

CUZ · NYSE · WEEK ENDED 24 JUL 2026

Weekly Investor Report

Cousins Properties Incorporated · Real Estate · Reit - Office

LATEST CLOSE

32.15 USD

1.2% latest week

Weekly setup

Constructive, but selective

The weekly trend is active. Price is 24.5% above the Trend Line and sits at 98.3% of its 52-week range. The latest completed week returned 1.2%, after a 8.4% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive. Options positioning is bullish with 48/100 conviction, while the latest news-sentiment score is 55/100. Near-term considerations: price is close to its 52-week high; volume confirmation is below normal; earnings are due in 0d.

Technical setup score 64/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

32.15 USD

24 Jul 2026

1W RETURN

1.2%

latest completed week

4W RETURN

8.4%

short-term follow-through

12W RETURN

25.1%

quarterly tape

TREND BREADTH

26.9%

14 of 52 weeks active

VOLUME RATIO

0.8x

vs 13-week average

What is working

- The trend backdrop is active with a 8-week active streak.
- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Activity pressure is positive on the latest completed week.

What could go wrong

- 12 reversal markers appear in the recent smart-money tape.

What to watch next

- Price is close to its 52-week high; watch for continuation or exhaustion.
- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

1.2%

Latest completed week; four-week move 8.4%.

INDICATOR STACK

42/71

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

OPTIONS PRESSURE

Bullish

48/100 conviction; expected move 8.8%.

NEWS SENTIMENT

55/100

47 relevant articles in the latest sentiment read.

EVENT RISK

0d

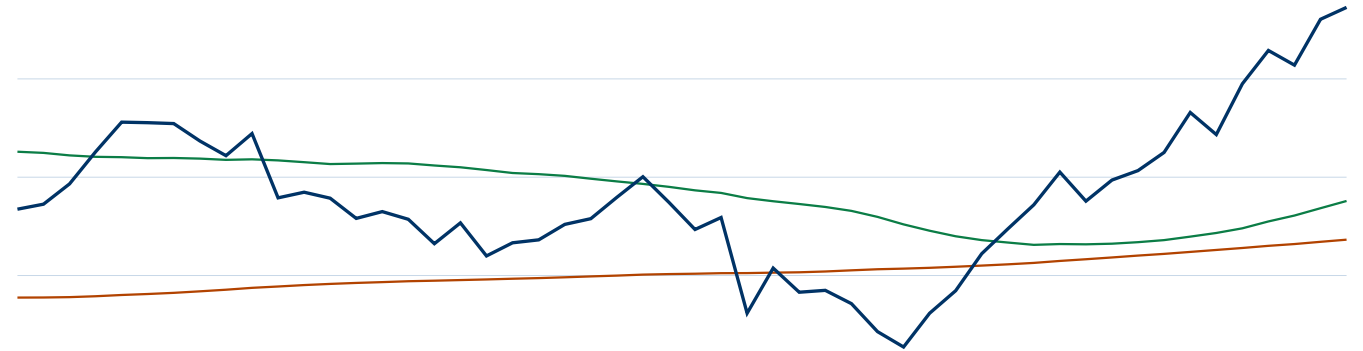
Next report is scheduled for 30 Jul 2026; event risk rises as the date approaches.

01 · PRICE ACTION

Where price is—and whether the trend supports it

The weekly trend is active. Price is 24.5% above the Trend Line and sits at 98.3% of its 52-week range. The latest completed week returned 1.2%, after a 8.4% four-week move.

52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

Position in the 52-week range Fair Trend Close 20.73 USD 32.35 USD Latest close sits at 98.3% of the 52-week range.	RANGE LOCATION 98.3% Shows where the latest close sits between the 52-week low and high.	TREND DISTANCE 24.5% Price premium or discount versus the weekly Trend Line.
	FAIR-VALUE GAP 31.0% Premium demand or model discount versus Sharemaestro Fair Value.	HIGH-WATER GAP -0.6% Distance from the latest 52-week high.

