<b>Weighted Average Shares</b>	<b><u>49,788</u></b>	<b><u>48,637</u></b>
<b>Per Common Share – Diluted:</b>		
<b>Net Income Available</b>	<b><u>\$ .11</u></b>	<b><u>\$ .22</u></b>
<b>Funds From Operations</b>	<b><u>\$ .32</u></b>	<b><u>\$ .54</u></b>
<b>Diluted Weighted Average Shares</b>	<b><u>51,653</u></b>	<b><u>50,421</u></b>

The table above shows Funds From Operations Available to Common Stockholders (“FFO”) and the related reconciliation to Net Income Available to Common Stockholders (“Net Income Available”) for Cousins Properties Incorporated and Subsidiaries and its unconsolidated joint ventures. The Company calculates FFO in accordance with the National Association of Real Estate Investment Trusts’ (“NAREIT”) definition, 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.

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 March 31, 2005**

**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*

*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)

	2001	2002	2003	2004 1st	2004 2nd
<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS – (See Page 5)</b>	<b>70,815</b>	<b>47,872</b>	<b>238,803</b>	<b>10,842</b>	<b>45,707</b>
<b>FFO AVAILABLE TO COMMON STOCKHOLDERS (“FFO”) – (See Page 5)</b>	<b>108,122</b>	<b>113,366</b>	<b>124,965</b>	<b>26,995</b>	<b>25,266</b>
<b>BASIC WEIGHTED AVERAGE COMMON SHARES</b>	49,205	49,252	48,313	48,637	48,750
<b>DILUTED WEIGHTED AVERAGE COMMON SHARES</b>	50,280	49,937	49,415	50,421	50,405
<b>NET INCOME PER COMMON SHARE – BASIC</b>	1.44	0.97	4.94	0.22	0.94
<b>NET INCOME PER COMMON SHARE – DILUTED</b>	1.41	0.96	4.83	0.22	0.91
<b>FFO PER COMMON SHARE – BASIC</b>	2.20	2.30	2.59	0.56	0.52
<b>FFO PER COMMON SHARE – DILUTED</b>	2.15	2.27	2.53	0.54	0.50
<b>(A) 2ND GENERATION TI &amp; LEASING COSTS AND BUILDING CAPEX (1)</b>	<b>6,073</b>	<b>12,988</b>	<b>14,507</b>	<b>739</b>	<b>1,687</b>
<b>REGULAR COMMON DIVIDENDS</b>	68,595	73,345	71,694	18,096	18,133
<b>SPECIAL COMMON DIVIDEND</b>	–	–	100,544	–	–
<b>REGULAR COMMON DIVIDENDS PER SHARE</b>	1.39	1.48	1.48	0.37	0.37
<b>SPECIAL COMMON DIVIDEND PER SHARE</b>	–	–	2.07	–	–
<b>COMMON STOCK PRICE AT PERIOD END</b>	24.36	24.70	30.60	32.79	32.95
<b>NUMBER OF COMMON SHARES OUTSTANDING AT PERIOD END</b>	49,425	48,386	48,835	48,996	49,095
<b>PREFERRED STOCK – SERIES A – PRICE AT PERIOD END</b>	–	–	27.25	27.50	25.20
<b>NUMBER OF PREFERRED SHARES – SERIES A – OUTSTANDING AT PERIOD END</b>	–	–	4,000	4,000	4,000
<b>PREFERRED STOCK – SERIES B – PRICE AT PERIOD END</b>	–	–	–	–	–
<b>NUMBER OF PREFERRED SHARES – SERIES B – OUTSTANDING AT PERIOD END</b>	–	–	–	–	–
<b>COMMON EQUITY MARKET CAPITALIZATION</b>	1,203,993	1,195,134	1,494,351	1,606,579	1,617,680
<b>PREFERRED EQUITY MARKET CAPITALIZATION</b>	–	–	109,000	110,000	100,800
<b>(B) ADJUSTED DEBT (1)</b>	<b>766,503</b>	<b>844,880</b>	<b>697,050</b>	<b>741,630</b>	<b>702,534</b>
<b>TOTAL MARKET CAPITALIZATION</b>	<b>1,970,496</b>	<b>2,040,014</b>	<b>2,300,401</b>	<b>2,458,209</b>	<b>2,421,014</b>
<b>ADJUSTED DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	39 %	41 %	30 %	30 %	29 %
<b>(B) RECOURSE DEBT (1)</b>	<b>154,018</b>	<b>160,443</b>	<b>20,697</b>	<b>57,555</b>	<b>101,269</b>
<b>RECOURSE DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	8 %	8 %	1 %	2 %	4 %
<b>COMMON EQUITY MARKET CAPITALIZATION</b>	1,203,993	1,195,134	1,494,351	1,606,579	1,617,680
<b>PREFERRED EQUITY MARKET CAPITALIZATION</b>	–	–	109,000	110,000	100,800
<b>(B) TOTAL DEBT (INCLUDING SHARE OF JV’ S)</b>	<b>861,188</b>	<b>935,646</b>	<b>783,638</b>	<b>827,172</b>	<b>786,931</b>
<b>TOTAL MARKET CAPITALIZATION</b>	<b>2,065,181</b>	<b>2,130,780</b>	<b>2,386,989</b>	<b>2,543,751</b>	<b>2,505,411</b>
<b>TOTAL DEBT AS A % OF TOTAL MARKET CAPITALIZATION</b>	42 %	44 %	33 %	33 %	31 %
<b>(C) CONSOLIDATED INTEREST EXPENSE (INC SHARE OF JV’ S) (1)</b>	<b>41,546</b>	<b>50,631</b>	<b>45,774</b>	<b>10,255</b>	<b>10,115</b>
<b>FFO BEFORE INTEREST</b>	149,668	163,997	170,739	37,250	35,381
<b>INTEREST EXPENSE COVERAGE RATIO</b>	3.60	3.24	3.73	3.63	3.50
<b>(D) FIXED CHARGES (excluding preferred dividends)(1)</b>	<b>52,588</b>	<b>65,254</b>	<b>59,580</b>	<b>13,831</b>	<b>13,800</b>
<b>FFO PLUS EXPENSED FIXED CHARGES (excluding preferred dividends)</b>	150,293	164,848	171,338	37,340	35,518
<b>FIXED CHARGE COVERAGE RATIO (excluding preferred dividends)</b>	2.86	2.53	2.88	2.70	2.57
<b>(D) FIXED CHARGES (including preferred dividends)(1)</b>	<b>52,588</b>	<b>65,254</b>	<b>62,938</b>	<b>15,769</b>	<b>15,737</b>
<b>FFO PLUS EXPENSED FIXED CHARGES (including preferred dividends)</b>	150,293	164,848	174,696	39,278	37,455
<b>FIXED CHARGE COVERAGE RATIO (including preferred dividends)</b>	2.86	2.53	2.78	2.49	2.38



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

	2001	2002	2003	2004 1st	2004 2nd	2004 3rd
<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	2,688	2,693	2,988	746	748	
3301 WINDY RIDGE PARKWAY	1,122	1,517	1,555	389	430	
100 NORTH POINT CENTER EAST	0	0	73	212	241	
200 NORTH POINT CENTER EAST	0	0	23	102	97	
333 NORTH POINT CENTER EAST	2,410	2,447	1,448	214	216	
555 NORTH POINT CENTER EAST	2,603	2,546	2,238	1,908	275	
615 PEACHTREE STREET	1,930	1,987	1,922	440	464	
101 INDEPENDENCE CENTER	9,173	8,916	9,085	2,275	2,351	
LAKESHORE PARK PLAZA	1,351	1,113	1,231	351	382	
333 JOHN CARLYLE	3,259	3,535	3,952	856	460	
INFORUM	13,813	13,714	13,843	3,581	3,491	
600 UNIVERSITY PARK PLACE	1,631	1,757	1,871	457	460	
THE POINTS AT WATERVIEW	1,717	1,040	1,802	833	523	
ONE GEORGIA CENTER	3,822	3,438	2,943	736	332	
1900 DUKE STREET	2,245	2,698	2,932	742	390	
FROST BANK TOWER	0	0	0	21	711	
GALLERIA 75	0	0	0	124	245	
COLUMBUS BAZAAR	0	0	0	0	5	
505 & 511 PEACHTREE STREET	0	0	0	0	0	
SUBTOTAL	47,764	47,401	47,906	13,987	11,821	
<b>MEDICAL OFFICE:</b>						
ATHEROGENICS	1,114	1,134	1,181	303	306	
MERIDIAN MARK PLAZA	3,556	4,073	4,153	1,044	1,059	
SUBTOTAL	4,670	5,207	5,334	1,347	1,365	
<b>RETAIL:</b>						
GA 400 LAND LEASES	1,331	1,298	1,399	385	365	
COLONIAL PLAZA MARKETCENTER	746	0	0	0	0	
LAGUNA NIGUEL PROMENADE	0	0	0	0	0	
THE AVENUE EAST COBB	5,396	5,327	5,820	1,404	1,401	
THE AVENUE OF THE PENINSULA	2,522	4,284	4,572	1,001	1,193	
THE AVENUE PEACHTREE CITY	1,191	3,160	3,029	993	833	
THE AVENUE WEST COBB	0	0	655	882	953	
AVENUE VIERA	0	0	0	0	0	
HANOVER SQUARE SOUTH	0	0	0	0	0	
SUBTOTAL	11,186	14,069	15,475	4,665	4,745	
<b>OTHER RENTAL OPERATIONS:</b>						
OTHER	156	0	0	0	(1 )	
SUBTOTAL	156	0	0	0	(1 )	
<b>TOTAL CONSOLIDATED RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>63,776</b>	<b>66,677</b>	<b>68,715</b>	<b>19,999</b>	<b>17,930</b>	

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

(in thousands, except per share amounts, percentages and ratios)

	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	200
<b>(F) DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES</b>									
<b>LESS RENTAL PROPERTY OPERATING EXPENSES (1):</b>									
NORTHSIDE/ ALPHARETTA I	1,641	1,819	1,606	386	411	463	79	1,339	
NORTHSIDE/ ALPHARETTA II	2,335	2,255	2,160	579	592	605	216	1,992	
101 SECOND STREET	13,616	14,557	10,632	2,320	2,322	2,150	(22 )	6,770	
55 SECOND STREET	0	12,724	27,073	1,652	1,950	1,495	(30 )	5,067	
AT&T WIRELESS SERVICES HEADQUARTERS	5,732	5,718	2,828	0	0	0	0	0	
CERRITOS CORPORATE CENTER-PHASE II	1,415	2,322	1,128	0	0	0	0	0	
PRESIDENTIAL MARKETCENTER	3,451	3,731	2,396	0	0	0	0	0	
MIRA MESA MARKETCENTER	5,636	5,956	2,298	0	0	0	0	0	
PERIMETER EXPO	3,226	3,178	2,404	0	0	0	0	0	
SALEM ROAD STATION	556	505	0	0	0	0	0	0	
THE SHOPS OF LAKE TUSCALOOSA	0	0	18	132	145	151	142	570	
OTHER	100	94	98	22	0	0	0	22	
<b>TOTAL DISCONTINUED OPERATIONS RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>37,708</b>	<b>52,859</b>	<b>52,641</b>	<b>5,091</b>	<b>5,420</b>	<b>4,864</b>	<b>385</b>	<b>15,760</b>	
<b>RESIDENTIAL LOT/ TRACT FFO:</b>									
<b>(H) TRACT SALES NET OF COST OF SALES – WHOLLY OWNED (1)</b>	<b>2,011</b>	<b>2,338</b>	<b>7,390</b>	<b>1,967</b>	<b>1,267</b>	<b>8,836</b>	<b>17,557</b>	<b>29,627</b>	

(H)	TRACT SALES NET OF COST OF SALES - JOINT VENTURES (1)	1,098	671	472	991	80	937	227	2,235	8
	<b>TOTAL TRACT SALES NET OF COS</b>	<b>3,109</b>	<b>3,009</b>	<b>7,862</b>	<b>2,958</b>	<b>1,347</b>	<b>9,773</b>	<b>17,784</b>	<b>31,862</b>	<b>6</b>
(H)	LOT SALES NET OF COST OF SALES - WHOLLY OWNED (1)	772	1,622	2,803	1,398	1,188	1,122	985	4,693	4
(H)	LOT SALES NET OF COST OF SALES - JOINT VENTURES (1)	645	1,281	3,428	1,724	1,389	1,011	2,826	6,950	1
	<b>TOTAL LOT SALES NET OF COS</b>	<b>1,417</b>	<b>2,903</b>	<b>6,231</b>	<b>3,122</b>	<b>2,577</b>	<b>2,133</b>	<b>3,811</b>	<b>11,643</b>	<b>2</b>
(H)	INTEREST - JOINT VENTURE (1)	0	0	0	(20 )	(37 )	(39 )	(39 )	(135 )	(
(H)	OTHER - JOINT VENTURE (1)	(23 )	(3 )	(156 )	(38 )	(7 )	(43 )	(132 )	(220 )	(
	<b>TOTAL RESIDENTIAL LOT/TRACT FFO</b>	<b>4,503</b>	<b>5,909</b>	<b>13,937</b>	<b>6,022</b>	<b>3,880</b>	<b>11,824</b>	<b>21,424</b>	<b>43,150</b>	<b>9</b>
	<b>DEVELOPMENT INCOME</b>	<b>6,179</b>	<b>4,625</b>	<b>2,870</b>	<b>512</b>	<b>1,045</b>	<b>624</b>	<b>1,129</b>	<b>3,310</b>	<b>4</b>
	<b>MANAGEMENT FEES</b>	<b>7,966</b>	<b>9,313</b>	<b>8,519</b>	<b>2,074</b>	<b>2,140</b>	<b>2,242</b>	<b>2,248</b>	<b>8,704</b>	<b>2</b>
	<b>LEASING &amp; OTHER FEES</b>	<b>5,344</b>	<b>4,297</b>	<b>6,991</b>	<b>643</b>	<b>782</b>	<b>1,518</b>	<b>1,520</b>	<b>4,463</b>	<b>1</b>
	<b>INTEREST INCOME &amp; OTHER:</b>									
	GNMAs	5	13	4	0	0	1	2	3	1
	OTHER INTEREST AND OTHER MISCELLANEOUS	526	254	755	448	107	1,093	877	2,525	3
	650 MASS AVE NOTES	4,126	4,126	3,181	0	0	0	0	0	(
	CHARLOTTE GATEWAY VILLAGE, LLC NOTE	1,404	0	0	0	0	0	0	0	(
	<b>TOTAL INTEREST INCOME</b>	<b>6,061</b>	<b>4,393</b>	<b>3,940</b>	<b>448</b>	<b>107</b>	<b>1,094</b>	<b>879</b>	<b>2,528</b>	<b>3</b>
	<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>(27,010)</b>	<b>(27,670)</b>	<b>(29,606)</b>	<b>(7,983)</b>	<b>(8,605)</b>	<b>(8,431)</b>	<b>(8,683)</b>	<b>(33,702)</b>	<b>(</b>

