



FOR IMMEDIATE RELEASE

Ref: 15-16

Contact: Tabitha Zane
Vice President, Investor Relations
919-431-1529

Highwoods Properties Reports Second Quarter 2015 Results

\$0.77 FFO per Share

*Grew Same Property Cash NOI 5.3%
Leased 1.2 Million Square Feet of Office Space
Increased Occupancy 90 Basis Points Sequentially
Delivered \$72 Million of 100% Pre-Leased Development*

Announces Two Development Projects

Seven Springs II in Nashville

\$38.1 Million, 131,000 Square Foot Office Building

Enterprise V in Greensboro

\$7.6 Million, 131,200 Square Foot Industrial Building

Updates 2015 FFO Outlook to \$3.00 to \$3.06 per Share

Previously \$2.97 to \$3.07 per Share

Raleigh, NC – August 4, 2015 – Highwoods Properties, Inc. (NYSE:HIW) today reported results for the three and six months ended June 30, 2015.

Ed Fritsch, President and CEO, stated, “Our second quarter results were solid. We leased 1.2 million square feet of office space and increased occupancy 90 basis points sequentially and 200 basis points year-over-year to 92.8%. Compared to the same quarter of 2014, same property cash NOI was up 5.3% and same property average occupancy was up 240 basis points.

“Year-to-date, we have placed just over half a million square feet of 100% leased development in service representing a total investment of \$125 million.

“We have also made very good leasing progress at GlenLake V, Seven Springs West (AIG) and Riverwood 200, which represent a total investment of \$202 million and 668,000 square feet. Pre-leasing at these three projects has grown from a combined average of 47% at project announcement to 76% today, which represents 191,000 square feet of incremental leasing.”

During the second quarter of 2015, the Company:

- Earned FFO of \$0.77 per share, including \$1.2 million of land sale gains
- Leased 1.2 million square feet of office, including 916,000 square feet of second generation office at an average term of 5 years
- Grew average in-place office cash rents per square foot by 4.6% year-over-year
- Achieved GAAP rent growth of 9.3% on second generation office leases signed
- Placed \$72 million of 100% pre-leased development in service
- Announced the development of Riverwood 200, a 12-story office building adjacent to Company-owned Riverwood 100 (502,500 square feet, 94.3% occupied)
- Acquired a 168,300 square foot, 74% occupied office building in Orlando from its joint venture partner for a total investment of \$22.3 million, a 50% discount to estimated replacement cost
- Fortified its balance sheet by expanding its \$225 million unsecured bank term loan by \$125 million, extending the maturity by one additional year to 2020 and reducing the LIBOR borrowing spread from 175 basis points to 110 basis points
- Paid off \$39 million of secured debt with a rate of 6.43%, increasing the Company's unencumbered NOI to 84.2%

Post-Quarter Activity**Development**

In Nashville, the Company will begin construction of Seven Springs II, a LEED-Certified, multi-customer office building encompassing 131,000 square feet in the Company's Seven Springs development in Nashville's highly-desirable Brentwood submarket, a best business district (BBD).

The Company's projected investment is \$38.1 million, including the value of existing Company-owned land. Construction is scheduled to begin in the fourth quarter of 2015 with a mid-year 2017 targeted completion date and stabilization projected for the third quarter of 2018.

Fritsch noted, *"The Brentwood submarket is one of the strongest BBDs in Nashville with a 97.7% occupancy rate at the end of the second quarter. Our Seven Springs development currently encompasses a total of 332,000 square feet of office and 41,000 square feet of amenity retail, all of which is 100% leased. In addition, we are developing a 203,000 square foot office building that is 86% pre-leased to the life insurance division of American International Group, Inc. This project will deliver in the third quarter of 2016."*

The Company will also begin construction of Enterprise V, a 131,200 industrial building in the Greensboro airport submarket where occupancy is 98.1%. The Company's projected investment for this project is \$7.6 million, including the value of existing Company-owned land.

