



FOR IMMEDIATE RELEASE

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Highwoods Properties Reports Fourth Quarter and Full Year 2011 Results

\$0.70 FFO per Share for Fourth Quarter 2011

Leases 1.2 Million Square Feet of Second Generation Space

\$2.58 FFO per Share for Full Year 2011

Excluding Preferred Stock Redemption and Acquisition Costs

90.0% Year End Occupancy

Provides 2012 FFO Guidance of \$2.56 to \$2.76 per Share

Including \$0.08 to \$0.12 Impact from Anticipated Dispositions and Equity Issuances

Raleigh, NC – February 7, 2012 – Highwoods Properties, Inc. (NYSE: HIW) today reported financial and operational results for the fourth quarter and full year ended December 31, 2011.

The Company also provided 2012 Funds from Operations ("FFO") guidance of \$2.56 to \$2.76 per diluted share. This outlook includes the projected impact from anticipated dispositions and equity issuances on 2012 FFO results.

Ed Fritsch, President and CEO, stated, *"2011 was a good year for Highwoods in terms of strong leasing volume, longer office lease terms, productive financing activities and accretive acquisitions, including our entry into Pittsburgh. As we have done since the deployment of our Strategic Plan, our office portfolio's occupancy significantly exceeded the occupancy of our markets as a whole."*

Highlights for full year 2011 included:

- Achieved a 4.9% year-over-year increase in FFO, reporting \$2.58 per diluted share, excluding preferred stock redemption, debt extinguishment and acquisition costs
- Reported year-end occupancy of 90.0% and same property occupancy of 90.8%
- Leased 4.3 million square feet of first and second generation office space, a 19% increase over 2010
- Achieved weighted average lease term of 5.6 years on second generation office leasing, the highest since the 1994 IPO

- Deployed \$308.9 million for accretive acquisitions
 - PPG Place in Pittsburgh, \$213.7 million total investment
 - Six Class A office buildings, 1.54 million square feet with structured parking
 - Crown jewel asset in CBD, acquired well below replacement cost
 - Riverwood 100 in Atlanta, \$86.3 million total investment
 - Class A office building, 503,000 square feet with structured parking
 - Institutional quality asset, acquired well below replacement cost
 - 4201 Lake Boone Trail in Raleigh, \$8.9 million total investment
 - Medical office building, 48,000 square feet
 - Directly across from Rex Hospital
- Announced \$48.4 million development project
 - Brentwood submarket in Nashville
 - Class A office building, 203,000 square feet with structured parking
 - 100% leased to LifePoint Hospitals for corporate headquarters
 - 25,000 square feet of immediately adjacent, spec amenity retail
 - 9.5%+ average cash yield
- Closed \$24.7 million of non-core dispositions
 - Office buildings in Winston-Salem and Charlotte and land
 - Included 10% interest in Charlotte joint venture
 - 7.8% average cap rate
- Executed \$475 million credit facility
 - Four-year term with one year extension option
 - LIBOR plus 150 basis points
 - Plus \$75 million accordion feature
- Obtained \$225 million term loan
 - Seven-year term
 - Rate locked at 3.578% via swaps
 - Closed January 2012
- Closed \$200 million term loan
 - Five-year term
 - LIBOR plus 220 basis points
- Repaid \$184 million secured loan
 - 7.05% interest
 - Paid-off in October, three months early, without penalty
- Redeemed \$52.5 million preferred shares
 - Remainder of Series B
 - 8.0% coupon

Fourth Quarter and Full Year 2011 Financial Results

FFO was \$53.2 million, or \$0.70 per diluted share, for the fourth quarter of 2011 and \$190.2 million, or \$2.50 per diluted share, for the full year 2011. Excluding a preferred stock redemption charge and property acquisition costs, FFO per diluted share for the fourth quarter and full year 2011 would have been \$0.70 and \$2.58, respectively. FFO was \$46.8 million, or \$0.62 per diluted share, for the fourth quarter of 2010 and \$184.7 million, or \$2.44 per diluted share, for the full year 2010. Excluding debt extinguishment and property acquisition costs, FFO per diluted share for the fourth quarter and full year 2010 would have been \$0.63 and \$2.46, respectively.