**STOCK  
APPRECIATION  
RIGHT EXPENSE**

276	(29 )	0	0	0	0	0	0	0	0
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**COUSINS PROPERTIES INCORPORATED**  
**NET INCOME AND FUNDS FROM OPERATIONS – SUPPLEMENTAL DETAIL**

(in thousands, except per share amounts, percentages and ratios)

	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>INTEREST EXPENSE CONSOLIDATED:</b>									
CREDIT FACILITY – FLOATING @ LIBOR + 1.05% to 1.70%	(9,910 )	(4,738 )	(3,320 )	(472 )	(753 )	(106 )	0	(1,331 )	0
CREDIT FACILITY – FLOATING @ LIBOR + .90% to 1.50%	0	0	0	0	0	(356 )	(408 )	(764 )	(452 )
NOTE PAYABLE, UNSECURED - 8.04%	0	0	(598 )	(489 )	(466 )	(466 )	(461 )	(1,882 )	(458 )
PERIMETER EXPO DEBT - 8.04%	(1,662 )	(1,637 )	(1,087 )	0	0	0	0	0	0
650 MASS AVE DEBT - 6.53%	0	0	0	0	0	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.677%	(4,583 )	(868 )	0	0	0	0	0	0	0
BANK OF AMERICA PLAZA FINANCING - 6.9575%	0	(8,974 )	(10,718)	(2,605)	(2,592)	(2,610)	(2,599)	(10,406)	(2,500)
101 INDEPENDENCE CENTER DEBT - 8.22%	(3,827 )	(3,755 )	(3,673 )	(905 )	(899 )	(269 )	0	(2,073 )	0
LAKESHORE PARK PLAZA DEBT - 6.78%	(710 )	(696 )	(682 )	(168 )	(167 )	(166 )	(165 )	(666 )	(164 )
MERIDIAN MARK PLAZA DEBT - 8.27%	(2,118 )	(2,097 )	(2,074 )	(515 )	(513 )	(511 )	(509 )	(2,048 )	(507 )
1900 DUKE STREET & 333 JOHN CARLYLE DEBT - 7%	(579 )	(3,456 )	(3,419 )	(849 )	(440 )	0	0	(1,289 )	0
100 NORTH POINT CENTER EAST DEBT - 7.86%	0	0	(79 )	(232 )	(232 )	(233 )	(235 )	(932 )	(230 )
200 NORTH POINT CENTER EAST DEBT - 7.86%	0	0	(70 )	(205 )	(205 )	(209 )	(207 )	(826 )	(204 )
333 & 555 NORTH POINT CENTER DEBT - 7%	(384 )	(2,282 )	(2,246 )	(556 )	(553 )	(550 )	(548 )	(2,207 )	(545 )
THE AVENUE EAST COBB DEBT - 8.39%	(3,277 )	(3,250 )	(3,220 )	(800 )	(798 )	(796 )	(794 )	(3,188 )	(792 )
600 UNIVERSITY PARK DEBT - 7.38%	(492 )	(1,042 )	(1,032 )	(256 )	(255 )	(255 )	(254 )	(1,020 )	(254 )
CEDAR GROVE LAKES DEBT - 8%	0	(148 )	0	0	0	0	0	0	0
CALLAWAY GARDENS DEBT - 6%	0	(13 )	14	0	0	0	0	0	0
OTHER	(22 )	(19 )	(55 )	(7 )	(4 )	(4 )	(4 )	(19 )	(3 )

	CAPITALIZED	9,712	5,934	9,683	3,340	3,433	3,778	3,477	14,028	3,366
	<b>TOTAL INTEREST EXPENSE CONSOLIDATED</b>	(17,852)	(27,041)	(22,576)	(4,719)	(4,444)	(2,753)	(2,707)	(14,623)	(2,707)
	<b>LOSS ON EXTINGUISHMENT OF DEBT</b>	0	(3,501)	0	0	0	0	0	0	0
	<b>OTHER EXPENSES – CONTINUING OPERATIONS:</b>									
	PROPERTY TAXES	(619)	(675)	(768)	(166)	(222)	(124)	(152)	(664)	(119)
	MINORITY INTEREST EXPENSE	(1,553)	(1,589)	(1,613)	(398)	(397)	(401)	(221)	(1,417)	(392)
	PREDEVELOPMENT & OTHER	(708)	(1,558)	(1,677)	(226)	(305)	(453)	(300)	(1,284)	77
	<b>TOTAL OTHER EXPENSES</b>	(2,880)	(3,822)	(4,058)	(790)	(924)	(978)	(673)	(3,365)	(434)
(F)	<b>OTHER EXPENSES – DISCONTINUED OPERATIONS:</b>									
	INTEREST EXPENSE	(9,758)	(10,382)	(9,459)	(2,017)	(2,011)	(1,780)	(62)	(5,870)	0
	MARK-TO-MARKET DEBT ADJUSTMENT	0	0	0	0	0	0	(605)	(605)	0
	MINORITY INTEREST EXPENSE	(2,063)	(1,710)	(624)	0	0	0	0	0	0
	<b>TOTAL OTHER EXPENSES – DISCONTINUED OPERATIONS</b>	(11,821)	(12,092)	(10,083)	(2,017)	(2,011)	(1,780)	(667)	(6,475)	0
	<b>INCOME TAX (PROVISION)/ BENEFIT:</b>									
	CONTINUING OPERATIONS	691	(1,526)	(2,596)	(836)	(17)	(713)	(1,178)	(2,744)	(852)
(F)	DISCONTINUED OPERATIONS (1)	(136)	(139)	0	0	0	0	0	0	0
	<b>TOTAL INCOME TAX (PROVISION)/ BENEFIT</b>	555	(1,665)	(2,596)	(836)	(17)	(713)	(1,178)	(2,744)	(852)
	<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS (1):</b>									
(I)	CONSOLIDATED	(2,166)	(2,148)	(2,511)	(635)	(700)	(659)	(658)	(2,652)	(678)
	<b>TOTAL NON-REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	(2,166)	(2,148)	(2,511)	(635)	(700)	(659)	(658)	(2,652)	(678)
(I)	<b>MINORITY INTEREST SHARE OF REAL</b>	(95)	0	0	0	0	0	0	0	0



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

	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004
<b>(G) JOINT VENTURE FFO (EXCLUDING TEMCO &amp; CL REALTY) (1):</b>								
WILDWOOD ASSOCIATES	9,724	10,870	10,051	2,105	2,374	2,216	(1,798 )	4,897
WILDWOOD ASSOCIATES – IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	0	0	(551 )	0	0	0	0	0
CP VENTURE TWO LLC	2,435	2,274	2,080	520	530	536	484	2,070
CP VENTURE TWO LLC – IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY	0	0	(985 )	0	0	0	(209 )	(209 )
COUSINS LORET VENTURE, L.L.C.	3,798	3,653	3,242	869	904	299	(8 )	2,064
CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING)	1,038	1,120	1,203	333	290	335	(1,259 )	(301 )
BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE)	279	350	365	73	112	88	134	407
TEN PEACHTREE PLACE ASSOCIATES	277	(488 )	1,539	482	349	353	349	1,533
CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA)	14,614	15,368	15,789	3,904	3,891	3,796	3,690	15,281
285 VENTURE, LLC (1155 PERIMETER CENTER WEST)	3,878	3,998	3,102	445	2,587	231	229	3,492
CPI/FSP I, L.P. (AUSTIN RESEARCH PARK)	756	3,180	3,412	856	904	706	(1 )	2,465
CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE)	620	1,208	1,208	302	302	302	302	1,208
CRAWFORD LONG – CPI, LLC	0	1,728	1,685	311	357	349	430	1,447
OTHER	158	0	0	924	0	0	0	924
<b>TOTAL SHARE OF JOINT VENTURE FFO</b>	<b>37,577</b>	<b>43,261</b>	<b>42,140</b>	<b>11,124</b>	<b>12,600</b>	<b>9,211</b>	<b>2,343</b>	<b>35,278</b>

	<b>PREFERRED STOCK DIVIDENDS</b>	0	0	(3,358 )	(1,938 )	(1,937 )	(1,937 )	(2,230 )	(8,042 )
	<b>FFO AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>108,122</b>	<b>113,366</b>	<b>124,965</b>	<b>26,995</b>	<b>25,266</b>	<b>29,336</b>	<b>27,281</b>	<b>108,878</b>
	<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET:</b>								
	<b>CONTINUING OPERATIONS</b>	23,496	6,254	100,558	2,066	36,500	50,082	29,408	118,056
(H)	LESS GAIN ON SALE OF UNDEPRECIATED INVESTMENT PROPERTIES	(2,011 )	(2,143 )	(7,270 )	(1,967 )	(1,267 )	(8,836 )	(17,557 )	(29,627 )
	DISCONTINUED OPERATIONS	0	1,174	93,459	648	0	67,291	13,988	81,927
	SHARE OF UNCONSOLIDATED JOINT VENTURES	0	0	0	0	0	99,300	76,965	176,265
	<b>TOTAL GAIN ON SALE OF INVESTMENT PROPERTIES, NET</b>	<b>21,485</b>	<b>5,285</b>	<b>186,747</b>	<b>747</b>	<b>35,233</b>	<b>207,837</b>	<b>102,804</b>	<b>346,621</b>
	<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE (1):</b>								
(I)	CONSOLIDATED	(30,624 )	(34,154 )	(36,966 )	(9,857 )	(8,084 )	(7,676 )	(8,962 )	(34,579 )
(I)	MINORITY INTEREST SHARE	95	0	0	0	0	0	0	0
(F,I)	DISCONTINUED OPERATIONS	(11,862 )	(18,085 )	(14,678 )	(2,318 )	(1,879 )	(1,057 )	(44 )	(5,298 )
(G,I)	SHARE OF UNCONSOLIDATED JOINT VENTURES	(16,400 )	(18,540 )	(21,265 )	(4,725 )	(4,829 )	(3,701 )	(2,625 )	(15,880 )
	<b>TOTAL REAL ESTATE DEPRECIATION &amp; AMORTIZATION</b>	<b>(58,791 )</b>	<b>(70,779 )</b>	<b>(72,909 )</b>	<b>(16,900)</b>	<b>(14,792)</b>	<b>(12,434)</b>	<b>(11,631)</b>	<b>(55,757 )</b>
	<b>NET INCOME AVAILABLE TO COMMON STOCKHOLDERS</b>	<b>70,815</b>	<b>47,872</b>	<b>238,803</b>	<b>10,842</b>	<b>45,707</b>	<b>224,739</b>	<b>118,454</b>	<b>399,742</b>

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004
<b>WILDWOOD ASSOCIATES (100%):</b>								
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>								
2300 WINDY RIDGE PARKWAY	10,803	11,182	8,462	2,197	2,254	2,268	411	7,130
2500 WINDY RIDGE PARKWAY	5,037	4,992	4,673	1,069	1,183	921	(9 )	3,164
3200 WINDY HILL ROAD (WILDWOOD PLAZA)	11,462	12,217	13,181	2,571	2,847	2,939	504	8,861
4100/4300 WILDWOOD PARKWAY (GA PACIFIC)	3,458	3,803	3,851	960	962	843	(1 )	2,764
4200 WILDWOOD PARKWAY (GE)	4,711	4,853	4,690	1,193	1,194	1,048	(1 )	3,434
BANK/RESTAURANT GROUND LEASES	1,161	1,081	1,287	326	336	321	58	1,041
	<b>36,632</b>	<b>38,128</b>	<b>36,144</b>	<b>8,316</b>	<b>8,776</b>	<b>8,340</b>	<b>962</b>	<b>26,394</b>
<b>INTEREST EXPENSE:</b>								
2300 DEBT - 7.56%	(4,754 )	(4,546 )	(4,359 )	(1,064)	(1,054)	(1,042 )	(222 )	(3,382 )
2500 DEBT - 7.45%	(1,708 )	(1,642 )	(1,571 )	(381 )	(376 )	(348 )	0	(1,105 )
3200 DEBT - 8.23%	(5,524 )	(5,389 )	(5,218 )	(1,275)	(1,263)	(1,252 )	(266 )	(4,056 )
4100/4300 DEBT - 7.65%	(2,150 )	(2,097 )	(2,030 )	(493 )	(489 )	(431 )	0	(1,413 )
4200 DEBT - 6.78%	(2,877 )	(2,812 )	(2,737 )	(665 )	(659 )	(574 )	0	(1,898 )
LINE OF CREDIT – FLOATING @ LIBOR + .75%	0	0	0	0	0	0	0	0
INTEREST CAPITALIZED	0	0	0	0	0	0	0	0
	(17,014)	(16,486)	(15,915)	(3,878)	(3,841)	(3,647 )	(488 )	(11,854 )
<b>MARK-TO-MARKET DEBT ADJUSTMENT</b>	0	0	0	0	0	0	(3,843 )	(3,843 )
<b>OTHER, NET</b>	(169 )	96	478	(102 )	(41 )	(110 )	(12 )	(265 )
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	(45 )	(8 )	(10 )	(9 )	(3 )	(30 )