"Our three existing buildings in Enterprise Park, totaling 658,000 square feet, are 100% occupied," stated Fritsch. *This is a good opportunity for us to put Company-owned land to work, and we are projecting stabilization within a year of its second quarter 2016 delivery. We have two remaining pad sites at Enterprise that can support 360,000 square feet of additional industrial development."*

The Company's current development pipeline encompasses 1.6 million square feet representing an investment of approximately \$521 million that is 72% pre-leased with a projected stabilized GAAP yield averaging 8.5% to 9%.

Disposition

The Company sold a 102,000 square foot, single-customer office building in Winston-Salem for \$15.3 million, which was expected to generate \$1.3 million of annual cash and GAAP net operating income for full year 2015. In the third quarter, the Company will record an approximate \$6.5 million gain relating to this sale, which will not be included in FFO.

Second Quarter and First Half Financial Results

For the second quarter of 2015, funds from operations available for common stockholders (“FFO”) was \$75.2 million, or \$0.77 per diluted share. FFO was \$74.6 million, or \$0.80 per diluted share, for the second quarter of 2014. FFO in the second quarters of 2015 and 2014 included land sale gains of \$0.01 and \$0.06 per diluted share, respectively.

For the first six months of 2015, FFO was \$144.1 million, or \$1.49 per diluted share compared to FFO of \$135.7 million, or \$1.46 per diluted share, for the first six months of 2014. FFO in the first six months of 2015 and 2014 included land sale gains of \$0.02 and \$0.06 per diluted share, respectively.

For the second quarter of 2015, net income available for common stockholders (“net income”) was \$25.2 million, or \$0.27 per diluted share. Net income for the second quarter of 2014 was \$22.7 million, or \$0.25 per diluted share. For the first six months of 2015, net income was \$44.5 million, or \$0.47 per diluted share compared to net income of \$34.8 million, or \$0.39 per diluted share for the first six months of 2014.

Except as noted below, the following items were included in the determination of net income and FFO for the three and six months ended June 30, 2015 and 2014:

	Three Months Ended 6/30/2015		Three Months Ended 6/30/2014	
	(000)	Per Share	(000)	Per Share
Lease Termination Income, Net (1)	\$ 176	\$ 0.002	\$ 385	\$ 0.004
Straight-Line Rental Income (1)	5,243	0.054	4,078	0.044
Capitalized Interest	1,464	0.015	937	0.010
Gains/(Losses) on Debt Extinguishment	(220)	(0.002)	18	-
Land Sale Gains	180	0.002	5,947	0.064
Our Share of Unconsolidated Affiliate Land Sale Gains	1,066	0.011	-	-
Gains on Disposition of Depreciable Properties (2)	2,232	0.023	-	-
Our Share of Unconsolidated Affiliate Losses on Disposition of Depreciable Properties (2)	(125)	(0.001)	-	-
Impairments of Depreciable Properties (2)	-	-	(588)	(0.006)

	Six Months Ended 6/30/2015		Six Months Ended 6/30/2014	
	(000)	Per Share	(000)	Per Share
Lease Termination Income, Net (1)	\$ 256	\$ 0.003	\$ 504	\$ 0.005
Straight-Line Rental Income (1)	10,807	0.112	10,148	0.109
Capitalized Interest	3,432	0.036	1,503	0.016
Gains/(Losses) on Debt Extinguishment	(220)	(0.002)	18	-
Land Sale Gains	943	0.010	5,947	0.064
Our Share of Unconsolidated Affiliate Land Sale Gains	1,066	0.011	-	-
Gains on Disposition of Depreciable Properties (2)	2,626	0.027	384	0.004
Our Share of Unconsolidated Affiliates Gains on Disposition of Depreciable Properties (2)	946	0.010	955	0.010
Impairments of Depreciable Properties (2)	-	-	(588)	(0.006)
Impairment of Investment in Unconsolidated Affiliate (2)	-	-	(1,353)	(0.015)

(1) Straight-line rental write-offs related to lease terminations are reflected as a reduction of lease termination income.

(2) Not included in the determination of FFO.

