

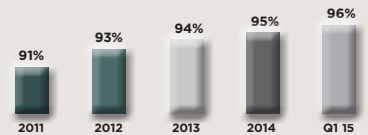


Rickenbacker Global Logistics Park, Columbus, OH — 304,560-square-foot, build-to-suit warehouse for American Showa, Inc.

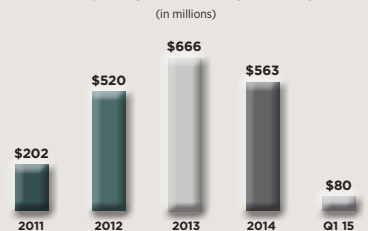
Q1 2015 AT-A-GLANCE

- 96.0% occupancy in total in-service portfolio at quarter-end
- 6.5 million square feet in leases in first quarter; 3.3 million square feet in renewals
- 8.4% growth in net-effective rent on renewals
- 6.8% increase in same-property net operating income for the quarter ended March 31, 2015 compared to the same period in 2014
- \$80 million in new development starts in Q1
- \$161 million in non-strategic assets sold in Q1; \$1.1 billion suburban office disposition completed April 1
- Core FFO/diluted share of \$0.31 for the quarter
- Repaid \$250 million of unsecured notes that bore interest at an effective rate of 7.5%
- Early repurchase of \$425 million of unsecured notes through tender offer

IN-SERVICE OCCUPANCY

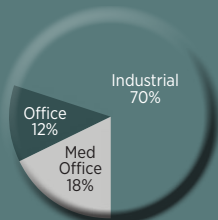


DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial, medical office and suburban office properties
- 141 million rentable square feet in 22 major U.S. metropolitan areas



[Based on NOI; March 31, 2015]

- Strong balance sheet, liquidity and access to capital
- Member of Standard & Poor's S&P MidCap 400 Index
- Investment-grade debt ratings of BBB/Baa2 by Standard & Poor's and Moody's, respectively
- Services include:
 - Leasing
 - Property management and maintenance
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of March 31, 2015)

NYSE.....	DRE
Price.....	\$21.77
52-Wk Range	\$16.62-\$22.70
Annual Dividend.....	\$0.68
Dividend Yield	3.1%
Equity Market Cap	\$7.6 billion
Total Market Cap.....	\$12.1 billion

RECENT TRANSACTIONS

DEVELOPMENT



Butterfield Corporate Park – Chicago, IL
499,140-square-foot, build-to-suit warehouse for Fellowes Inc.



SCL Health/Emerus – Denver, CO
Two 37,080-square-foot, 100% leased, suburban community hospitals



Pembroke Pointe – Pembroke Pines, FL
145,535-square-foot speculative office building

LEASES



Grand Lakes II – Dallas, TX
1,060,075-square-foot lease renewal



Legacy Commerce Center – Linden, NJ
67% occupancy in two speculatively developed industrial buildings in less than six months

SELECTED FINANCIAL DATA

	Q1 2015	Q1 2014	YE 2014
Assets	\$ 7,730,504	\$ 7,767,363	\$ 7,754,839
Total equity (GAAP)	\$ 2,873,698	\$ 2,985,712	\$ 2,860,325
PER SHARE:			
FFO – diluted*	\$ 0.33	\$ 0.28	\$ 1.07
Core FFO – diluted*	\$ 0.31	\$ 0.28	\$ 1.18
AFFO – diluted*	\$ 0.28	\$ 0.25	\$ 0.96

*FFO and AFFO definitions and reconciliation to net income attributable to common shareholders are provided in the company's quarterly financial supplement available in the Investor Relations section of the Duke Realty website.

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