<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	(1,101 )	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	19,449	21,738	19,561	4,328	4,884	4,574	(3,384 )	10,402
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(9,003 )	(9,022 )	(9,364 )	(2,151)	(2,197)	(2,037 )	(13 )	(6,398 )
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	84,008	116,827	200,835
<b>NET INCOME</b>	10,446	12,716	10,197	2,177	2,687	86,545	113,430	204,839
<b>COUSINS' SHARE OF WILDWOOD ASSOCIATES (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
<b>REVENUES LESS OPERATING EXPENSES</b>	18,316	19,065	17,796	4,099	4,321	4,100	375	12,895
<b>INTEREST EXPENSE</b>	(8,507 )	(8,243 )	(7,960 )	(1,939)	(1,921)	(1,824 )	(244 )	(5,928 )
<b>MARK-TO-MARKET DEBT ADJUSTMENT</b>	0	0	0	0	0	0	(1,922 )	(1,922 )
<b>OTHER, NET</b>	(85 )	48	238	(51 )	(21 )	(55 )	(6 )	(133 )
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	(23 )	(4 )	(5 )	(5 )	(1 )	(15 )
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	(551 )	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	9,724	10,870	9,500	2,105	2,374	2,216	(1,798 )	4,897
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(4,502 )	(4,512 )	(4,682 )	(1,076)	(1,097)	(1,012 )	(6 )	(3,191 )
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	41,577	57,783	99,360
<b>NET INCOME</b>	5,222	6,358	4,818	1,029	1,277	42,781	55,979	101,066

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005
<b>CP VENTURE TWO LLC (100%):</b>									
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES (REVENUES LESS OPERATING EXPENSES):</b>									
<b>OFFICE:</b>									
FIRST UNION TOWER	4,855	4,021	2,944	733	664	691	571	2,659	
GRANDVIEW II	2,192	2,288	2,359	606	609	613	572	2,400	
100 NORTH POINT CENTER EAST	2,213	1,456	1,239	6	1	0	0	7	
200 NORTH POINT CENTER EAST	1,703	1,047	484	10	3	0	0	13	
SUBTOTAL OFFICE	10,963	8,812	7,026	1,355	1,277	1,304	1,143	5,079	
<b>MEDICAL OFFICE:</b>									
PRESBYTERIAN MEDICAL PLAZA	902	912	938	240	235	234	257	966	
<b>RETAIL:</b>									
NORTH POINT MARKETCENTER	5,011	4,982	5,156	1,249	1,359	1,345	1,189	5,142	
MANSELL CROSSING II	1,141	1,533	1,190	310	319	313	285	1,227	
GREENBRIER MARKETCENTER	4,533	4,687	4,519	1,143	1,119	1,194	1,057	4,513	
LOS ALTOS MARKETCENTER	2,797	2,974	2,976	753	849	807	692	3,101	
SUBTOTAL RETAIL	13,482	14,176	13,841	3,455	3,646	3,659	3,223	13,983	
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	25,347	23,900	21,805	5,050	5,158	5,197	4,623	20,028	
<b>OTHER, NET</b>	1	(52 )	(71 )	(19 )	(52 )	0	0	(71 )	
<b>INTEREST EXPENSE:</b>									
NORTH POINT MARKETCENTER - 8.50%	(2,323 )	(2,264 )	(2,216 )	(546 )	(541 )	(538 )	(534 )	(2,159 )	
100 & 200 NORTH POINT CENTER EAST - 7.86%	(1,853 )	(1,815 )	(1,628 )	0				0	
TOTAL INTEREST EXPENSE	(4,176 )	(4,079 )	(3,844 )	(546 )	(541 )	(538 )	(534 )	(2,159 )	
<b>DEPRECIATION &amp; AMORTIZATION OF</b>	0	0	0	0	0	0	0	0	



<b>NON-REAL ESTATE ASSETS</b>									
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	(8,567 )	0	0	0	(1,535)	(1,535 )	
<b>FUNDS FROM OPERATIONS</b>	21,172	19,769	9,323	4,485	4,565	4,659	2,554	16,263	
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(12,383)	(10,639)	(9,727 )	(1,926)	(1,923)	(1,920)	(1,648)	(7,417 )	
<b>NET INCOME</b>	8,789	9,130	(404 )	2,559	2,642	2,739	906	8,846	
<b>COUSINS' SHARE OF CP VENTURE TWO (2):</b>	11.50 %	11.50 %	11.50 %	11.50 %	11.50 %	11.50 %	11.50 %	11.50 %	
<b>REVENUES LESS OPERATING EXPENSES</b>	2,915	2,749	2,530	583	592	597	546	2,318	
<b>INTEREST EXPENSE</b>	(480 )	(470 )	(442 )	(63 )	(62 )	(61 )	(62 )	(248 )	
<b>OTHER, NET</b>	0	(5 )	(8 )	0	0	0	0	0	
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0	0	0	0	0	
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY</b>	0	0	(985 )	0	0	0	(209 )	(209 )	
<b>FUNDS FROM OPERATIONS</b>	2,435	2,274	1,095	520	530	536	275	1,861	
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(1,424 )	(1,223 )	(1,119 )	(222 )	(220 )	(221 )	(189 )	(852 )	
<b>NET INCOME</b>	1,011	1,051	(24 )	298	310	315	86	1,009	

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<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	4,446	3,771	1,029	1,075	357	(7 )	2,454	0
THE PINNACLE	9,652	9,986	9,751	2,455	2,469	841	(9 )	5,756	0
<b>TOTAL REVENUES LESS OPERATING EXPENSES</b>	14,745	14,432	13,522	3,484	3,544	1,198	(16 )	8,210	0
<b>INTEREST EXPENSE CAPITALIZED INTEREST</b>	(7,192 )	(7,109 )	(7,022 )	(1,741)	(1,735)	(596 )	0	(4,072 )	0
<b>OTHER, NET DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	46	0	0	0	0	0	0	0	0
	(4 )	(17 )	(16 )	(4 )	(4 )	(1 )	0	(9 )	0
<b>FUNDS FROM OPERATIONS</b>	7,595	7,306	6,484	1,739	1,805	601	(16 )	4,129	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(7,703 )	(8,680 )	(6,790 )	(1,867)	(1,872)	(44 )	0	(3,783 )	0
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	89,919	3	89,922	0
<b>NET INCOME</b>	(108 )	(1,374 )	(306 )	(128 )	(67 )	90,476	(13 )	90,268	0
<b>COUSINS SHARE OF COUSINS LORET (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
<b>REVENUES LESS OPERATING EXPENSES</b>	7,373	7,217	6,761	1,742	1,774	598	(8 )	4,106	0

<b>INTEREST EXPENSE</b>	(3,596 )	(3,555 )	(3,511 )	(871 )	(868 )	(298 )	0	(2,037 )	0
<b>OTHER, NET</b>	23	0	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(2 )	(9 )	(8 )	(2 )	(2 )	(1 )	0	(5 )	0
<b>FUNDS FROM OPERATIONS</b>	3,798	3,653	3,242	869	904	299	(8 )	2,064	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(3,852 )	(4,383 )	(3,395 )	(933 )	(936 )	(20 )	0	(1,889 )	0
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	45,364	(24 )	45,340	0
<b>NET INCOME</b>	(54 )	(730 )	(153 )	(64 )	(32 )	45,643	(32 )	45,515	0

<b>CC-JM II ASSOCIATES (BOOZ-ALLEN BUILDING) (100%):</b>									
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	3,571	3,661	3,747	988	972	980	215	3,155	0
<b>INTEREST - 7.0% MARK-TO-MARKET DEBT ADJUSTMENT</b>	(1,493 )	(1,420 )	(1,341 )	(323 )	(316 )	(310 )	(76 )	(1,025 )	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(1 )	0	(2 )	0	0	(1 )	0	(1 )	0
<b>FUNDS FROM OPERATIONS</b>	2,077	2,241	2,404	665	656	669	(2,518 )	(528 )	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(1,125 )	(1,126 )	(1,125 )	(281 )	(282 )	(281 )	0	(844 )	0
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	0	38,917	38,917	696
<b>NET INCOME</b>	952	1,115	1,279	384	374	388	36,399	37,545	696
<b>COUSINS SHARE OF CC-JM II (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %

<b>REVENUES LESS OPERATING EXPENSES</b>	1,786	1,831	1,874	494	448	490	108	1,540	1
<b>INTEREST EXPENSE</b>	(747 )	(711 )	(671 )	(161 )	(158 )	(155 )	(39 )	(513 )	0
<b>MARK-TO-MARKET DEBT ADJUSTMENT</b>	0	0	0	0	0	0	(1,328 )	(1,328 )	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(1 )	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	1,038	1,120	1,203	333	290	335	(1,259 )	(301 )	1
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(575 )	(575 )	(576 )	(144 )	(144 )	(144 )	(3 )	(435 )	0
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	0	19,212	19,212	348
<b>NET INCOME</b>	463	545	627	189	146	191	17,950	18,476	349

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>BRAD COUS GOLF VENTURE, LTD. (WORLD GOLF VILLAGE) (100%):</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	558	696	727	146	224	176	269	815	230
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	558	696	727	146	224	176	269	815	230
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(691 )	(829 )	(547 )	(171 )	(171 )	(170 )	(174 )	(686 )	(125 )
<b>NET INCOME</b>	(133 )	(133 )	180	(25 )	53	6	95	129	105
<b>COUSINS SHARE OF BRAD COUS GOLF VENTURE (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
REVENUES LESS OPERATING EXPENSES	279	350	365	73	112	88	134	407	115
INTEREST EXPENSE	0	0	0	0	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	279	350	365	73	112	88	134	407	115
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(346 )	(415 )	(274 )	(86 )	(86 )	(85 )	(86 )	(343 )	(62 )
<b>NET INCOME</b>	(67 )	(65 )	91	(13 )	26	3	48	64	53

<b>TEN PEACHTREE PLACE ASSOCIATES (100%):</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	2,569	(518 )	3,324	1,078	1,114	1,119	1,111	4,422	1,107
INTEREST - 5.39%	(1,234)	(457 )	(246 )	(115 )	(414 )	(414 )	(413 )	(1,356)	(411 )

<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(11 )	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	1,324	(975 )	3,078	963	700	705	698	3,066	696
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(588 )	(727 )	(2,016)	(571 )	(569 )	(569 )	(569 )	(2,278)	(569 )
<b>NET INCOME</b>	736	(1,702)	1,062	392	131	136	129	788	127
<b>COUSINS SHARE OF TEN PEACHTREE PLACE ASSOCIATES (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
<b>REVENUES LESS OPERATING EXPENSES</b>	885	(259 )	1,662	539	556	560	556	2,211	554
<b>INTEREST EXPENSE</b>	(606 )	(229 )	(123 )	(57 )	(207 )	(207 )	(207 )	(678 )	(206 )
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(2 )	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	277	(488 )	1,539	482	349	353	349	1,533	348
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(134 )	(365 )	(1,007)	(286 )	(285 )	(280 )	(283 )	(1,134)	(282 )
<b>NET INCOME</b>	143	(853 )	532	196	64	73	66	399	66

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>CSC ASSOCIATES, L.P. (BANK OF AMERICA PLAZA) (100%):</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	29,227	30,735	31,577	7,813	7,789	7,602	7,389	30,593	7,339
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	(6 )	(8 )	(10 )	(10 )	(34 )	(8 )
<b>FUNDS FROM OPERATIONS</b>	29,227	30,735	31,577	7,807	7,781	7,592	7,379	30,559	7,331
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(7,653 )	(7,654 )	(7,616 )	(1,900)	(1,866)	(1,837)	(1,837)	(7,440 )	(1,940)
<b>NET INCOME</b>	21,574	23,081	23,961	5,907	5,915	5,755	5,542	23,119	5,391
<b>COUSINS SHARE OF CSC ASSOCIATES (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
<b>REVENUES LESS OPERATING EXPENSES</b>	14,614	15,368	15,789	3,907	3,895	3,801	3,695	15,298	3,670
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	(3 )	(4 )	(5 )	(5 )	(17 )	(4 )
<b>FUNDS FROM OPERATIONS</b>	14,614	15,368	15,789	3,904	3,891	3,796	3,690	15,281	3,666
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(3,903 )	(3,904 )	(3,885 )	(969 )	(952 )	(937 )	(937 )	(3,795 )	(989 )
<b>NET INCOME</b>	10,711	11,464	11,904	2,935	2,939	2,859	2,753	11,486	2,677
<b>285 VENTURE, LLC (1155 PERIMETER CENTER WEST) (100%):</b>									

RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	7,756	7,994	6,202	891	5,176	(94 )	458	6,431	514
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	7,756	7,994	6,202	891	5,176	(94 )	458	6,431	514
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(2,224 )	(2,211 )	(7,558 )	(702 )	(837 )	(920 )	(1,362)	(3,821 )	(949 )
<b>NET INCOME</b>	5,532	5,783	(1,356 )	189	4,339	(1,014)	(904 )	2,610	(435 )
COUSINS SHARE OF 285 VENTURE (2):	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
REVENUES LESS OPERATING EXPENSES	3,878	3,998	3,102	445	2,587	231	229	3,492	257
INTEREST EXPENSE	0	0	0	0	0	0	0	0	0
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	3,878	3,998	3,102	445	2,587	231	229	3,492	257
DEPRECIATION & AMORTIZATION OF REAL ESTATE	(1,282 )	(1,274 )	(3,947 )	(393 )	(460 )	(502 )	(722 )	(2,077 )	(517 )
<b>NET INCOME</b>	2,596	2,724	(845 )	52	2,127	(271 )	(493 )	1,415	(260 )

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**COUSINS PROPERTIES INCORPORATED**

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>CPI/FSP I, L.P. (AUSTIN RESEARCH PARK) (100%):</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	1,512	6,357	6,828	1,714	1,755	1,413	(1 )	4,881	3
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	(3 )	(1 )	5	0	0	4	0
<b>FUNDS FROM OPERATIONS</b>	1,512	6,357	6,825	1,713	1,760	1,413	(1 )	4,885	3
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(738 )	(1,949 )	(1,914 )	(493 )	(539 )	(248 )	0	(1,280 )	0
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	27,183	(13 )	27,170	0
<b>NET INCOME</b>	774	4,408	4,911	1,220	1,221	28,348	(14 )	30,775	3
<b>COUSINS SHARE OF CPI/FSP I (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
<b>REVENUES LESS OPERATING EXPENSES</b>	756	3,180	3,415	857	901	706	(1 )	2,463	2
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	(3 )	(1 )	3	0	0	2	0
<b>FUNDS FROM OPERATIONS</b>	756	3,180	3,412	856	904	706	(1 )	2,465	2
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(382 )	(1,062 )	(1,044 )	(268 )	(291 )	(132 )	0	(691 )	0

<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	12,359	(6 )	12,353	0
<b>NET INCOME</b>	374	2,118	2,368	588	613	12,933	(7 )	14,127	2

<b>CHARLOTTE GATEWAY VILLAGE, LLC (GATEWAY VILLAGE) (100%):</b>									
<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	10,763	21,126	21,023	5,248	5,246	5,245	5,258	20,997	5,254
<b>INTEREST</b>	(6,280 )	(12,030)	(11,513)	(2,793)	(2,758)	(2,723 )	(2,687)	(10,961)	(2,650)
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	4,483	9,096	9,510	2,455	2,488	2,522	2,571	10,036	2,604
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(4,715 )	(5,928 )	(6,037 )	(1,522)	(1,530)	(1,537 )	(1,541)	(6,130 )	(1,546)
<b>NET INCOME</b>	(232 )	3,168	3,473	933	958	985	1,030	3,906	1,058
<b>COUSINS SHARE OF GATEWAY VILLAGE (2) (3):</b>									
<b>REVENUES LESS OPERATING EXPENSES</b>	620	1,208	1,208	302	302	302	302	1,208	302
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0	0	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	620	1,208	1,208	302	302	302	302	1,208	302
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	(25 )	(32 )	(8 )	(8 )	(8 )	(8 )	(32 )	(8 )
<b>NET INCOME</b>	620	1,183	1,176	294	294	294	294	1,176	294



**COUSINS PROPERTIES INCORPORATED**

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>CRAWFORD LONG – CPI, LLC (100%):</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	0	3,454	5,431	1,438	1,527	1,507	1,667	6,139	1,686
INTEREST - 5.9%	0	0	(2,062)	(815 )	(813 )	(810 )	(808 )	(3,246)	(805 )
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>3,454</b>	<b>3,369</b>	<b>623</b>	<b>714</b>	<b>697</b>	<b>859</b>	<b>2,893</b>	<b>881</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>(1,530)</b>	<b>(2,507)</b>	<b>(632 )</b>	<b>(638 )</b>	<b>(659 )</b>	<b>(669 )</b>	<b>(2,598)</b>	<b>(691 )</b>
<b>NET INCOME</b>	<b>0</b>	<b>1,924</b>	<b>862</b>	<b>(9 )</b>	<b>76</b>	<b>38</b>	<b>190</b>	<b>295</b>	<b>190</b>
<b>COUSINS SHARE OF CRAWFORD LONG - CPI (2):</b>		50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
REVENUES LESS OPERATING EXPENSES	0	1,728	2,717	719	764	754	834	3,071	843
INTEREST EXPENSE	0	0	(1,032)	(408 )	(407 )	(405 )	(404 )	(1,624)	(403 )
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	0	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	<b>0</b>	<b>1,728</b>	<b>1,685</b>	<b>311</b>	<b>357</b>	<b>349</b>	<b>430</b>	<b>1,447</b>	<b>440</b>
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	<b>0</b>	<b>(802 )</b>	<b>(1,306)</b>	<b>(329 )</b>	<b>(332 )</b>	<b>(343 )</b>	<b>(348 )</b>	<b>(1,352)</b>	<b>(358 )</b>
<b>NET INCOME</b>	<b>0</b>	<b>926</b>	<b>379</b>	<b>(18 )</b>	<b>25</b>	<b>6</b>	<b>82</b>	<b>95</b>	<b>82</b>
<b>OTHER:</b>									
RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES	0	0	0	0	0	0	0	0	0
OTHER, NET	453	0	0	1,848	0	0	0	1,848	0
DEPRECIATION & AMORTIZATION OF	(64 )	0	0	0	0	0	0	0	0

NON-REAL ESTATE ASSETS									
<b>FUNDS FROM OPERATIONS</b>	389	0	0	1,848	0	0	0	1,848	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0	0	0
<b>NET INCOME</b>	389	0	0	1,848	0	0	0	1,848	0
<b>COUSINS SHARE OF OTHER (2):</b>									
<b>REVENUES LESS OPERATING EXPENSES</b>	0	0	0	0	0	0	0	0	0
<b>INTEREST EXPENSE</b>	0	0	0	0	0	0	0	0	0
<b>OTHER, NET</b>	206	0	0	924	0	0	0	924	0
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(48)	0	0	0	0	0	0	0	0
<b>FUNDS FROM OPERATIONS</b>	158	0	0	924	0	0	0	924	0
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0	0	0
<b>NET INCOME</b>	158	0	0	924	0	0	0	924	0

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

JOINT VENTURES	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>COUSINS SHARE OF TEMCO ASSOCIATES (2):</b>	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %
RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS	1,743	1,952	3,199	2,105	781	1,383	1,062	5,331	706
INTEREST EXPENSE OTHER, NET	0	0	0	(20 )	(37 )	(39 )	(39 )	(135 )	(38 )
DEPRECIATION & AMORTIZATION OF NON-REAL ESTATE ASSETS	(23 )	(3 )	(62 )	24	35	9	(69 )	(1 )	(23 )
FUNDS FROM OPERATIONS	0	0	0	0	0	0	0	0	(1 )
DEPRECIATION & AMORTIZATION OF REAL ESTATE	1,720	1,949	3,137	2,109	779	1,353	954	5,195	644
NET INCOME	0	0	0	(11 )	(17 )	(17 )	(43 )	(88 )	(29 )
	1,720	1,949	3,137	2,098	762	1,336	911	5,107	615

<b>COUSINS SHARE OF CL REALTY, LLC (2):</b>			50 %	50 %	50 %	50 %	50 %	50 %	50 %
RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS	0	0	701	610	606	381	1,859	3,456	976
OTHER, NET	0	0	(94 )	(62 )	(42 )	(52 )	(63 )	(219 )	92
FUNDS FROM OPERATIONS	0	0	607	548	564	329	1,796	3,237	1,068
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	0	0	0	0	0	0	0	0
NET INCOME	0	0	607	548	564	329	1,796	3,237	1,068

<b>COUSINS SHARE OF PINE MOUNTAIN BUILDERS, LLC (2):</b>			50 %	50 %	50 %	50 %	50 %	50 %	50 %
RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS	0	0	0	0	82	184	132	398	192
OTHER, NET	0	0	0	0	0	0	0	0	23
FUNDS FROM OPERATIONS	0	0	0	0	82	184	132	398	215
DEPRECIATION & AMORTIZATION OF REAL ESTATE	0	0	0	0	0	0	0	0	0
NET INCOME	0	0	0	0	82	184	132	398	215

<b>COUSINS SHARE OF VERDE GROUP, LLC (2):</b>									7.8 %
<b>RESIDENTIAL LOT AND OUTPARCEL SALES, NET OF COS</b>	0	0	0	0	0	0	0	0	0
<b>OTHER, NET</b>	0	0	0	0	0	0	0	0	(178 )
<b>FUNDS FROM OPERATIONS</b>	0	0	0	0	0	0	0	0	(178 )
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	0	0	0	0	0	0	0	0	(56 )
<b>NET INCOME</b>	0	0	0	0	0	0	0	0	(234 )

See Footnotes on Page 14

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

**FOOTNOTES**

- (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, 2004.

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See Footnotes on Page 14

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

	First Quarter 2005 vs Fourth Quarter 2004			First Quarter 2005 vs 2004		
	Office	Retail	Total	Office	Retail	Total
Adjusted Rental Property Revenues (1)	1.4 %	4.4 %	2.2 %	-8.2 %	7.8 %	-5.2 %
Rental Property Operating Expenses	0.3 %	-1.9 %	-0.2 %	2.1 %	9.3 %	3.4 %
Adjusted Rental Property Revenues less Operating Expenses	2.1 %	7.2 %	3.5 %	-13.5 %	7.2 %	-9.4 %
Cash Basis Rental Property Revenues (2)	0.9 %	3.1 %	1.4 %	-9.3 %	6.1 %	-6.4 %
Rental Property Operating Expenses	0.3 %	-1.9 %	-0.2 %	2.1 %	9.3 %	3.4 %
Cash Basis Rental Property Revenues less Operating Expenses	1.2 %	5.2 %	2.3 %	-15.1 %	4.7 %	-11.2 %

(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**  
**First Quarter 2005 Compared to Fourth Quarter 2004**  
**(in thousands, except percentages)**

	Same Property									Non-Same	
	Office			Retail			Total			4q 2004	1q 2005
	4q 2004	1q 2005	% Change	4q 2004	1q 2005	% Change	4q 2004	1q 2005	% Change	4q 2004	1q 2005
<b>RENTAL PROPERTY REVENUES</b>	\$ 21,424	\$ 21,721		\$ 6,920	\$ 7,298		\$ 28,344	\$ 29,019		\$ 4,561	\$ 4,557
Less: LEASE TERMINATION FEES	235	232		18	90		253	322		4	4
INTER-COMPANY ACTIVITIES	0	0		0	0		0	0		0	0
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	21,189	21,489	1.4 %	6,902	7,208	4.4 %	28,091	28,697	2.2 %	4,557	4,557
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	8,062	8,083	0.3 %	2,102	2,063	-1.9%	10,164	10,146	-0.2%	1,437	1,437
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$ 13,127	\$ 13,406	2.1 %	\$ 4,800	\$ 5,145	7.2 %	\$ 17,927	\$ 18,551	3.5 %	\$ 3,120	\$ 3,120
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	\$ 21,189	\$ 21,489		\$ 6,902	\$ 7,208		\$ 28,091	\$ 28,697		\$ 4,557	\$ 4,557
Less: STRAIGHT-LINE RENTS	176	288		3	97		179	385		520	520
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	(205 )	(201 )		0	0		(205 )	(201 )		0	0
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	21,218	21,402	0.9 %	6,899	7,111	3.1 %	28,117	28,513	1.4 %	4,037	4,037
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	8,062	8,083	0.3 %	2,102	2,063	-1.9%	10,164	10,146	-0.2%	1,437	1,437
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$ 13,156	\$ 13,319	1.2 %	\$ 4,797	\$ 5,048	5.2 %	\$ 17,953	\$ 18,367	2.3 %	\$ 2,600	\$ 2,600

**RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES**

<b>RENTAL PROPERTY REVENUES</b>	\$ 21,424	\$ 21,721		\$ 6,920	\$ 7,298		\$ 28,344	\$ 29,019		\$ 4,561	\$ 4,557
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	8,062	8,083		2,102	2,063		10,164	10,146		1,437	1,437

\$ 13,362 \$ 13,638

\$ 4,818 \$ 5,235

\$ 18,180 \$ 18,873

\$ 3,124 \$

**RENTAL PROPERTY  
REVENUES LESS  
RENTAL PROPERTY  
OPERATING  
EXPENSES:  
OPERATING  
PROPERTIES (3)  
DISCONTINUED  
OPERATIONS (4)  
SHARE OF  
UNCONSOLIDATED  
JOINT VENTURES  
(5)  
TOTAL RENTAL  
PROPERTY  
REVENUES LESS  
RENTAL  
PROPERTY  
OPERATING  
EXPENSES**

- (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**  
**First Quarter 2005 Compared to First Quarter 2004**  
**(in thousands, except percentages)**