For the fourth quarter of 2011, the Company reported net income available for common stockholders of \$11.4 million, or \$0.16 per diluted share. Net income available for common stockholders for the fourth quarter of 2010 was \$9.0 million, or \$0.13 per diluted share. For the full year 2011, net income available for common stockholders was \$38.7 million, or \$0.54 per diluted share. For the full year 2010, net income available for common stockholders was \$61.8 million, or \$0.86 per diluted share, which included a \$0.34 per share gain from the sale of the Company's unconsolidated equity interests in the Des Moines joint ventures.

Except as specifically noted below, the following items were included in the determination of net income and FFO for the three and twelve months ended December 31, 2011 and 2010:

	3 Months Ended 12/31/11		3 Months Ended 12/31/10	
	(000)	Per Share	(000)	Per Share
Lease termination income, net (1)	\$ 817	\$ 0.011	\$ (615)	\$ (0.008)
Property acquisition costs	(113)	(0.001)	(149)	(0.002)
Straight line rental income (1)	4,313	0.056	3,726	0.049
Capitalized interest	76	0.001	305	0.004
Land sale gains	302	0.004	-	0.000
Gains on sales of depreciable assets (2)	-	0.000	19	0.000
Gains (losses) on for-sale residential condos, net of partner's interest	6	0.000	(140)	(0.002)
Loss on debt extinguishment	-	0.000	(620)	(0.008)
	12 Months Ended 12/31/11		12 Months Ended 12/31/10	
	(000)	Per Share	(000)	Per Share
Lease termination income, net (1)	\$ 1,799	\$ 0.024	\$ 2,002	\$ 0.026
Property acquisition costs	(4,447)	(0.058)	(525)	(0.007)
Straight line rental income (1)	13,409	0.176	11,548	0.153
Capitalized interest	589	0.008	1,420	0.019
Land sale gains	764	0.010	-	0.000
Gains on sales of depreciable assets (2)	2,573	0.034	248	0.003
Merchant build gain on sale of unconsolidated equity interests in joint venture	2,282	0.030	-	0.000
Gain on sale of unconsolidated equity interests in joint ventures (2)	-	0.000	25,330	0.335
Preferred stock redemption charge	(1,895)	(0.025)	-	0.000
Gains (losses) on for-sale residential condos, net of partner's interest in 2010	(316)	(0.004)	662	0.009
Loss on debt extinguishments	(24)	0.000	(705)	(0.009)
Impairments on depreciable assets (2)	(2,429)	(0.032)	(260)	(0.003)

(1) Straight line rent write-offs related to lease terminations are reflected as a reduction of lease termination income. 2010 lease termination income amounts are net of minority interest related to fourth quarter lease termination income recorded by a consolidated affiliate.

(2) Not included in the determination of FFO.

Funds from Operations Outlook

For 2012, the Company expects FFO per diluted share to be in the range of \$2.56 to \$2.76. This outlook reflects management's view of current and future market conditions, including assumptions with respect to rental rates, occupancy levels, operating and general and administrative expenses, interest rates and development deliveries. FFO guidance does not include any effects related to the timing and amount of potential acquisitions, dispositions and equity issuances except as indicated in the table below. FFO guidance also excludes any unusual charges or credits that may occur during the year. Factors that could cause actual 2012 FFO results to differ materially from Highwoods' current expectations are discussed below and are also detailed in the Company's 2011 Annual Report on Form 10-K.

Management's outlook for 2012 is based on the following assumptions:

	<u>Low</u>	<u>High</u>
Year End Occupancy	89.5%	91.5%
Same Property Cash NOI Growth	1.0%	2.5%
Straight Line Rental Income	\$14.0M	\$17.0M
G&A Expenses	\$32.0M	\$34.0M
Lease Termination Income, Net	\$2.0M	\$4.0M
Dispositions	\$100M	\$150M
Acquisitions	\$100M	\$300M
Development Starts	\$50M	\$150M
Per Share Impact of Anticipated Dispositions and Equity Issuances	(\$0.08)	(\$0.12)

Supplemental Information

A copy of the Company's fourth quarter 2011 Supplemental Information that includes financial, leasing and operational statistics is available in the "Investor Relations/Financial Supplementals" section of the Company's website at www.highwoods.com. You may also obtain a copy of all Supplemental Information published by the Company by contacting Highwoods Investor Relations at 919-431-1529/ 800-256-2963 or by e-mail to HIW-IR@highwoods.com. If you would like to receive future Supplemental Information packages by e-mail, please contact the Investor Relations department as noted above or by written request to: Investor Relations Department, Highwoods Properties, Inc., 3100 Smoketree Court, Suite 600, Raleigh, NC 27604.