FFO Outlook

The Company has updated its 2015 FFO outlook to \$3.00 to \$3.06 per share from \$2.97 to \$3.07 per share. This outlook reflects management's view of current and future market conditions, including assumptions such as rental rates, occupancy levels, operating and general and administrative expenses, weighted average diluted shares outstanding and interest rates. This outlook does not include any effects related to potential acquisitions and dispositions that may occur after the date of this release. Factors that could cause actual 2015 FFO results to differ materially from Highwoods current expectations are discussed below and are also detailed in the Company's 2014 Annual Report on Form 10-K and subsequent SEC reports.

Management's outlook for 2015 includes the following assumptions:

	Low	High
Same Property Cash NOI Growth, Excluding Termination Fees	6.0%	6.5%
Straight-Line Rental Income	\$21M	\$23M
G&A Expenses	\$36.5M	\$37.5M
Dispositions	\$100M	\$200M
Acquisitions	\$50M	\$300M
Development Announcements	\$200M	\$250M
Year-End Occupancy	93.0%	93.5%
Weighted Average Diluted Shares Outstanding (1)	97.0M	97.5M

(1) At June 30, 2015, there were 97.1 million diluted shares outstanding.

Supplemental Information

A copy of the Company's second quarter 2015 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

Tomorrow, Wednesday, August 5 at 11:00 a.m. Eastern time, the Company will host a teleconference call to discuss the matters highlighted in this press release. For US/Canada callers, dial (800) 756-3565. A live, listen-only Web cast can be accessed through the Company's Web site at www.highwoods.com under the "Investor Relations" section.

Planned Date for 2015 Third Quarter Release and Conference Call

The Company has set the following date and time it currently plans to release its 2015 third quarter financial results. The press release will be distributed after the market closes and the conference call will be held the next day at 11:00 a.m. Eastern time.

	Release Date	Conference Call
Third Quarter Results	Tuesday, October 27	Wednesday, October 28

Non-GAAP Information

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 impairments 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 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 our share of adjustments, including depreciation and amortization of depreciable operating properties, 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 includes 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. We believe 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. In calculating FFO available for common stockholders and FFO per diluted share, the Company further deducts dividends on preferred 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"): We define NOI as "Rental and other revenues" from continuing operations less "Rental property and other expenses" from continuing operations. We define cash NOI as NOI less straight-line rent and lease termination fees. Management believes that NOI and cash NOI are useful supplemental measures of the Company's property operating performance because they provide performance measures of the revenues and expenses directly involved in owning real estate assets and 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 from continuing operations before disposition of investment properties and activity in 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: We define same property NOI as NOI for in-service properties included in continuing operations that were wholly-owned during the entirety of the periods presented (from January 1, 2014 to June 30, 2015). The Company's same property NOI calculations are reconciled to NOI in a table included with this release.

During the second quarter of 2015, as a result of our partner's irrevocable exercise of a buy-sell provision in our Harborview joint venture agreement, our partner's right to put its 80.0% equity interest back to us became no longer exercisable. This resulted in this entity now qualifying for the equity method of accounting. Accordingly, we adjusted the balance sheets and beginning retained earnings for all prior periods presented in the accompanying financial information to retrospectively apply the equity method of accounting.

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 office REIT that owns, develops, acquires, leases and manages properties primarily in the best business districts (BBDs) of Atlanta, Greensboro, Kansas City, Memphis, Nashville, Orlando, Pittsburgh, Raleigh, Richmond and Tampa. For more information about Highwoods Properties, please visit our website at www.highwoods.com.