	Same Property									Non-S
	Office			Retail			Total			
	1q 2004	1q 2005	% Change	1q 2004	1q 2005	% Change	1q 2004	1q 2005	% Change	
<b>RENTAL PROPERTY REVENUES</b>	\$ 25,092	\$ 21,362		\$ 5,507	\$ 5,867		\$ 30,599	\$ 27,229		\$ 26,115
Less: LEASE TERMINATION FEES	2,072	232		139	80		2,211	312		31
INTER-COMPANY ACTIVITIES	0	0		0	0		0	0		(59 )
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	23,020	21,130	-8.2 %	5,368	5,787	7.8 %	28,388	26,917	-5.2 %	26,143
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,766	7,930	2.1 %	1,634	1,786	9.3 %	9,400	9,716	3.4 %	8,464
<b>ADJUSTED RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$ 15,254	\$ 13,200	-13.5%	\$ 3,734	\$ 4,001	7.2 %	\$ 18,988	\$ 17,201	-9.4 %	\$ 17,679
<b>ADJUSTED RENTAL PROPERTY REVENUES (1)</b>	\$ 23,020	\$ 21,130		\$ 5,368	\$ 5,787		\$ 28,388	\$ 26,917		\$ 26,143
Less: STRAIGHT-LINE RENTS	13	278		0	92		13	370		558
AMORTIZATION OF ACQUIRED ABOVE MARKET LEASES	(174 )	(170 )		0	0		(174 )	(170 )		(13 )
<b>CASH BASIS RENTAL PROPERTY REVENUES (2)</b>	23,181	21,022	-9.3 %	5,368	5,695	6.1 %	28,549	26,717	-6.4 %	25,598
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,766	7,930	2.1 %	1,634	1,786	9.3 %	9,400	9,716	3.4 %	8,464
<b>CASH BASIS RENTAL PROPERTY REVENUES LESS OPERATING EXPENSES</b>	\$ 15,415	\$ 13,092	-15.1%	\$ 3,734	\$ 3,909	4.7 %	\$ 19,149	\$ 17,001	-11.2%	\$ 17,134

**RECONCILIATION OF RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES**

<b>RENTAL PROPERTY REVENUES</b>	\$ 25,092	\$ 21,362		\$ 5,507	\$ 5,867		\$ 30,599	\$ 27,229		\$ 26,115
<b>RENTAL PROPERTY OPERATING EXPENSES</b>	7,766	7,930		1,634	1,786		9,400	9,716		8,464
	<u>\$ 17,326</u>	<u>\$ 13,432</u>		<u>\$ 3,873</u>	<u>\$ 4,081</u>		<u>\$ 21,199</u>	<u>\$ 17,513</u>		<u>\$ 17,651</u>

**RENTAL PROPERTY  
REVENUES LESS  
RENTAL PROPERTY  
OPERATING  
EXPENSES:  
OPERATING  
PROPERTIES (3)  
DISCONTINUED  
OPERATIONS (4)  
SHARE OF  
UNCONSOLIDATED  
JOINT VENTURES  
(5)  
TOTAL RENTAL  
PROPERTY  
REVENUES LESS  
RENTAL  
PROPERTY  
OPERATING  
EXPENSES**

- (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 March 31, 2005**  
(\$ in thousands)

Project	Company Owned GLA	Leased GLA (%) (fully executed)	Venture Partner	Cousins' Ownership %	Approximate Total Cost	Cousins' Share of Total Costs	Cousins' Investment @ 3/31/05
<b>OFFICE &amp; MEDICAL OFFICE</b>							
Inhibitex (Atlanta, GA)	51,000	100%	N/A	100%	\$ 6,800	\$ 6,800	\$ 6,387
<b>TOTAL OFFICE &amp; MEDICAL OFFICE</b>	<b>51,000</b>				<b>6,800</b>	<b>6,800</b>	<b>6,387</b>
<b>CONDOMINIUMS</b>							
905 Juniper (Atlanta, GA)	117 units	N/A(2)	Gellerstedt Development	72 %	29,400	22,700	6,200
<b>TOTAL CONDOMINIUMS</b>	<b>117 units</b>				<b>29,400</b>	<b>22,700</b>	<b>6,200</b>
<b>RETAIL</b>							
The Avenue Viera (3) (Viera, FL)	331,000	81 %	N/A	100%	55,500	55,500	44,208
Hanover Square South (4) (Richmond, VA)	69,000	68 %	N/A	100%	12,300	12,300	11,415
The Avenue Carriage Crossing (5) (Memphis, TN)	595,000	61 %	Jim Wilson & Associates	100%	103,900	101,650	48,516
Viera MarketCenter (6) (Viera, FL)	104,000	93 %	N/A	100%	10,600	10,600	8,365
San Jose MarketCenter (7) (San Jose, CA)	221,000	41 %	N/A	100%	80,600	80,600	6,503
<b>TOTAL RETAIL</b>	<b>1,320,000</b>				<b>262,900</b>	<b>260,650</b>	<b>119,007</b>
<b>INDUSTRIAL</b>							
King Mill Distribution Park (8) (Atlanta, GA)	416,000	0 %	Weeks Properties Group, LLC	75 %	13,300	9,975	1,900
<b>TOTAL INDUSTRIAL</b>	<b>416,000</b>				<b>13,300</b>	<b>9,975</b>	<b>1,900</b>
Accumulated Depreciation on Partially	–				–	–	(520 )

Operational  
Properties

**TOTAL  
PORTFOLIO**

**1,787,000**

**\$ 312,400**

**\$ 300,125**

**\$ 132,974(9)**

*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.*

(1) *42 of the 117 units are under non-cancelable contracts.*

**COUSINS PROPERTIES INCORPORATED**  
**DEVELOPMENT PIPELINE (1)**  
**As of March 31, 2005**  
(\$ in thousands)

- (3) *The Avenue Viera ("AV") is partially operational for financial reporting purposes and therefore, depreciation has commenced. Additionally, AV will be constructed in at least two phases. Phase 1 represents approximately 286,000 square feet. The completion date, operational date, and leased percentage in the above schedule relate only to Phase 1. Phase 2 represents approximately 45,000 square feet and is expected to open in the first quarter 2006. Total project square footage and total costs for these properties include an anticipated expansion; however, the percent leased excludes this expansion.*
- (4) *Hanover Square South is partially operational for financial reporting purposes and therefore, depreciation has commenced.*
- (5) *Jim Wilson & Associates contributed \$2.25 million of equity to the entity and will share in the operations and any gain on sale of the property. Additionally, Avenue Carriage Crossing will be constructed in two phases. Phase 1 represents approximately 489,000 square feet. The completion and operational dates in the above schedule relate only to Phase 1. Phase 1 expansion and Phase 2 represent approximately 54,000 and 52,000 square feet, respectively. Total project square footage and total costs for these properties includes anticipated expansions; however, the percent leased excludes these expansions.*
- (6) *The Viera MarketCenter square footage includes 96,000 square feet ground leased to a tenant who is constructing its own space and will reimburse the Company for sitework costs at the end of construction. Total costs above are net of this reimbursement, although Cousins' investment is not, since the reimbursement has not been received.*
- (7) *The land for San Jose MarketCenter ("SJM") was acquired on April 1, 2005, and is not reflected in the total cost as of the end of the first quarter. Company-owned square footage and percent leased do not include 143,000 square feet that was sold to Target. The leased square footage for SJM is as of the land closing date.*
- (8) *Cousins' venture partner, Weeks Properties Group, LLC, has indicated that it will exercise its option to invest up to 25% of total project equity.*
- (9) *Total Cousins' Investment* *\$ 132,974*  
*Less Unconsolidated Projects:*  
    *905 Juniper* *(6,200 )*  
*Consolidated projects under development* *\$ 126,774*

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 SUBSIDIARIES**  
**CONSOLIDATED BALANCE SHEETS**

(In thousands, except share and per share amounts)

	<b>March 31</b>	<b>December 31,</b>
	<b>2005</b>	<b>2004</b>
	<b>(Unaudited)</b>	<b></b>
<b>ASSETS</b>		
<b>PROPERTIES:</b>		
Operating properties, net of accumulated depreciation of \$140,782 in 2005 and \$140,262 in 2004	<b>\$ 523,729</b>	\$ 528,551
Land held for investment or future development	<b>72,234</b>	29,563
Projects under development	<b>126,774</b>	97,472
Residential lots under development	<b>19,786</b>	19,860
<b>Total properties</b>	<b>742,523</b>	675,446
<b>CASH AND CASH EQUIVALENTS</b>	<b>22,702</b>	89,490
<b>RESTRICTED CASH</b>	<b>2,041</b>	1,188
<b>NOTES AND OTHER RECEIVABLES</b>	<b>22,349</b>	24,957
<b>INVESTMENT IN UNCONSOLIDATED JOINT VENTURES</b>	<b>209,438</b>	199,233
<b>OTHER ASSETS, including goodwill of \$7,891 in 2005 and 2004</b>	<b>31,813</b>	36,678
<b>TOTAL ASSETS</b>	<b><u>\$ 1,030,866</u></b>	<b><u>\$ 1,026,992</u></b>
<b>LIABILITIES AND STOCKHOLDERS' INVESTMENT</b>		
<b>NOTES PAYABLE</b>	<b>\$ 311,862</b>	\$ 302,286
<b>ACCOUNTS PAYABLE AND ACCRUED LIABILITIES</b>	<b>38,970</b>	35,226
<b>DEFERRED GAIN</b>	<b>6,148</b>	6,209
<b>DEPOSITS AND DEFERRED INCOME</b>	<b>3,228</b>	3,504
<b>TOTAL LIABILITIES</b>	<b><u>360,208</u></b>	<b><u>347,225</u></b>
<b>MINORITY INTERESTS</b>	<b>19,062</b>	20,017
<b>COMMITMENTS AND CONTINGENT LIABILITIES</b>		
<b>STOCKHOLDERS' INVESTMENT:</b>		
Preferred Stock, 20,000,000 shares authorized, \$1 par value:		
7.75% Series A cumulative redeemable preferred stock, \$25 liquidation preference; 4,000,000 shares issued	<b>100,000</b>	100,000
7.50% Series B cumulative redeemable preferred stock, \$25 liquidation preference; 4,000,000 shares issued	<b>100,000</b>	100,000
Common stock, \$1 par value, 150,000,000 shares authorized, 53,015,176 and 52,783,791 shares issued, respectively	<b>53,015</b>	52,784
Additional paid-in capital	<b>315,116</b>	311,943
Treasury stock at cost, 2,691,582 shares	<b>(64,894 )</b>	(64,894 )
Unearned compensation	<b>(9,279 )</b>	(10,160 )
Cumulative undistributed net income	<b>157,638</b>	170,077
<b>TOTAL STOCKHOLDERS' INVESTMENT</b>	<b><u>651,596</u></b>	<b><u>659,750</u></b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' INVESTMENT</b>	<b><u>\$ 1,030,866</u></b>	<b><u>\$ 1,026,992</u></b>

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of March 31, 2005**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)			
					Prior Quarter (12/31/04)		Current Quarter (3/31/05)	
<b>I. OFFICE</b>								
<b>A. Commercial Office</b>								
Bank of America Plaza	Atlanta		1,253,000	50.00 %	100	%	100	%
Inforum	Atlanta		983,000	100.00 %	85	%	86	%
1155 Perimeter Center West	Atlanta		365,000	50.00 %	59	%	63	%
One Georgia Center	Atlanta		347,000	88.50 %	15	%	19	%
Ten Peachtree Place	Atlanta		259,000	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 %	82	%	84	%
615 Peachtree Street	Atlanta		138,000	100.00 %	57	%	59	%
200 North Point Center East	Atlanta		130,000	100.00 %	43	%	43	%
333 North Point Center East	Atlanta		129,000	100.00 %	71	%	74	%
100 North Point Center East	Atlanta		128,000	100.00 %	82	%	82	%
Galleria 75	Atlanta		114,000	100.00 %	80	%	84	%
3301 Windy Ridge Parkway	Atlanta		107,000	100.00 %	100	%	100	%
		Georgia	4,293,000		78	%	79	%
Gateway Village	Charlotte	North Carolina	1,065,000	50.00 %	100	%	100	%
Frost Bank Tower	Austin		529,000	90.25 %	62	%	69	%
The Points at Waterview	Dallas		203,000	100.00 %	100	%	92	%
		Texas	732,000		74	%	76	%
Lakeshore Park Plaza (b)	Birmingham		190,000	100.00 %	96	%	96	%
Grandview II	Birmingham		149,000	11.50 %	92	%	78	%
600 University Park Place (b)	Birmingham		123,000	100.00 %	95	%	95	%
		Alabama	462,000		96	%	95	%
<b>Total Commercial Office</b>			<b>6,552,000(d)</b>		<b>81</b>	<b>%(c)</b>	<b>82</b>	<b>%(c)</b>
<b>B. Medical Office</b>								
Emory Crawford Long Medical Office Tower	Atlanta		358,000	50.00 %	98	%	98	%
Meridian Mark Plaza	Atlanta		160,000	100.00 %	100	%	100	%
AtheroGenics	Atlanta		51,000	100.00 %	100	%	100	%
Inhibitex	Atlanta		51,000	100.00 %	100	%(a)	100	%(a)
		Georgia	620,000		99	%(c)	99	%(c)
Presbyterian Medical Plaza at University	Charlotte	North Carolina	69,000	11.50 %	100	%	100	%
<b>Total Medical Office</b>			<b>689,000</b>		<b>99</b>	<b>%(c)</b>	<b>99</b>	<b>%(c)</b>

TOTAL OFFICE

7,241,000(d)

82 %(c)

83 %(c)