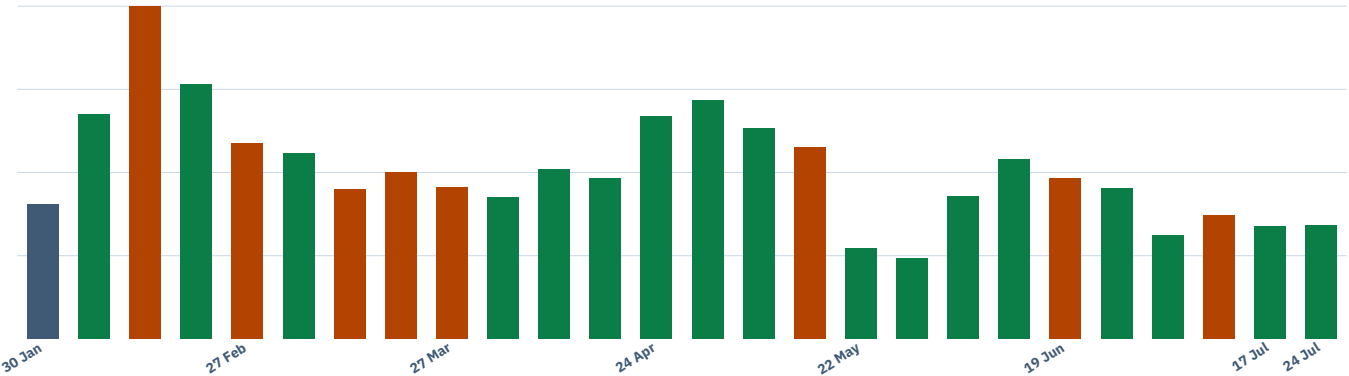
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 0.8x the 13-week average. Participation is below its recent norm, so price strength is not receiving full volume confirmation.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



PARTICIPATION 0.8x Latest volume versus the 13-week average.	BASELINE 8.5M 13-week average volume.	ONE-YEAR BASE 8.4M 52-week average volume.	LATEST WEEKLY VOLUME 6.6M Most recent completed week.
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Demand beneath price

Activity pressure and institutional-style signals

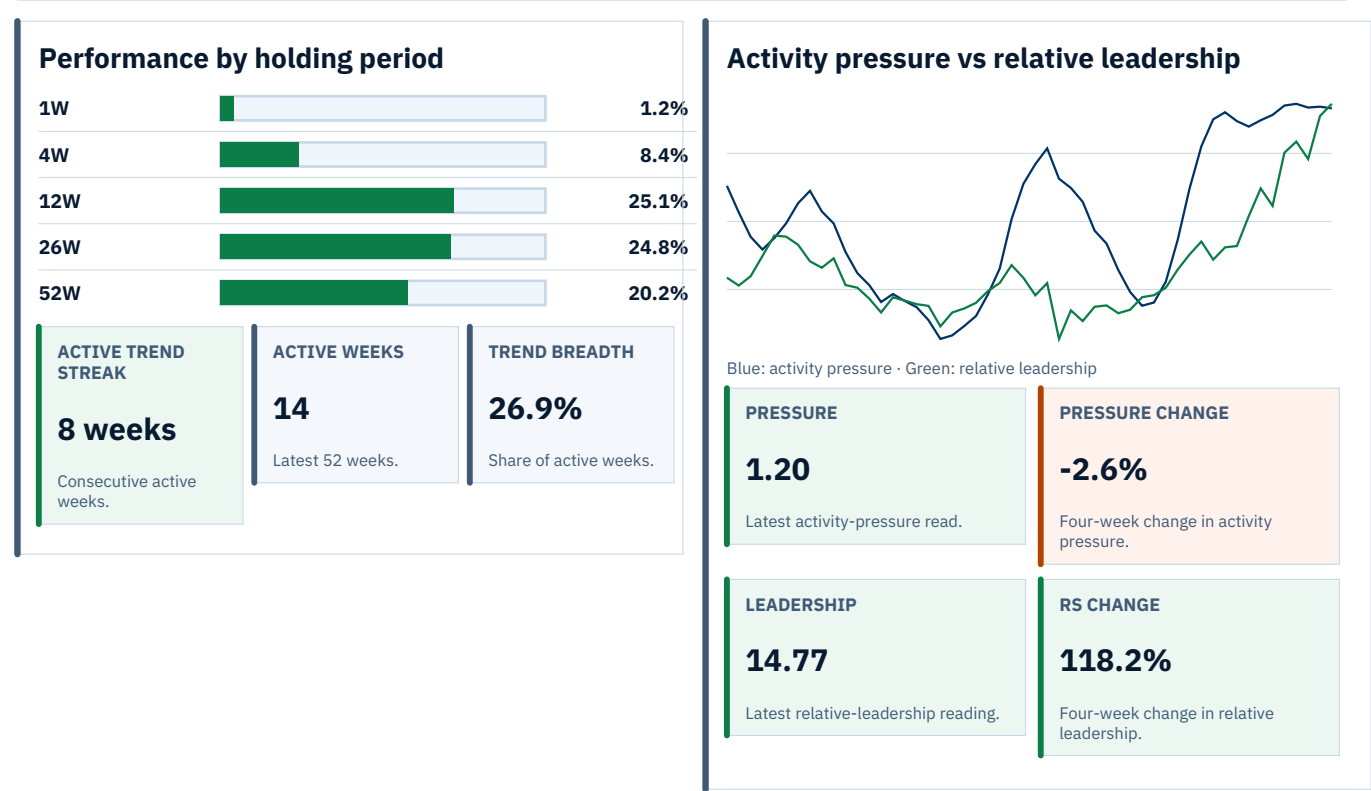
These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.