Certain matters discussed in this press release, such as expected 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 2014 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		Six Months Ended	
	June 30,		June 30,	
	2015	2014	2015	2014
Rental and other revenues	\$ 161,136	\$ 152,722	\$ 318,446	\$ 301,175
Operating expenses:				
Rental property and other expenses	57,278	55,275	114,791	111,665
Depreciation and amortization	51,240	50,443	101,548	98,608
Impairments of real estate assets	-	588	-	588
General and administrative	8,892	8,733	20,329	19,447
Total operating expenses	117,410	115,039	236,668	230,308
Interest expense:				
Contractual	20,857	20,640	41,299	41,390
Amortization of deferred financing costs	828	799	1,628	1,451
Financing obligation	317	(226)	498	(266)
	22,002	21,213	43,425	42,575
Other income:				
Interest and other income	1,199	1,410	2,437	2,809
Gains/(losses) on debt extinguishment	(220)	18	(220)	18
	979	1,428	2,217	2,827
Income from continuing operations before disposition of investment properties and activity in unconsolidated affiliates	22,703	17,898	40,570	31,119
Gains on disposition of property	2,412	5,947	3,569	5,947
Equity in earnings of unconsolidated affiliates	1,776	667	3,587	638
Income from continuing operations	26,891	24,512	47,726	37,704
Discontinued operations:				
Net gains on disposition of discontinued operations	-	-	-	384
	-	-	-	384
Net income	26,891	24,512	47,726	38,088
Net (income) attributable to noncontrolling interests in the Operating Partnership	(782)	(742)	(1,378)	(1,140)
Net (income) attributable to noncontrolling interests in consolidated affiliates	(328)	(438)	(624)	(861)
Dividends on Preferred Stock	(626)	(627)	(1,253)	(1,254)
Net income available for common stockholders	<u>\$ 25,155</u>	<u>\$ 22,705</u>	<u>\$ 44,471</u>	<u>\$ 34,833</u>
Earnings per Common Share - basic:				
Income from continuing operations available for common stockholders	\$ 0.27	\$ 0.25	\$ 0.47	\$ 0.38
Income from discontinued operations available for common stockholders	-	-	-	0.01
Net income available for common stockholders	<u>\$ 0.27</u>	<u>\$ 0.25</u>	<u>\$ 0.47</u>	<u>\$ 0.39</u>
Weighted average Common Shares outstanding - basic	<u>94,055</u>	<u>90,254</u>	<u>93,641</u>	<u>90,111</u>
Earnings per Common Share - diluted:				
Income from continuing operations available for common stockholders	\$ 0.27	\$ 0.25	\$ 0.47	\$ 0.38
Income from discontinued operations available for common stockholders	-	-	-	0.01
Net income available for common stockholders	<u>\$ 0.27</u>	<u>\$ 0.25</u>	<u>\$ 0.47</u>	<u>\$ 0.39</u>
Weighted average Common Shares outstanding - diluted	<u>97,049</u>	<u>93,312</u>	<u>96,666</u>	<u>93,172</u>
Dividends declared per Common Share	<u>\$ 0.425</u>	<u>\$ 0.425</u>	<u>\$ 0.850</u>	<u>\$ 0.850</u>
Net income available for common stockholders:				
Income from continuing operations available for common stockholders	\$ 25,155	\$ 22,705	\$ 44,471	\$ 34,461
Income from discontinued operations available for common stockholders	-	-	-	372
Net income available for common stockholders	<u>\$ 25,155</u>	<u>\$ 22,705</u>	<u>\$ 44,471</u>	<u>\$ 34,833</u>

Highwoods Properties, Inc.
Consolidated Balance Sheets
(Unaudited and in thousands, except share and per share data)

	June 30, 2015	December 31, 2014
		(as revised)
Assets:		
Real estate assets, at cost:		
Land	\$ 407,180	\$ 384,301
Buildings and tenant improvements	3,991,536	3,807,315
Development in process	104,693	205,971
Land held for development	76,955	79,355
	4,580,364	4,476,942
Less-accumulated depreciation	(1,066,945)	(1,024,936)
Net real estate assets	3,513,419	3,452,006
Real estate and other assets, net, held for sale	10,631	1,038
Cash and cash equivalents	4,939	8,832
Restricted cash	15,703	14,595
Accounts receivable, net of allowance of \$1,487 and \$1,314, respectively	27,027	48,557
Mortgages and notes receivable, net of allowance of \$410 and \$275, respectively	5,935	13,116
Accrued straight-line rents receivable, net of allowance of \$1,022 and \$600, respectively	151,028	142,037
Investments in and advances to unconsolidated affiliates	43,979	50,685
Deferred financing and leasing costs, net of accumulated amortization of \$119,396 and \$112,804, respectively	223,380	228,768
Prepaid expenses and other assets, net of accumulated amortization of \$15,242 and \$14,259, respectively	43,601	39,489
Total Assets	\$ 4,039,642	\$ 3,999,123
Liabilities, Noncontrolling Interests in the Operating Partnership and Equity:		
Mortgages and notes payable	\$ 2,124,028	\$ 2,071,389
Accounts payable, accrued expenses and other liabilities	214,131	237,633
Financing obligation	8,962	8,962
Total Liabilities	2,347,121	2,317,984
Commitments and contingencies		
Noncontrolling interests in the Operating Partnership	116,260	130,048
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), 29,050 and 29,060 shares issued and outstanding, respectively	29,050	29,060
Common Stock, \$.01 par value, 200,000,000 authorized shares; 94,118,006 and 92,907,310 shares issued and outstanding, respectively	941	929
Additional paid-in capital	2,525,227	2,464,275
Distributions in excess of net income available for common stockholders	(992,425)	(957,370)
Accumulated other comprehensive loss	(4,514)	(3,912)
Total Stockholders' Equity	1,558,279	1,532,982
Noncontrolling interests in consolidated affiliates	17,982	18,109
Total Equity	1,576,261	1,551,091
Total Liabilities, Noncontrolling Interests in the Operating Partnership and Equity	\$ 4,039,642	\$ 3,999,123