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of March 31, 2005**

Property Description	Metropolitan Area	State	Rentable Square Feet	Company's Ownership Interest	Percent Leased (Fully Executed)			
					Prior Quarter (12/31/04)		Current Quarter (3/31/05)	
<b>II. RETAIL</b>								
North Point MarketCenter	Atlanta		401,000	11.50 %	100 %		100 %	
The Avenue East Cobb	Atlanta		230,000	100.00 %	96 %		95 %	
The Avenue West Cobb	Atlanta		205,000	100.00 %	96 %		99 %	
The Avenue Peachtree City	Atlanta		182,000	88.50 %	99 %	%(e)	99 %	%(e)
Mansell Crossing Phase II	Atlanta		103,000	11.50 %	100 %		100 %	
		Georgia	<u>1,121,000</u>		<u>97 %</u>		<u>98 %</u>	
The Avenue of the Peninsula	Rolling Hills Estates		374,000	100.00 %	84 %		91 %	
San Jose MarketCenter	San Jose		221,000	100.00 %	N/A		41 %	%(a)
Los Altos MarketCenter	Long Beach		157,000	11.50 %	100 %		100 %	
		California	<u>752,000</u>		<u>85 %</u>		<u>92 %</u>	<u>%(c)</u>
The Avenue Carriage Crossing (b)	Memphis	Tennessee	595,000	100.00 %	51 %	%(a,g)	61 %	%(a,g)
The Avenue Viera	Viera		331,000	100.00 %	79 %	%(a,g)	81 %	%(a,g)
Viera MarketCenter	Viera		104,000	100.00 %	93 %	%(a)	93 %	%(a)
The Shops at World Golf Village	St. Augustine		80,000	50.00 %	72 %		74 %	
		Florida	<u>515,000</u>		<u>72 %</u>	<u>%(c)</u>	<u>74 %</u>	<u>%(c)</u>
Greenbrier MarketCenter	Chesapeake		376,000	11.50 %	100 %		100 %	
Hanover Square South	Richmond		69,000	100.00 %	35 %	%(a)	68 %	%(a)
		Virginia	<u>445,000</u>		<u>100 %</u>	<u>%(c)</u>	<u>100 %</u>	<u>%(c)</u>
<b>TOTAL RETAIL</b>			<u><b>3,428,000</b></u> (f)		<u><b>92 %</b></u>	<u><b>%(c)</b></u>	<u><b>95 %</b></u>	<u><b>%(c)</b></u>
<b>TOTAL PORTFOLIO</b>			<u><b>10,669,000</b></u>		<u><b>84 %</b></u>	<u><b>%(c)</b></u>	<u><b>85 %</b></u>	<u><b>%(c)</b></u>

**COUSINS PROPERTIES INCORPORATED**  
**PORTFOLIO LISTING**  
**BY PROPERTY TYPE & GEOGRAPHICAL CONCENTRATION**  
**As of March 31, 2005**

	Rentable Square Feet	Company Share of Rentable Square Feet	Weighted Average Ownership %	Percent Leased (Fully Executed)			
				Prior Quarter (12/31/04)		Current Quarter (3/31/05)	
<b>SUMMARY BY TYPE</b>							
Commercial Office	6,552,000	4,858,000	62 %	81 %	82 %		
Medical Office	689,000	449,000	6 %	99 %	99 %		
Subtotal	7,241,000	5,307,000	68 %	82 %	83 %		
Retail	3,428,000	2,449,000	32 %	92 %	95 %		
<b>TOTAL</b>	<b>10,669,000</b>	<b>7,756,000</b>	<b>100 %</b>	<b>84 %</b>	<b>85 %</b>	<b>%(c)</b>	<b>%(c)</b>

<b>SUMMARY BY STATE</b>							
Georgia	6,034,000	4,410,000	57 %	83 %	84 %		
North Carolina	1,134,000	540,000	7 %	100 %	100 %		
California	752,000	613,000	8 %	85 %	92 %		
Texas	732,000	681,000	9 %	74 %	76 %		
Tennessee	595,000	595,000	8 %	N/A	N/A	(c)	(c)
Florida	515,000	475,000	6 %	72 %	74 %		
Alabama	462,000	330,000	4 %	96 %	95 %		
Virginia	445,000	112,000	1 %	100 %	100 %		
	<b>10,669,000</b>	<b>7,756,000</b>	<b>100 %</b>	<b>84 %</b>	<b>85 %</b>	<b>%(c)</b>	<b>%(c)</b>

(a) Under construction and/or in lease up.

(b) This project is owned through a joint venture with a third party, and a portion of the upside is shared with the other venturer.

(c) Total leased percentage (weighted by ownership) of completed projects excluding projects under construction and/or in lease-up.

(d) The Company has an effective 9.80% ownership interest in 191 Peachtree Tower, a 1.2 million square foot office building in Atlanta, Georgia, subject to a preference in favor of the majority owner. The Company has not recognized any income from this property to date and is excluding this property from the portfolio listing.

(e) 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 the rentable square feet for the property, but excluded from the percent leased calculations.

(f) The Company has a 10% interest in Deerfield Towne Center, a 371,000 square foot retail project that is partially operational and in lease-up 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.

(g) Total project square footage for these properties includes anticipated expansions however, the percent leased excludes these expansions.

**COUSINS PROPERTIES INCORPORATED**  
**TOP 25 LARGEST TENANTS**  
**BASED ON SQUARE FEET**  
**As of March 31, 2005**

<b>Tenant (1)</b>	<b>Percentage of Total Portfolio at the Company's Share (2)</b>	<b>Average Remaining Lease Term (Years)</b>
1. Bank of America	12.2%	9.6
2. BellSouth	4.4%	4.5
3. IBM	2.9%	1.7
4. Georgia Lottery Corporation	2.0%	8.3
5. Internap Network Services	1.9%	13.9
6. AGL Services Company	1.8%	8.0
7. Troutman Sanders LLP	1.8%	15.2
8. Infinity Insurance Company	1.7%	0.1
9. Indus International, Inc.	1.7%	7.0
10. Ernst & Young U.S. LLP	1.7%	2.1
11. Bombardier Aerospace Corporation	1.5%	7.9
12. Mirant Corporation	1.5%	1.7
13. Emory University	1.2%	11.9
14. The Gap Inc.	1.0%	2.0
15. Graves Dougherty	1.0%	9.8
16. Turner Broadcasting System, Inc.	0.9%	1.2
17. Sapien Corporation	0.9%	4.2
18. Paul Hastings	0.9%	7.6
19. Regal Cinemas, Inc.	0.9%	10.1
20. KIDS II, Inc.	0.8%	10.8
21. AtheroGenics	0.8%	3.9
22. Northside Hospital	0.8%	8.0
23. Hunton & Williams LLP	0.7%	3.9
24. The Frost National Bank	0.7%	9.1
25. Winstead Sechrest	0.7%	9.2
<b>Total leased square feet of Top 25 Largest Tenants</b>	<b>46.4%</b>	<b>7.2</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.*

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT**  
(excluding Building Pads (1) and Residential Communities (2))  
As of March 31, 2005

Description and Location	Zoned Use	Developable Land Area (3)	Joint Venture Partner	Company's Ownership Interest
<b>Wildwood Office Park</b>	Office and Commercial	48	N/A	100%
Suburban Atlanta, GA	Office and Commercial	33	IBM	50%
<b>North Point Land (4)</b>				
Suburban Atlanta, GA	Office and Commercial-East Side	13	N/A	100%
(Georgia Highway 400 & Haynes Bridge Road)	Mixed Use-West Side	85	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	Commercial	8	N/A	100%
<b>The Avenue Viera</b>				
Viera, FL	Retail Outparcels	3	N/A	100%
<b>Hanover Square</b>				
Richmond, VA	Retail Outparcels	11 (6)	N/A	100%
<b>Austin Research Park</b>				
Austin, TX	Commercial	6	CommonWealth Pacific LLC and CalPERS	50%
<b>505 &amp; 511 Peachtree Street</b>				
Atlanta, GA	Mixed Use	1	N/A	100%
<b>3280 Peachtree Street I &amp; II</b>				
Atlanta, GA	Mixed Use	9	N/A	100%
<b>Handy Road Associates, LLC</b>				
Suburban Atlanta, GA	Agricultural (5)	1,187	Handy Road Managers, LLC	50%
<b>King Mill Distribution Park</b>				
Atlanta, GA	Industrial	155	N/A (7)	100%
<b>Total Acres Owned</b>		<u>1,562</u>		
<b>Temco Associates</b>				
Suburban Atlanta, GA	Residential and Commercial	See Note (9)	Temple-Inland Inc. (8)	50%

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT**  
**(excluding Building Pads (1) and Residential Communities (2))**  
**As of March 31, 2005**

The following properties include adjacent building pads. The aggregate cost of these pads is included in Operating Properties (1) 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:

	<u>Ownership Interest</u>		<u>Square Footage</u>
Ten Peachtree Place	50	%	400,000
One Georgia Center	100	%	300,000
The Points at Waterview	100	%	60,000

Certain residential communities have adjacent land either owned or under option that is intended to be sold to third parties in (2) 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) Rounded to nearest acre, based upon management's current estimates.

The North Point property is located both east and west of Georgia Highway 400. The land located east of Georgia Highway 400 is near 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 (4) 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 approximately 14 and 70 acres of land on the west side in the three-months ended March 31, 2005 and the year ended December 31, 2004, respectively. The Company began construction on approximately 5 acres of land during the year ended December 31, 2004.

(5) Current zoning allows large lot residential development.

(6) Includes 5.64 acres of excess land reclassified from projects under development.

(7) Weeks Properties Group, LLC has the option to invest up to 25% of total project equity on the future development of this land.

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

Temco Associates has an option through March 2006, with no carrying costs, to acquire the fee simple interest in approximately 6,400 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 (9) 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 \$1,243 per acre at January 1, 2005, escalating at 6% on January 1 of each succeeding year during the term of the option. The following is a detail of acreage activity:

	<u>Three Months Ended 3/31/2005</u>	<u>Year Ended December 31,</u>		
		<u>2004</u>	<u>2003</u>	<u>2002</u>
Acres purchased and simultaneously sold	27	161	97	607
Acres purchased and held under option for third parties	-	-	-	78
Acres held under option or for sale or future development subsequently sold	-	149	10	-
Acres purchased by Temco for residential developments	-	472	21	910
Acres purchased for sale or future development	-	-	149	-
Total option acres exercised	<u>27</u>	<u>782</u>	<u>277</u>	<u>1,595</u>





**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF RESIDENTIAL LOTS UNDER DEVELOPMENT**  
As of March 31, 2005

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>	2001	10	906	108	0	0	473	433	118
Fulton County Suburban Atlanta, GA									
<b>Longleaf at Callaway (3)</b>	2002	4	138	28	9	9	69	69	0
Harris County Pine Mountain, GA									
<b>River's Call</b>	1999	10	107	53	2	2	54	53	0
East Cobb County Suburban Atlanta, GA									
<b>Total 100% owned</b>			1,151	189	11	11	596	555	118
<b>Temco Associates (50% owned) (4)</b>									
<b>Bentwater</b>	1998	9	1,673	43	63	63	1,458	215	0
Paulding County Suburban Atlanta, GA									
<b>The Georgian (75% owned)</b>	2003	10	1,386	196	20	20	162	1,224	0
Paulding County Suburban Atlanta, GA									
<b>Seven Hills at Bentwater</b>	2003	7	995	200	35	35	185	810	1,047
Paulding County Suburban Atlanta, GA									
<b>Happy Valley (50% owned)</b>	2004	4	399	0	0	0	0	399	0
Paulding County Suburban Atlanta, GA									

<b>Paul Harris Estates</b>	2004	4	27	20	0	0	7	20	0
Paulding County									
Suburban Atlanta, GA									
<b>Total Temco</b>			<u>4,480</u>	<u>459</u>	<u>118</u>	<u>118</u>	<u>1,812</u>	<u>2,668</u>	<u>1,047</u>

**CL Realty, LLC (50% owned) (4)**

<b>Long Meadow Farms (37.5% owned)</b>	2003	10	2,711	186	21	21	131	2,580	134
Fort Bend County									
Houston, TX									
<b>Summer Creek Ranch</b>	2003	9	2,445	222	25	25	502	1,943	374
Tarrant County									
Fort Worth, TX									

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF RESIDENTIAL LOTS UNDER DEVELOPMENT**  
As of March 31, 2005

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>Bar C Ranch</b> Tarrant County Forth Worth, TX	2004	8	1,180	0	0	0	0	1,180	0
<b>Summer Lakes</b> Fort Bend County Rosenberg, TX	2003	5	1,144	0	0	0	0	1,144	50
<b>Southern Trails (80% owned)</b> Brazoria County Pearland, TX	2005	6	1,105	0	0	0	0	1,105	125
<b>Stonebridge (10% owned)</b> Coweta County Newnan, GA	2003	4	619	86	20	20	193	426	0
<b>McKinney Village Park (60% owned)</b> Collin County McKinney, TX	2003	4	587	26	40	40	160	427	8
<b>Manatee River Plantation</b> Manatee County Tampa, FL	2003	5	457	103	44	44	132	325	0
<b>Stillwater Canyon</b> Dallas County DeSota, TX	2003	5	336	23	11	11	96	240	0
<b>Creekside Oaks</b> Manatee County Bradenton, FL	2003	5	305	0	37	37	77	228	0
<b>McKinney Village Park North (75% owned)</b> Collin County McKinney, TX	2005	4	194	0	0	0	0	194	23
<b>Hidden Lakes</b> Tarrant County Keller, TX	2003	2	89	19	0	0	70	19	0
<b>Gardinier Estates</b>	2004	7	86	0	0	0	0	86	0

<b>Total CL Realty</b>	11,258	665	198	198	1,361	9,897	714
<b>Total</b>	16,889	1,313	327	327	3,769	13,120	1,879
<b>Company Share of Total</b>	7,369	624	143	143	2,002	5,367	940
<b>Company Weighted Average Ownership</b>	44 %	48 %	44 %	44 %	53 %	41 %	50 %

**COUSINS PROPERTIES INCORPORATED**  
**INVENTORY OF RESIDENTIAL LOTS UNDER DEVELOPMENT**  
**As of March 31, 2005**

- 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.*
- (1) *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.*
- (2) *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 March 31, 2005, 38 houses have been sold.*
- (3) *CREC owns 50% of Temco Associates and CL Realty, LLC ("CL Realty"). See the Company's Annual Report on Form 10-K for the year ended December 31, 2004 for a description of Temco Associates and CL Realty.*
- (4)