Conference Call

On Wednesday, February 8, at 11:00 a.m. Eastern time, Highwoods will host a teleconference call to discuss the matters outlined in this press release. For US/Canada callers, dial (800) 705-1680. A live, listen-only webcast can be accessed through the Company's website at www.highwoods.com under the "Investor Relations" section.

A replay of the call will be available on the Investor Relations section of the Company's website at www.highwoods.com.

Planned Dates for Financial Releases and Conference Calls in 2012

The Company has set the following dates and times it currently plans to release its financial results in 2012. Quarterly financial press releases will be distributed after the market closes and the conference calls will be held at 11:00 a.m. Eastern time.

Quarterly Result	Release Date	Conference Call
First	Tuesday, May 1	Wednesday, May 2
Second	Thursday, July 26	Friday, July 27
Third	Tuesday, October 30	Wednesday, October 31

Non-GAAP Information

Funds from Operations (“FFO”): We believe that FFO and FFO per share are beneficial to management and investors and are important indicators of the performance of any equity REIT. Because FFO and FFO per share calculations exclude such factors as depreciation, amortization and impairment of real estate assets and gains or losses from sales of operating real estate assets, which can vary among owners of identical assets in similar conditions based on historical cost accounting and useful life estimates, they facilitate comparisons of operating performance between periods and between other REITs. Management believes that historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values have historically risen or fallen with market conditions, many industry investors and analysts have considered the presentation of operating results for real estate companies that use historical cost accounting to be insufficient on a stand-alone basis. As a result, management believes that the use of FFO and FFO per share, together with the required GAAP presentations, provide a more complete understanding of our performance relative to our competitors and a more informed and appropriate basis on which to make decisions involving operating, financing and investing activities.

FFO and FFO per share are non-GAAP financial measures and therefore do not represent net income or net income per share as defined by GAAP. Net income and net income per share as defined by GAAP are the most relevant measures in determining our operating performance because FFO and FFO per share include adjustments that investors may deem subjective, such as adding back expenses such as depreciation, amortization and impairment. Furthermore, FFO per share does not depict the amount that accrues directly to the stockholders’ benefit. Accordingly, FFO and FFO per share should never be considered as alternatives to net income or net income per share as indicators of our operating performance.

Our presentation of FFO is consistent with FFO as defined by NAREIT, which is calculated as follows:

- Net income/(loss) computed in accordance with GAAP;
- Less dividends to holders of Preferred Stock and less excess of Preferred Stock redemption cost over carrying value;
- Less net income attributable to noncontrolling interests in consolidated affiliates;
- Plus depreciation and amortization of depreciable operating properties;
- Less gains, or plus losses, from sales of depreciable operating properties, plus impairments on depreciable operating properties and excluding items that are classified as extraordinary items under GAAP;
- Plus or minus adjustments for unconsolidated partnerships and joint ventures (to reflect funds from operations on the same basis); and
- Plus or minus adjustments for depreciation and amortization and gains/(losses) on sales of depreciable operating properties, plus impairments on depreciable operating properties, and noncontrolling interests in consolidated affiliates related to discontinued operations.

In calculating FFO, the Company adds back net income attributable to noncontrolling interests in its operating partnership, which we believe is consistent with standard industry practice for REITs that operate through an UPREIT structure. The Company believes that it is important to present FFO on an as-converted basis since all of the operating partnership units not owned by the Company are redeemable on a one-for-one basis for shares of the Company’s common stock. The Company’s FFO calculations are reconciled to net income in a table included with this release.

Net operating income from continuing operations (“NOI”): The Company defines NOI as “Rental and other revenues” from continuing operations less “Rental property and other expenses” from continuing operations. The Company defines cash NOI as NOI less straight line rent and lease termination fees. Management believes that NOI is a useful supplemental measure of the Company’s property operating performance because it provides a performance measure of the revenues and expenses directly involved in owning real estate assets, and provides a perspective not immediately apparent from net income or FFO. Other REITs may use different methodologies to calculate NOI and

accordingly the Company's NOI may not be comparable to other REITs. The Company's NOI calculations are reconciled to "Income/(loss) before disposition of property and condominiums and equity in earnings of unconsolidated affiliates" and to "Rental and other revenues" and "Rental property and other expenses" in a table included with this release.