03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is 8.4% over four weeks, 25.1% over 12 weeks, and 20.2% over one year. The current trend has remained active for 8 consecutive weeks.



Technical setup scorecard

Trend		42
Momentum		92
Activity Pressure		71
Relative Leadership		100
Next-Week Expectancy		50
Volume		33
Smart Money		35
Risk Control		87

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive.

FACTOR WEEK 26 Jul 2026 Latest published factor snapshot.	STATEMENTS THROUGH 31 Dec 2025 Financial reporting period used.	FIELD COVERAGE 97% Available factor fields.	MODEL CONFIDENCE 93% Snapshot confidence.
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Relative factor standing Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.		
Overall factor strength		25/100
Value		26/100
Quality		33/100
Momentum		69/100
Growth		20/100

Valuation How much investors are paying for earnings, sales, and cash flow.	Business quality Margins and the return generated on invested capital.
P/E - Price divided by trailing earnings.	GROSS MARGIN 57.6% Gross profit retained from each unit of revenue.
PRICE / SALES 5.3x Market value relative to trailing revenue.	OPERATING MARGIN 12.0% Operating profit retained from revenue.
EV / EBITDA 16.8x Enterprise value relative to operating cash earnings.	FREE-CASH-FLOW MARGIN 91.2% Free cash flow generated from revenue.
FREE-CASH-FLOW YIELD 10.1% Free cash flow as a share of enterprise value.	RETURN ON INVESTED CAPITAL 1.1% Operating return generated on invested capital.

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength	Shareholder return and balance sheet
Recent business growth and accounting strength.	Cash returned to owners and financial leverage.
REVENUE GROWTH12.1% Latest one-year revenue growth.	DIVIDEND YIELD4.0% Cash dividends relative to market value.
EPS GROWTH- Latest one-year earnings-per-share growth.	BUYBACK YIELD-0.0% Net share repurchases relative to market value.
FREE-CASH-FLOW GROWTH-0.6% Latest one-year free-cash-flow growth.	SHAREHOLDER YIELD4.0% Dividend yield plus net buyback yield.
PIOTROSKI F-SCORE4/9 Nine-point accounting-strength checklist.	NET DEBT / EBITDA7.0x Balance-sheet debt relative to operating cash earnings.

How to read this

Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth ranks weakly; valuation is neither clearly cheap nor expensive.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.