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of March 31, 2005**

**OFFICE**

As of March 31, 2005, the Company's office portfolio included 19 commercial office buildings. The weighted average remaining lease term of these office buildings was approximately seven years as of March 31, 2005. 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:

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014 &amp; Thereafter</u>
<i>Wholly Owned:</i>										
Square Feet Expiring (1)	250,967	385,300	119,443	179,113	418,275	104,925	104,407	130,724	230,462	260,373
% of Leased Space	11	% 18	% 5	% 8	% 19	% 5	% 5	% 6	% 11	% 12
<i>Annual Contractual Rent (000' s) (3)</i>										
Annual Contractual Rent	\$3,946	\$5,861	\$2,176	\$2,725	\$6,240	\$1,719	\$1,596	\$2,190	\$3,717	\$ 6,322
<i>Annual Contractual Rent/Sq. Ft. (3)</i>										
Annual Contractual Rent/Sq. Ft.	\$15.72	\$15.21	\$18.22	\$15.21	\$14.92	\$16.39	\$15.28	\$16.76	\$16.13	\$ 24.28
<i>Joint Venture:</i>										
Square Feet Expiring (1)	9,375	46,926	433,181	54,544	188,780	77,393	6,478	672,238	240,318	1,625,292
% of Leased Space	0	% 1	% 13	% 2	% 6	% 2	% 0	% 20	% 7	% 49
<i>Annual Contractual Rent (000' s) (3)</i>										
Annual Contractual Rent	\$100	\$818	\$8,286	\$931	\$3,588	\$1,120	\$84	\$18,067	\$4,240	\$ 34,158
<i>Annual Contractual Rent/Sq. Ft. (3)</i>										
Annual Contractual Rent/Sq. Ft.	\$10.69	\$17.44	\$19.13	\$17.08	\$19.01	\$14.47	\$12.91	\$26.88	\$17.64	\$ 21.02
<i>Total (including only Company's % share of Joint Venture Properties):</i>										
Square Feet Expiring (1)	255,190	409,206	339,988	193,565	512,292	133,395	109,304	470,976	356,070	1,208,652
% of Leased Space	6	% 10	% 9	% 5	% 13	% 3	% 3	% 12	% 9	% 30
<i>Annual Contractual Rent (000' s) (3)</i>										
Annual Contractual Rent	\$3,969	\$6,246	\$6,361	\$2,925	\$8,045	\$2,121	\$1,671	\$11,281	\$5,837	\$ 26,773
<i>Annual Contractual Rent/Sq. Ft. (3)</i>										
Annual Contractual Rent/Sq. Ft.	\$15.55	\$15.26	\$18.71	\$15.11	\$15.70	\$15.90	\$15.29	\$23.95	\$16.39	\$ 22.15

- (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 March 31, 2005 out of approximately 2,585,000 total rentable square feet.*  
*Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.*
- (3) *Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.*
- (4) *Rentable square feet leased as of March 31, 2005 out of approximately 3,967,000 total rentable square feet.*



**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of March 31, 2005**

**MEDICAL OFFICE**

As of March 31, 2005, the Company's medical office portfolio included four medical office buildings, excluding the property currently under construction. The weighted average remaining lease term of these medical office properties was approximately seven years as of March 31, 2005. The medical office properties provide for pass through of operating expenses and contractual rents which escalate over time. The leases expire as follows:

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014 &amp; Thereafter</u>
<i>Wholly Owned:</i>										
Square Feet Expiring	-	1,464	18,588	34,141	84,505	1,887	2,916	-	67,721	-
% of Leased Space	0	% 1	% 9	% 16	% 40	% 1	% 1	% 0	% 32	% 0
Annual Contractual Rent (000' s) (2)	\$ -	\$ 30	\$ 397	\$ 773	\$ 1,773	\$ 34	\$ 67	\$ -	\$ 1,473	\$ -
Annual Contractual Rent/Sq. Ft. (2)	\$ -	\$ 20.22	\$ 21.34	\$ 22.65	\$ 20.98	\$ 17.83	\$ 23.10	\$ -	\$ 21.75	\$ -
<i>Joint Venture:</i>										
Square Feet Expiring	3,445	-	68,996	1,178	35,041	6,664	14,735	83,128	25,416	181,920
% of Leased Space	1	% 0	% 16	% 0	% 8	% 2	% 4	% 20	% 6	% 43
Annual Contractual Rent (000' s) (2)	\$ 56	\$ -	\$ 1,263	\$ 24	\$ 767	\$ 144	\$ 359	\$ 1,730	\$ 545	\$ 4,484
Annual Contractual Rent/Sq. Ft. (2)	\$ 16.40	\$ -	\$ 18.31	\$ 20.01	\$ 21.88	\$ 21.60	\$ 24.37	\$ 20.81	\$ 21.42	\$ 24.65
<i>Total (including only Company's % share of Joint Venture Properties):</i>										
Square Feet Expiring	396	1,464	43,555	34,730	102,026	5,219	10,284	25,970	80,429	90,960
% of Leased Space	0	% 0	% 11	% 9	% 26	% 1	% 3	% 7	% 20	% 23
Annual Contractual Rent (000' s) (2)	\$ 6	\$ 30	\$ 869	\$ 785	\$ 2,156	\$ 106	\$ 247	\$ 568	\$ 1,745	\$ 2,242
Annual Contractual Rent/Sq. Ft. (2)	\$ 16.40	\$ 20.22	\$ 19.95	\$ 22.61	\$ 21.13	\$ 20.24	\$ 24.01	\$ 21.85	\$ 21.70	\$ 24.65

(1) Rentable square feet leased as of March 31, 2005 out of approximately 211,000 total rentable square feet.

- Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.*
- (2) *Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.*
- (3) *Rentable square feet leased as of March 31, 2005 out of approximately 427,000 total rentable square feet.*

**COUSINS PROPERTIES INCORPORATED**  
**SQUARE FEET EXPIRING**  
**As of March 31, 2005**

**RETAIL**

As of March 31, 2005, the Company's retail portfolio included nine 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 seven years as of March 31, 2005. 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:

<u>Retail</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u> <u>&amp;</u> <u>Therea</u>
<i>Wholly</i>										
<i>Owned:</i>										
Square Feet Expiring	85,029	67,925	16,068	11,796	32,431	119,487	35,461	18,004	99,313	
% of Leased Space	11 %	9 %	2 %	2 %	4 %	16 %	5 %	2 %	13 %	%
<i>Annual</i>										
Contractual Rent (000' s) (2)	\$ 1,320	\$ 1,409	\$ 217	\$ 349	\$ 976	\$ 2,677	\$ 634	\$ 564	\$ 2,169	\$
<i>Annual</i>										
Contractual Rent/Sq. Ft. (2)	\$ 15.52	\$ 20.75	\$ 13.49	\$ 29.56	\$ 30.11	\$ 22.41	\$ 17.89	\$ 31.35	\$ 21.84	\$
<i>Joint Venture:</i>										
Square Feet Expiring	55,623	162,790	81,560	55,721	58,379	105,451	141,969	235,511	51,751	
% of Leased Space	4 %	13 %	6 %	4 %	5 %	8 %	11 %	19 %	4 %	%
<i>Annual</i>										
Contractual Rent (000' s) (2)	\$ 809	\$ 2,167	\$ 1,751	\$ 1,106	\$ 1,083	\$ 1,231	\$ 2,203	\$ 3,735	\$ 1,084	\$
<i>Annual</i>										
Contractual Rent/Sq. Ft. (2)	\$ 14.55	\$ 13.31	\$ 21.47	\$ 19.84	\$ 18.56	\$ 11.67	\$ 15.52	\$ 15.86	\$ 20.95	\$
<i>Total (including only Company's % share of Joint Venture Properties):</i>										
Square Feet Expiring	94,093	106,875	49,749	52,855	46,204	134,403	59,815	77,382	120,569	
% of Leased Space	9 %	10 %	5 %	5 %	4 %	13 %	6 %	7 %	11 %	%
<i>Annual</i>										
Contractual Rent (000' s) (2)	\$ 1,463	\$ 2,139	\$ 988	\$ 1,176	\$ 1,293	\$ 2,868	\$ 1,123	\$ 1,730	\$ 2,632	\$
<i>Annual</i>										
Contractual Rent/Sq. Ft. (2)	\$ 15.55	\$ 20.01	\$ 19.85	\$ 22.25	\$ 28.00	\$ 21.34	\$ 18.77	\$ 22.36	\$ 21.83	\$

(1) Gross leasable area leased as of March 31, 2005 out of approximately 809,000 total gross leasable area.

- (2) *Annual Contractual Rent excludes the operating expense reimbursement portion of the rent payable and any percentage rents due. If the lease does not provide for pass through of such operating expense reimbursements, an estimate of operating expenses is deducted from the rental rate shown. The contractual rental rate shown is the estimated rate in the year of expiration.*
- (3) *Gross leasable area leased as of March 31, 2005 out of approximately 1,286,000 total gross leasable area.*

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

RECONCILIATIONS	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004
<b>(A) 2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX:</b>								
PROPERTY ACQUISITION AND DEVELOPMENT EXPENDITURES								
PER CASH FLOWS FROM INVESTING ACTIVITIES	126,382	76,127	98,694	38,613	54,499	44,937	35,124	173,173
ADDITIONS TO PROJECTS UNDER CONSTRUCTION, NET	(74,539 )	(58,504 )	(86,431 )	(22,687 )	(38,946 )	(25,544 )	(21,864 )	(109,041 )
ADDITIONS TO LAND HELD FOR INVESTMENT OR FUTURE DEVELOPMENT	(18,288 )	(2,899 )	(2,742 )	(2,515 )	(13,387 )	(371 )	(5,213 )	(21,486 )
PROPERTY ACQUISITIONS	0	0	0	(11,415 )	0	0	0	(11,415 )
1ST GENERATION TI & LEASING FEES	(22,080 )	(4,722 )	(1,018 )	(724 )	(936 )	(11,520 )	(3,335 )	(16,515 )
FURNITURE & FIXTURES	(6,916 )	(2,002 )	(1,510 )	(407 )	(578 )	(217 )	(1,793 )	(2,995 )
CONSOLIDATED SECOND GENERATION RELATED COSTS	4,559	8,000	6,993	865	652	7,285	2,919	11,721
SHARE OF JOINT VENTURE 2ND GENERATION TI & LEASING COSTS & BUILDING CAPEX	1,514	4,988	7,514	(126 )	1,035	1,813	4,815	7,537
<b>2ND GENERATION TI &amp; LEASING COSTS &amp; BUILDING CAPEX</b>	<b>6,073</b>	<b>12,988</b>	<b>14,507</b>	<b>739</b>	<b>1,687</b>	<b>9,098</b>	<b>7,734</b>	<b>19,258</b>
<b>TOTAL BY TYPE:</b>								
SECOND GENERATION LEASING RELATED COSTS	3,582	11,804	13,347	1,166	1,574	8,912	7,558	19,210
SECOND GENERATION BUILDING IMPROVEMENTS	2,491	1,184	1,160	(427 )	113	186	176	48
	6,073	12,988	14,507	739	1,687	9,098	7,734	19,258
<b>TOTAL BY SEGMENT:</b>								
<b>OFFICE:</b>								

SECOND GENERATION LEASING RELATED COSTS	3,292	11,348	12,357	1,143	1,567	8,848	7,324	18,882
SECOND GENERATION BUILDING IMPROVEMENTS	2,484	888	938	(452 )	113	176	133	(30
	5,776	12,236	13,295	691	1,680	9,024	7,457	18,852
<b>RETAIL:</b>								
SECOND GENERATION LEASING RELATED COSTS	290	456	992	23	7	64	234	328
SECOND GENERATION BUILDING IMPROVEMENTS	7	296	220	25	0	10	43	78
	297	752	1,212	48	7	74	277	406
	6,073	12,988	14,507	739	1,687	9,098	7,734	19,258

<b>(B) ADJUSTED DEBT:</b>								
CONSOLIDATED DEBT	585,275	669,792	497,981	533,082	495,268	313,208	302,286	302,286
SHARE OF UNCONSOLIDATED JOINT VENTURE DEBT	275,913	265,854	285,657	294,090	291,663	200,584	135,764	135,764
<b>TOTAL DEBT INCLUDING SHARE OF JV' S</b>	861,188	935,646	783,638	827,172	786,931	513,792	438,050	438,050
SHARE OF CHARLOTTE GATEWAY VILLAGE DEBT (1)	(94,685 )	(90,766 )	(86,588 )	(85,542 )	(84,397 )	(83,275 )	(82,135 )	(82,135
<b>ADJUSTED DEBT</b>	766,503	844,880	697,050	741,630	702,534	430,517	355,915	355,915
RECOURSE DEBT	154,018	160,443	20,697	57,555	101,269	50,365	50,238	50,238
NON-RECOURSE DEBT	612,485	684,437	676,353	684,075	601,265	380,152	305,677	305,677
<b>ADJUSTED DEBT</b>	766,503	844,880	697,050	741,630	702,534	430,517	355,915	355,915

(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	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005
<b>(C) CONSOLIDATED INTEREST EXPENSE (INCLUDING SHARE OF JOINT VENTURES):</b>									
CONSOLIDATED INTEREST EXPENSE	17,852	27,041	22,576	4,719	4,444	2,753	2,707	14,623	
DISCONTINUED OPERATIONS INTEREST EXPENSE	9,758	10,382	9,459	2,017	2,011	1,780	62	5,870	
SHARE OF JOINT VENTURE INTEREST EXPENSE	13,936	13,208	13,739	3,519	3,660	2,989	995	11,163	
<b>CONSOLIDATED INTEREST EXPENSE (INCLUDING SHARE OF JV' S)</b>	<b>41,546</b>	<b>50,631</b>	<b>45,774</b>	<b>10,255</b>	<b>10,115</b>	<b>7,522</b>	<b>3,764</b>	<b>31,656</b>	