Same property NOI from continuing operations: The Company defines same property NOI as NOI for the Company's in-service properties included in continuing operations that were wholly-owned during the entirety of the periods presented (from January 1, 2010 to December 31, 2011). The Company's same property NOI calculations are reconciled to NOI in a table included with this release.

About Highwoods Properties

Highwoods Properties, headquartered in Raleigh, North Carolina, is a publicly traded (NYSE:HIW) real estate investment trust ("REIT") and a member of the S&P MidCap 400 Index. The Company is a fully integrated, self-administered REIT that provides leasing, management, development, construction and other customer-related services for its properties and for third parties. At December 31, 2011, Highwoods owned or had an interest in 338 in-service office, industrial and retail properties encompassing approximately 34.5 million square feet and owned 586 acres of development land. The Company's properties and development land are located in Florida, Georgia, Mississippi, Missouri, North Carolina, Pennsylvania, South Carolina, Tennessee and Virginia. For more information about Highwoods Properties, please visit our website at www.highwoods.com.

Certain matters discussed in this press release, such as expected 2012 financial and operational results and the related assumptions underlying our expected results, are forward-looking statements within the meaning of the federal securities laws. These statements are distinguished by use of the words "will", "expect", "intend" and words of similar meaning. Although Highwoods believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved.

Factors that could cause actual results to differ materially from Highwoods' current expectations include, among others, the following: the financial condition of our customers could deteriorate; development activity by our competitors in our existing markets could result in excessive supply of properties relative to customer demand; development, acquisition, reinvestment, disposition or joint venture projects may not be completed as quickly or on as favorable terms as anticipated; we may not be able to lease or re-lease second generation space quickly or on as favorable terms as old leases; our markets may suffer declines in economic growth; we may not be able to lease our newly constructed buildings as quickly or on as favorable terms as originally anticipated; unanticipated increases in interest rates could increase our debt service costs; unanticipated increases in operating expenses could negatively impact our NOI; we may not be able to meet our liquidity requirements or obtain capital on favorable terms to fund our working capital needs and growth initiatives or to repay or refinance outstanding debt upon maturity; the Company could lose key executive officers; and others detailed in the Company's 2011 Annual Report on Form 10-K and subsequent SEC reports.

Tables Follow

Highwoods Properties, Inc.
Consolidated Statements of Income
(Unaudited and in thousands, except per share amounts)

	Three Months Ended December 31,		Year Ended December 31,	
	2011	2010	2011	2010
Rental and other revenues	\$ 128,730	\$ 117,330	\$ 482,852	\$ 461,126
Operating expenses:				
Rental property and other expenses	47,788	40,652	176,148	163,638
Depreciation and amortization	39,552	35,333	143,019	135,414
Impairment of assets held for use	-	-	2,429	-
General and administrative	7,744	8,579	35,727	32,948
Total operating expenses	95,084	84,564	357,323	332,000
Interest expense:				
Contractual	23,111	22,199	91,838	87,726
Amortization of deferred financing costs	864	857	3,312	3,385
Financing obligations	184	931	849	2,261
	24,159	23,987	95,999	93,372
Other income:				
Interest and other income	2,110	1,986	7,387	6,360
Loss on debt extinguishment	-	(620)	(24)	(705)
	2,110	1,366	7,363	5,655
Income from continuing operations before disposition of property, condominiums and investment in unconsolidated affiliates and equity in earnings of unconsolidated affiliates	11,597	10,145	36,893	41,409
Gains on disposition of property	302	19	764	74
Gains/(losses) on for-sale residential condominiums	6	(131)	(316)	276
Gains on disposition of investment in unconsolidated affiliates	-	-	2,282	25,330
Equity in earnings of unconsolidated affiliates	945	1,120	4,878	3,821
Income from continuing operations	12,850	11,153	44,501	70,910
Discontinued operations:				
Income from discontinued operations	-	246	897	1,479
Net gains/(losses) on disposition of discontinued operations	-	-	2,573	(86)
	-	246	3,470	1,393
Net income	12,850	11,399	47,971	72,303
Net (income) attributable to noncontrolling interests in the Operating Partnership	(595)	(501)	(2,091)	(3,320)
Net (income) attributable to noncontrolling interests in consolidated affiliates	(201)	(204)	(755)	(485)
Dividends on Preferred Stock	(627)	(1,677)	(4,553)	(6,708)
Excess of Preferred Stock redemption/repurchase cost over carrying value	-	-	(1,895)	-
Net income available for common stockholders	<u>\$ 11,427</u>	<u>\$ 9,017</u>	<u>\$ 38,677</u>	<u>\$ 61,790</u>
Earnings per common share - basic:				
Income from continuing operations available for common stockholders	\$ 0.16	\$ 0.13	\$ 0.49	\$ 0.84
Income from discontinued operations available for common stockholders	-	-	0.05	0.02
Net income available for common stockholders	<u>\$ 0.16</u>	<u>\$ 0.13</u>	<u>\$ 0.54</u>	<u>\$ 0.86</u>
 Weighted average Common Shares outstanding - basic	<u>72,592</u>	<u>71,661</u>	<u>72,281</u>	<u>71,578</u>
Earnings per common share - diluted:				
Income from continuing operations available for common stockholders	\$ 0.16	\$ 0.13	\$ 0.49	\$ 0.84
Income from discontinued operations available for common stockholders	-	-	0.05	0.02
Net income available for common stockholders	<u>\$ 0.16</u>	<u>\$ 0.13</u>	<u>\$ 0.54</u>	<u>\$ 0.86</u>
 Weighted average Common Shares outstanding - diluted	<u>76,427</u>	<u>75,724</u>	<u>76,189</u>	<u>75,578</u>
Dividends declared and paid per common share	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 1.70</u>	<u>\$ 1.70</u>
Net income available for common stockholders:				
Income from continuing operations available for common stockholders	\$ 11,427	\$ 8,783	\$ 35,380	\$ 60,467
Income from discontinued operations available for common stockholders	-	234	3,297	1,323
Net income available for common stockholders	<u>\$ 11,427</u>	<u>\$ 9,017</u>	<u>\$ 38,677</u>	<u>\$ 61,790</u>