Options positioning

Bullish

CUZ shows bullish options pressure with a 48/100 conviction score, put-call volume ratio of 0.00, expected move of 8.8%, and Sharemaestro trend signal active.

CONVICTION

48/100

Options signal conviction.

EXPECTED MOVE

8.8%

Nearest-chain pricing.

PUT/CALL VOLUME

0.00

Contract volume balance.

Pressure

100

Speculation

2

Volatility

60

Trend agreement

0

Insider activity

12 / 0

12 acquisitions and 0 disposals in the latest 180-day insider tape. Acquisitions / disposals over the latest 180 days. Insider activity is context, not a stand-alone signal.

News sentiment

55/100

Weighted news tone is neutral across 47 relevant articles.

16 positive · 28 neutral · 3 negative

Patient Capital

Quiet

Activity-pressure buy-signal evidence highlights potential institutional accumulation windows. No recent buy signal

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Not financial advice. Market and fundamental data may be delayed, incomplete, or inaccurate. See the full disclosure on the final page.

06 · CATALYSTS AND RISK

What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS
0d
Next report is scheduled for 30 Jul 2026; event risk rises as the date approaches.

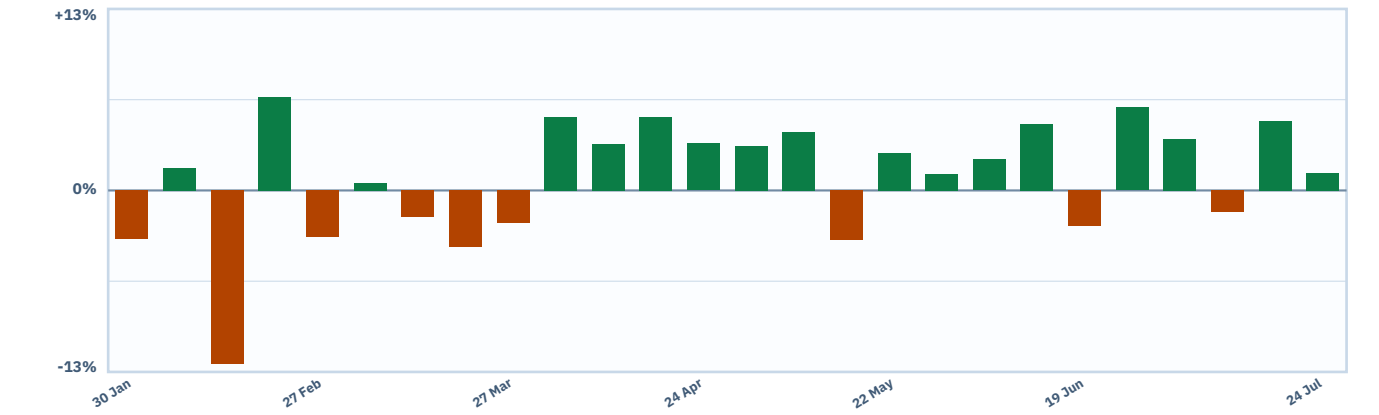
OPTIONS EXPECTED MOVE
8.8%
Nearest-chain priced movement where available.

52-WEEK DRAWDOWN
-0.6%
Distance below the 52-week high.

13-WEEK VOLATILITY
2.9%
Standard deviation of weekly returns.

Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER
17 of 26
9 weeks finished lower.

BEST WEEK
+6.7%
Week of 20 Feb.

WORST WEEK
-12.4%
Week of 13 Feb.

LATEST WEEK
+1.2%
Week of 24 Jul.

Shape of recent returns

Strong gains		7
Modest gains		10
Flat weeks		-
Modest losses		7
Sharp losses		2

RECENT VOL
2.9%
13-week weekly-return volatility.

BASE VOL
3.6%
52-week weekly-return volatility.

UP/DOWN SPLIT
31/21
Count of positive and negative weeks in the 52-week window.

AVERAGE SKEW
2.8% / -3.1%
Average positive week versus average negative week.