<b>(D) FIXED CHARGES:</b>									
CONSOLIDATED INTEREST EXPENSE (INCLUDING SHARE OF JV' S)	41,546	50,631	45,774	10,255	10,115	7,522	3,764	31,656	
PRINCIPAL PAYMENTS:									
CONSOLIDATED SHARE OF JOINT VENTURES	5,721	7,632	6,862	1,789	1,748	1,637	1,386	6,560	
GROUND LEASE PAYMENTS:									
CONSOLIDATED SHARE OF JOINT VENTURES	613	839	587	87	134	142	130	493	
<b>TOTAL FIXED CHARGES (excluding Preferred Dividends)</b>	<b>52,588</b>	<b>65,254</b>	<b>59,580</b>	<b>13,831</b>	<b>13,800</b>	<b>10,681</b>	<b>5,666</b>	<b>43,978</b>	
PREFERRED STOCK DIVIDENDS	0	0	3,358	1,938	1,937	1,937	2,230	8,042	
<b>TOTAL FIXED CHARGES (including Preferred Dividends)</b>	<b>52,588</b>	<b>65,254</b>	<b>62,938</b>	<b>15,769</b>	<b>15,737</b>	<b>12,618</b>	<b>7,896</b>	<b>52,020</b>	

<b>(E)</b>	<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES:</b>								
	RENTAL PROPERTY REVENUES	94,281	97,290	101,389	28,750	26,386	23,410	22,556	101,102
	RENTAL PROPERTY OPERATING EXPENSES	(30,505)	(30,613)	(32,674 )	(8,751 )	(8,456 )	(8,200 )	(8,407 )	(33,814 )
	<b>RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>63,776</b>	<b>66,677</b>	<b>68,715</b>	<b>19,999</b>	<b>17,930</b>	<b>15,210</b>	<b>14,149</b>	<b>67,288</b>

<b>(F)</b>	<b>INCOME FROM DISCONTINUED OPERATIONS:</b>								
	RENTAL PROPERTY REVENUES	51,188	71,382	67,462	7,949	7,699	7,466	574	23,688
	RENTAL PROPERTY OPERATING EXPENSES	(13,480)	(18,523)	(14,821 )	(2,858 )	(2,279 )	(2,602 )	(189 )	(7,928 )
	<b>TOTAL RENTAL PROPERTY REVENUES LESS RENTAL PROPERTY OPERATING EXPENSES</b>	<b>37,708</b>	<b>52,859</b>	<b>52,641</b>	<b>5,091</b>	<b>5,420</b>	<b>4,864</b>	<b>385</b>	<b>15,760</b>
	INTEREST EXPENSE	(9,758 )	(10,382)	(9,459 )	(2,017 )	(2,011 )	(1,780 )	(62 )	(5,870 )
	MINORITY INTEREST EXPENSE	(2,063 )	(1,710 )	(624 )	0	0	0	0	0
	MARK-TO-MARKET DEBT ADJUSTMENT	0	0	0	0	0	0	(605 )	(605 )
	PROVISION FOR INCOME TAXES	(136 )	(139 )	0	0	0	0	0	0
	<b>FUNDS FROM OPERATIONS</b>	<b>25,751</b>	<b>40,628</b>	<b>42,558</b>	<b>3,074</b>	<b>3,409</b>	<b>3,084</b>	<b>(282 )</b>	<b>9,285</b>
	DEPRECIATION AND AMORTIZATION OF REAL ESTATE	(11,862)	(18,085)	(14,678 )	(2,318 )	(1,879 )	(1,057 )	(44 )	(5,298 )
	<b>INCOME FROM DISCONTINUED OPERATIONS</b>	<b>13,889</b>	<b>22,543</b>	<b>27,880</b>	<b>756</b>	<b>1,530</b>	<b>2,027</b>	<b>(326 )</b>	<b>3,987</b>



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

RECONCILIATIONS	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	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>	51,422	56,435	57,219	13,760	16,252	12,227	6,770	49,009
<b>INTEREST EXPENSE</b>	(13,936)	(13,208)	(13,739)	(3,499 )	(3,623 )	(2,950 )	(956 )	(11,028 )
<b>LOSS ON EXTINGUISHMENT OF DEBT</b>	0	0	0	0	0	0	(3,250 )	(3,250 )
<b>OTHER, NET</b>	144	43	230	873	(21 )	(55 )	(6 )	791
<b>DEPRECIATION &amp; AMORTIZATION OF NON-REAL ESTATE ASSETS</b>	(53 )	(9 )	(34 )	(10 )	(8 )	(11 )	(6 )	(35 )
<b>IMPAIRMENT LOSS ON DEPRECIABLE PROPERTY – JOINT VENTURE</b>	0	0	(1,536 )	0	0	0	(209 )	(209 )
<b>FUNDS FROM OPERATIONS, EXCLUDING RESIDENTIAL LOT AND TRACT SALES, NET OF COS</b>	37,577	43,261	42,140	11,124	12,600	9,211	2,343	35,278
<b>RESIDENTIAL LOT AND TRACT FFO</b>	1,720	1,949	3,744	2,657	1,425	1,866	2,882	8,830
<b>FUNDS FROM OPERATIONS</b>	39,297	45,210	45,884	13,781	14,025	11,077	5,225	44,108
<b>DEPRECIATION &amp; AMORTIZATION OF REAL ESTATE</b>	(16,400)	(18,540)	(21,265)	(4,725 )	(4,829 )	(3,701 )	(2,625 )	(15,880 )
<b>GAIN ON SALE OF DEPRECIATED INVESTMENT PROPERTIES, NET</b>	0	0	0	0	0	99,300	76,965	176,265
<b>NET INCOME (INCOME FROM UNCONSOLIDATED JOINT VENTURES)</b>	22,897	26,670	24,619	9,056	9,196	106,676	79,565	204,493

(H)	<b>CONSOLIDATED RESIDENTIAL AND OUTPARCEL SALES AND COST OF SALES:</b>								
	RESIDENTIAL LOT AND OUTPARCEL SALES – WHOLLY OWNED:								
	TRACT SALES	0	547	600	0	0	0	0	0
	LOT SALES	6,682	8,579	12,345	3,888	4,366	3,341	5,105	16,700
	TOTAL RESIDENTIAL AND OUTPARCEL SALES	6,682	9,126	12,945	3,888	4,366	3,341	5,105	16,700
	RESIDENTIAL LOT AND OUTPARCEL COST OF SALES – WHOLLY- OWNED:								
	TRACT COST OF SALES	0	352	480	0	0	0	0	0
	LOT COST OF SALES	5,910	6,957	9,542	2,490	3,178	2,219	4,120	12,007
	TOTAL RESIDENTIAL AND OUTPARCEL COST OF SALES	5,910	7,309	10,022	2,490	3,178	2,219	4,120	12,007
	TRACT SALES INCLUDED IN GAIN ON SALE OF INVESTMENT PROPERTIES	2,011	2,143	7,270	1,967	1,267	8,836	17,557	29,627
	RESIDENTIAL LOT AND OUTPARCEL SALES, NET - WHOLLY OWNED	2,783	3,960	10,193	3,365	2,455	9,958	18,542	34,320
	<b>SUMMARY:</b>								
	TRACT SALES NET OF COS – WHOLLY OWNED	2,011	2,338	7,390	1,967	1,267	8,836	17,557	29,627
	LOT SALES NET OF COS – WHOLLY OWNED	772	1,622	2,803	1,398	1,188	1,122	985	4,693
	<b>TOTAL WHOLLY OWNED SALES, NET</b>	2,783	3,960	10,193	3,365	2,455	9,958	18,542	34,320
	<b>SHARE OF UNCONSOLIDATED JOINT VENTURES:</b>								
	TRACT SALES LESS COST OF SALES	1,098	671	472	991	80	937	227	2,235
	LOT SALES LESS COST OF SALES	645	1,281	3,428	1,724	1,389	1,011	2,826	6,950
	INTEREST EXPENSE	0	0	0	(20 )	(37 )	(39 )	(39 )	(135 )
	OTHER – JOINT VENTURE	(23 )	(3 )	(156 )	(38 )	(7 )	(43 )	(132 )	(220 )

<b>TRACT AND LOT SALES, NET – SHARE OF JOINT VENTURES</b>	1,720	1,949	3,744	2,657	1,425	1,866	2,882	8,830
<b>TOTAL RESIDENTIAL LOT/TRACT FFO</b>	4,503	5,909	13,937	6,022	3,880	11,824	21,424	43,150

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

RECONCILIATIONS	2001	2002	2003	2004 1st	2004 2nd	2004 3rd	2004 4th	2004	2005 1st
<b>(I) DEPRECIATION AND AMORTIZATION:</b>									
REAL ESTATE RELATED:									
CONSOLIDATED	30,624	34,154	36,966	9,857	8,084	7,676	8,962	34,579	8,731
DISCONTINUED OPERATIONS	11,862	18,085	14,678	2,318	1,879	1,057	44	5,298	0
	42,486	52,239	51,644	12,175	9,963	8,733	9,006	39,877	8,731
SHARE OF JOINT VENTURES	16,400	18,540	21,265	4,725	4,829	3,701	2,625	15,880	2,477
TOTAL REAL ESTATE RELATED	58,886	70,779	72,909	16,900	14,792	12,434	11,631	55,757	11,208
NON-REAL ESTATE RELATED:									
CONSOLIDATED	2,166	2,148	2,511	635	700	659	658	2,652	678
DISCONTINUED OPERATIONS	0	0	0	0	0	0	0	0	0
	2,166	2,148	2,511	635	700	659	658	2,652	678
SHARE OF JOINT VENTURES	53	9	34	10	8	11	6	35	66
TOTAL NON-REAL ESTATE RELATED	2,219	2,157	2,545	645	708	670	664	2,687	744
TOTAL DEPRECIATION AND AMORTIZATION	61,105	72,936	75,454	17,545	15,500	13,104	12,295	58,444	11,952
<b>SUMMARY:</b>									
CONSOLIDATED	32,790	36,302	39,477	10,492	8,784	8,335	9,620	37,231	9,409
DISCONTINUED OPERATIONS	11,862	18,085	14,678	2,318	1,879	1,057	44	5,298	0
	44,652	54,387	54,155	12,810	10,663	9,392	9,664	42,529	9,409
SHARE OF JOINT VENTURES	16,453	18,549	21,299	4,735	4,837	3,712	2,631	15,915	2,543
TOTAL DEPRECIATION AND AMORTIZATION	61,105	72,936	75,454	17,545	15,500	13,104	12,295	58,444	11,952
MINORITY INTEREST'S SHARE OF DEPRECIATION AND AMORTIZATION	(95 )	0	0	0	0	0	0	0	0
TOTAL DEPRECIATION & AMORTIZATION, NET OF MINORITY INTERESTS' SHARE	61,010	72,936	75,454	17,545	15,500	13,104	12,295	58,444	11,952
<b>SUMMARY BY TYPE:</b>									

<b>REAL ESTATE RELATED:</b>									
BUILDING (INCLUDING TENANT FIRST GENERATION):									
CONSOLIDATED	38,522	49,913	48,627	11,568	9,217	8,107	8,349	37,241	7,934
SHARE OF JOINT VENTURES	15,656	17,762	19,709	4,152	4,214	2,911	2,352	13,629	2,154
	54,178	67,675	68,336	15,720	13,431	11,018	10,701	50,870	10,088
TENANT SECOND GENERATION:									
CONSOLIDATED	3,964	2,326	3,017	607	746	626	657	2,636	797
SHARE OF JOINT VENTURES	744	778	1,556	573	615	790	273	2,251	323
	4,708	3,104	4,573	1,180	1,361	1,416	930	4,887	1,120
<b>TOTAL REAL ESTATE RELATED</b>	<b>58,886</b>	<b>70,779</b>	<b>72,909</b>	<b>16,900</b>	<b>14,792</b>	<b>12,434</b>	<b>11,631</b>	<b>55,757</b>	<b>11,208</b>
<b>NON-REAL ESTATE RELATED:</b>									
FURNITURE, FIXTURES AND EQUIPMENT:									
CONSOLIDATED	1,485	2,122	2,485	643	695	655	654	2,647	674
SHARE OF JOINT VENTURES	53	9	34	10	8	11	6	35	66
	1,538	2,131	2,519	653	703	666	660	2,682	740
GOODWILL & SPECIFICALLY IDENTIFIABLE INTANGIBLE ASSETS									
CONSOLIDATED	681	26	26	(8 )	5	4	4	5	4
SHARE OF JOINT VENTURES	0	0	0	0	0	0	0	0	0
	681	26	26	(8 )	5	4	4	5	4
<b>TOTAL NON-REAL ESTATE RELATED</b>	<b>2,219</b>	<b>2,157</b>	<b>2,545</b>	<b>645</b>	<b>708</b>	<b>670</b>	<b>664</b>	<b>2,687</b>	<b>744</b>
<b>TOTAL DEPRECIATION &amp; AMORTIZATION</b>	<b>61,105</b>	<b>72,936</b>	<b>75,454</b>	<b>17,545</b>	<b>15,500</b>	<b>13,104</b>	<b>12,295</b>	<b>58,444</b>	<b>11,952</b>

## 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.

“**2nd 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. Where the ownership entity is a venture, the Company’ s share of these items is used in these calculations. 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.