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2015	2014	2015	2014
Funds from operations:				
Net income	\$ 26,891	\$ 24,512	\$ 47,726	\$ 38,088
Net (income) attributable to noncontrolling interests in consolidated affiliates	(328)	(438)	(624)	(861)
Depreciation and amortization of real estate assets	50,594	49,600	100,272	97,193
Impairments of depreciable properties	-	588	-	588
(Gains) on disposition of depreciable properties	(2,232)	-	(2,626)	-
Unconsolidated affiliates:				
Depreciation and amortization of real estate assets	731	923	1,577	1,954
Impairment of investment in unconsolidated affiliate	-	-	-	1,353
(Gains)/losses on disposition of depreciable properties	125	-	(946)	(955)
Discontinued operations:				
(Gains) on disposition of depreciable properties	-	-	-	(384)
Funds from operations	<u>75,781</u>	<u>75,185</u>	<u>145,379</u>	<u>136,976</u>
Dividends on Preferred Stock	(626)	(627)	(1,253)	(1,254)
Funds from operations available for common stockholders	<u>\$ 75,155</u>	<u>\$ 74,558</u>	<u>\$ 144,126</u>	<u>\$ 135,722</u>
Funds from operations available for common stockholders per share	<u>\$ 0.77</u>	<u>\$ 0.80</u>	<u>\$ 1.49</u>	<u>\$ 1.46</u>
Weighted average shares outstanding	<u>97,049</u>	<u>93,312</u>	<u>96,666</u>	<u>93,172</u>

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2015	2014	2015	2014
Income from continuing operations before disposition of investment properties and activity in unconsolidated affiliates	\$ 22,703	\$ 17,898	\$ 40,570	\$ 31,119
Other income	(979)	(1,428)	(2,217)	(2,827)
Interest expense	22,002	21,213	43,425	42,575
General and administrative expenses	8,892	8,733	20,329	19,447
Impairments of real estate assets	-	588	-	588
Depreciation and amortization	51,240	50,443	101,548	98,608
Net operating income from continuing operations	103,858	97,447	203,655	189,510
Less - non same property and other net operating income	(8,310)	(5,750)	(14,384)	(10,620)
Total same property net operating income from continuing operations	\$ 95,548	\$ 91,697	\$ 189,271	\$ 178,890
Rental and other revenues	\$ 161,136	\$ 152,722	\$ 318,446	\$ 301,175
Rental property and other expenses	57,278	55,275	114,791	111,665
Total net operating income from continuing operations	103,858	97,447	203,655	189,510
Less - non same property and other net operating income	(8,310)	(5,750)	(14,384)	(10,620)
Total same property net operating income from continuing operations	\$ 95,548	\$ 91,697	\$ 189,271	\$ 178,890
Total same property net operating income from continuing operations	\$ 95,548	\$ 91,697	\$ 189,271	\$ 178,890
Less - straight-line rent and lease termination fees	(3,472)	(4,218)	(7,480)	(10,241)
Same property cash net operating income from continuing operations	\$ 92,076	\$ 87,479	\$ 181,791	\$ 168,649