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
10 / 100	1.4%	66.0%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
SBRA	NASDAQ	11.2%	14.4%	Active
VTR	NYSE	4.6%	13.6%	Active
AHR	NYSE	0.5%	13.2%	Active
BEKE	NYSE	-8.7%	11.4%	Inactive

Industry · US Reit - Office

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
2 / 19	1.7%	78.9%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
HIW	NYSE	1.0%	12.5%	Active
CUZ	NYSE	1.2%	8.4%	Active
FISK	NYSE	0.0%	7.1%	Inactive
SLG	NYSE	6.0%	5.9%	Active
CDP	NYSE	1.2%	5.6%	Active

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	59/100	Trend, activity pressure, participation, and risk combine to a 59/100 tape read.	
Indicator analysis	63/100	Latest 12-week confirmation: trend 8/12, activity pressure 12/12, relative leadership 6/12.	Activity pressure 0.88; 12 reversal markers
Factors	36/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 68; Small Cap Core rank 67
SVQF	10/100	Value and quality alignment from the Sharemaestro SVQF framework.	Composite rank 908.0 of 1013
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Options	46/100	CUZ shows bullish options pressure with a 48/100 conviction score, put-call volume ratio of 0.00, expected move of 8.8%, and Sharemaestro trend signal active.	Bullish · Call-side pressure · Expected move 8.8%
Sentiment	55/100	Weighted news tone is neutral across 47 relevant articles.	Is Cousins Properties (CUZ) Undervalued Or Already Fairly Priced?
Insiders	12 / 0	12 acquisitions and 0 disposals in the latest 180-day insider tape.	
Earnings	0d	Next report is scheduled for 30 Jul 2026; event risk rises as the date approaches.	

Current evidence clusters

PRICE FOLLOW-THROUGH 1.2% Latest completed week; four-week move 8.4%.	INDICATOR STACK 42/71 Trend and activity pressure are weighted against the latest 12-week confirmation window.	TREND BACKDROP Active The trend backdrop defines the current weekly regime.	PATIENT CAPITAL Quiet Activity-pressure buy-signal status for institutional accumulation timing.
OPTIONS PRESSURE Bullish 48/100 conviction; expected move 8.8%.	NEWS SENTIMENT 55/100 47 relevant articles in the latest sentiment read.	EVENT RISK 0d Next report is scheduled for 30 Jul 2026; event risk rises as the date approaches.	

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	32.15 USD	1.2%	25.82 USD	24.55 USD	1.20	14.77	6.6M	On
17 Jul 2026	31.76 USD	5.0%	25.58 USD	24.48 USD	1.22	12.77	6.5M	On
10 Jul 2026	30.26 USD	-1.6%	25.34 USD	24.41 USD	1.21	5.73	7.1M	On
03 Jul 2026	30.74 USD	3.7%	25.14 USD	24.35 USD	1.25	8.59	6.0M	On
26 Jun 2026	29.65 USD	5.9%	24.92 USD	24.28 USD	1.23	6.77	8.7M	On
19 Jun 2026	27.99 USD	-2.5%	24.77 USD	24.21 USD	1.13	-1.93	9.3M	On
12 Jun 2026	28.71 USD	4.8%	24.65 USD	24.15 USD	1.07	0.93	10.4M	On
05 Jun 2026	27.40 USD	2.2%	24.53 USD	24.09 USD	0.99	-3.59	8.2M	On
29 May 2026	26.81 USD	1.2%	24.47 USD	24.03 USD	1.06	-8.50	4.7M	Off
22 May 2026	26.50 USD	2.7%	24.42 USD	23.97 USD	1.16	-8.72	5.3M	Off
15 May 2026	25.81 USD	-3.6%	24.40 USD	23.91 USD	1.08	-10.73	11.1M	Off
08 May 2026	26.76 USD	4.2%	24.41 USD	23.85 USD	0.77	-7.77	12.2M	Off
01 May 2026	25.69 USD	3.2%	24.38 USD	23.79 USD	0.29	-9.89	13.8M	Off
24 Apr 2026	24.90 USD	3.4%	24.46 USD	23.74 USD	-0.28	-12.37	12.9M	Off

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

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