

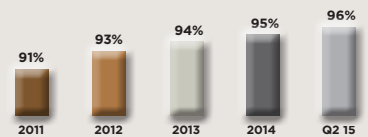


Legacy Commerce Center, Linden, NJ — 301 Pleasant Street, 144,000-square-foot, speculatively developed warehouse 100 percent leased upon completion

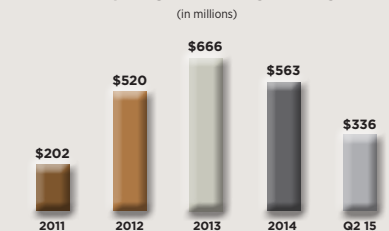
Q2 2015 AT-A-GLANCE

- 95.8% occupancy in total in-service portfolio at quarter-end
- 10.5 million square feet in leases in first half of the year
- 14.9% growth in net-effective rent on renewals
- 6.2% increase in same-property net operating income for the quarter ended June 30, 2015 compared to the same period in 2014
- \$257 million in new development starts in Q2
- \$1.4 billion in non-strategic assets sold in Q2, including \$1.1 billion suburban office disposition announced in Q1 2015
- Repaid \$431 million of unsecured notes at a weighted average stated rate of 6.8%, \$137 million of secured notes with a weighted average stated rate of 5.3% and \$453 million on line of credit to finish quarter with no outstanding borrowings on the line
- Core FFO/diluted share of \$0.28 for the quarter

IN-SERVICE OCCUPANCY

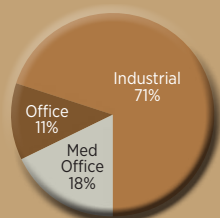


DEVELOPMENT STARTS



ABOUT DUKE REALTY

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



[Based on NOI; June 30, 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 June 30, 2015)

| | |
|------------------------|-----------------|
| NYSE..... | DRE |
| Price..... | \$18.57 |
| 52-Wk Range | \$17.05-\$22.70 |
| Annual Dividend..... | \$0.68 |
| Dividend Yield | 3.7% |
| Equity Market Cap..... | \$6.5 billion |
| Total Market Cap..... | \$9.9 billion |

RECENT TRANSACTIONS

DEVELOPMENT



Baylor McKinney II – Dallas, TX
76,000-square-foot medical office building; 50% preleased



Intermodal North 3 – Rickenbacker Global Logistics Park, Columbus, OH
482,220-square-foot speculative industrial building; 53% preleased to INNO-PAK



Prime Pointe I – Dallas, TX
589,362-square-foot, build-to-suit warehouse for Shippers Warehouse

LEASES



Lakeside Ranch Building 20 – Dallas, TX
223,190-square-foot lease renewal



1341-1343 Enterprise Drive – Chicago, IL
New 253,263-square-foot lease; 78% of speculatively developed warehouse

ACQUISITIONS



West Hills Building B – Lehigh Valley, PA
233,000-square-foot, newly constructed warehouse; 100% leased

SELECTED FINANCIAL DATA

| | Q2 2015 | Q2 2014 | YE 2014 |
|---------------------|---------------------|--------------|--------------|
| Assets | \$ 7,114,521 | \$ 7,862,504 | \$ 7,754,839 |
| Total equity (GAAP) | \$ 3,264,441 | \$ 3,224,894 | \$ 2,860,325 |
| PER SHARE: | | | |
| FFO – diluted* | \$ 0.06 | \$ 0.30 | \$ 1.07 |
| Core FFO – diluted* | \$ 0.28 | \$ 0.30 | \$ 1.18 |
| AFFO – diluted* | \$ 0.25 | \$ 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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