Highwoods Properties, Inc.
Consolidated Balance Sheets
(Unaudited and in thousands)

	December 31,	
	2011	2010
Assets:		
Real estate assets, at cost:		
Land	\$ 369,771	\$ 345,088
Buildings and tenant improvements	3,144,168	2,883,092
Development in process	-	4,524
Land held for development	105,206	105,332
	<u>3,619,145</u>	<u>3,338,036</u>
Less-accumulated depreciation	(901,300)	(830,153)
Net real estate assets	2,717,845	2,507,883
For-sale residential condominiums	4,751	8,225
Real estate and other assets, net, held for sale	-	15,376
Cash and cash equivalents	11,188	14,206
Restricted cash	26,666	4,399
Accounts receivable, net of allowance of \$3,548 and \$3,595, respectively	30,093	20,716
Mortgages and notes receivable, net of allowance of \$61 and \$868, respectively	18,600	19,044
Accrued straight-line rents receivable, net of allowance of \$1,294 and \$2,209, respectively	106,010	93,178
Investment in and advances to unconsolidated affiliates	100,367	63,607
Deferred financing and leasing costs, net of accumulated amortization of \$63,156 and \$59,360, respectively	128,585	85,001
Prepaid expenses and other assets	36,887	40,200
	<u>\$ 3,180,992</u>	<u>\$ 2,871,835</u>
Total Assets		
	<u>\$ 3,180,992</u>	<u>\$ 2,871,835</u>
Liabilities, Noncontrolling Interests in the Operating Partnership and Equity:		
Mortgages and notes payable	\$ 1,903,213	\$ 1,522,945
Accounts payable, accrued expenses and other liabilities	148,821	106,716
Financing obligations	31,444	33,114
Total Liabilities	2,083,478	1,662,775
Commitments and contingencies		
Noncontrolling interests in the Operating Partnership	110,655	120,838
Equity:		
Preferred Stock, \$.01 par value, 50,000,000 authorized shares;		
8.625% Series A Cumulative Redeemable Preferred Shares (liquidation preference \$1,000 per share), 29,077 and 29,092 shares issued and outstanding, respectively	29,077	29,092
8.000% Series B Cumulative Redeemable Preferred Shares (liquidation preference \$25 per share), 0 and 2,100,000 shares issued and outstanding, respectively	-	52,500
Common Stock, \$.01 par value, 200,000,000 authorized shares;		
72,647,697 and 71,690,487 shares issued and outstanding, respectively	726	717
Additional paid-in capital	1,803,997	1,766,886
Distributions in excess of net income available for common stockholders	(845,853)	(761,785)
Accumulated other comprehensive loss	(5,734)	(3,648)
Total Stockholders' Equity	982,213	1,083,762
Noncontrolling interests in consolidated affiliates	4,466	4,460
Total Equity	986,859	1,088,222
Total Liabilities, Noncontrolling Interests in the Operating Partnership and Equity	<u>\$ 3,180,992</u>	<u>\$ 2,871,835</u>

Highwoods Properties, Inc.
Funds from Operations
(Unaudited and in thousands, except per share amounts)

	Three Months Ended December 31,				Year Ended December 31,			
	2011		2010		2011		2010	
	Amount	Per Share	Amount	Per Share	Amount	Per Share	Amount	Per Share
Funds from operations:								
Net income	\$ 12,850		\$ 11,399		\$ 47,971		\$ 72,303	
Net (income) attributable to noncontrolling interests in the Operating Partnership	(595)		(501)		(2,091)		(3,320)	
Net (income) attributable to noncontrolling interests in consolidated affiliates	(201)		(204)		(755)		(485)	
Dividends on Preferred Stock	(627)		(1,677)		(4,553)		(6,708)	
Excess of Preferred Stock redemption/repurchase cost over carrying value	-		-		(1,895)		-	
Net income available for common stockholders	11,427	0.16	9,017	\$ 0.13	38,677	0.54	61,790	\$ 0.86
Add/(Deduct):								
Depreciation and amortization of real estate assets	38,997	0.51	34,889	0.46	141,054	1.85	133,679	1.77
Impairment of real estate assets	-	-	-	-	2,429	0.03	-	-
(Gains) on disposition of depreciable properties	-	-	(19)	-	-	-	(74)	-
(Gains) on disposition of investment in unconsolidated affiliates	-	-	-	-	-	-	(25,330)	(0.34)
Net income attributable to noncontrolling interests in the Operating Partnership	595	-	501	-	2,091	-	3,320	-
Unconsolidated affiliates:								
Depreciation and amortization of real estate assets	2,196	0.03	2,278	0.03	8,388	0.11	10,471	0.14
Discontinued operations:								
Depreciation and amortization of real estate assets	-	-	97	-	127	-	744	0.01
Impairment of real estate assets	-	-	-	-	-	-	260	-
(Gains) on disposition of depreciable properties	-	-	-	-	(2,573)	(0.03)	(174)	-
Funds from operations	\$ 53,215	\$ 0.70	\$ 46,763	\$ 0.62	\$ 190,193	\$ 2.50	\$ 184,686	\$ 2.44
Weighted average shares outstanding - diluted	76,427		75,724		76,189		75,578	

Highwoods Properties, Inc.
Net Operating Income Reconciliation
(Unaudited and in thousands)

	Three Months Ended December 31,		Year Ended December 31,	
	2011	2010	2011	2010
Income from continuing operations before disposition of property, condominiums and investment in unconsolidated affiliates and equity in earnings of unconsolidated affiliates	\$ 11,597	\$ 10,145	\$ 36,893	\$ 41,409
Other (income)	(2,110)	(1,366)	(7,363)	(5,655)
Interest expense	24,159	23,987	95,999	93,372
General and administrative expense	7,744	8,579	35,727	32,948
Impairment of assets held for use	-	-	2,429	-
Depreciation and amortization expense	39,552	35,333	143,019	135,414
Net operating income from continuing operations	80,942	76,678	306,704	297,488
Less - non same property and other net operating income	11,161	4,807	24,489	12,801
Total same property net operating income from continuing operations	\$ 69,781	\$ 71,871	\$ 282,215	\$ 284,687
 Rental and other revenues	 \$ 128,730	 \$ 117,330	 \$ 482,852	 \$ 461,126
Rental property and other expenses	47,788	40,652	176,148	163,638
Total net operating income from continuing operations	80,942	76,678	306,704	297,488
Less - non same property and other net operating income	11,161	4,807	24,489	12,801
Total same property net operating income from continuing operations	\$ 69,781	\$ 71,871	\$ 282,215	\$ 284,687
 Total same property net operating income from continuing operations	 \$ 69,781	 \$ 71,871	 \$ 282,215	 \$ 284,687
Less - straight line rent and lease termination fees	3,036	2,984	11,322	12,189
Same property cash net operating income from continuing operations	\$ 66,745	\$ 68,887	\$ 270,893	\$ 272,498