

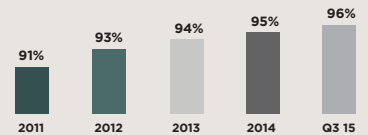


1341-1343 Enterprise Drive, Chicago, IL — 324,115-square-foot speculatively developed warehouse; 78% leased upon completion.

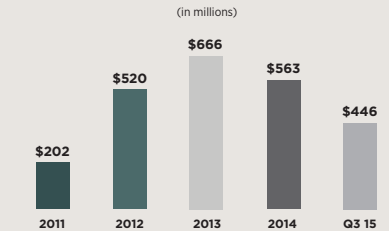
Q3 2015 AT-A-GLANCE

- 95.8% occupancy in total in-service portfolio at quarter-end
- 15.0 million square feet in leases in first three quarters of the year
- 12.8% growth in net-effective rent on renewals
- 5.4% increase in same-property net operating income for the 12 months ended September 30, 2015 compared to the 12 months ended September 2014
- \$110 million in new development starts in Q3
- \$238 million in non-strategic assets sold in Q3
- Core FFO/diluted share of \$0.29 for the quarter
- Quarterly dividend raised 5.9% or \$0.01 per share
- Declared special dividend of \$0.20 per share payable December 15, 2015 as a result of selling more than \$1.7 billion in assets year-to-date

IN-SERVICE OCCUPANCY

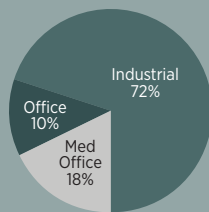


DEVELOPMENT STARTS



ABOUT DUKE REALTY

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



[Based on NOI; September 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
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of September 30, 2015)

NYSE..... DRE
 Price..... \$19.05
 52-Wk Range\$17.60-\$20.42
 Annual Dividend.....\$0.68
 Dividend Yield 3.6%
 Equity Market Cap..... \$6.6 billion
 Total Market Cap.....\$10.1 billion

RECENT TRANSACTIONS

DEVELOPMENT



33 Logistics Park, Building 1 – Lehigh Valley, PA
1,104,000-square-foot, speculative bulk warehouse in Lehigh Valley



Perris Logistics Center II – Inland Empire East Submarket, CA
783,407-square-foot speculative bulk warehouse in Southern California



Butterfield 4000 – Aurora, IL
242,732-square-foot, build-to-suit HQ and warehouse for Shorr Packaging



1500 Broening Highway – Baltimore, MD
263,500-square-foot industrial building; 76% preleased

LEASES



Point West VI – Dallas, TX
552,225-square-foot relocation and expansion by Samsung Electronics

ACQUISITIONS



22008 N. Berwick Drive – Houston, TX
110,000-square-foot industrial building; 100% leased

SELECTED FINANCIAL DATA

	Q3 2015	Q3 2014	YE 2014
Assets	\$ 7,139,909	\$ 7,884,195	\$ 7,754,839
Total shareholders' equity (GAAP)	\$ 3,287,265	\$ 3,202,207	\$ 2,860,325
PER SHARE:			
FFO – diluted*	\$ 0.27	\$ 0.29	\$ 1.07
Core FFO – diluted*	\$ 0.29	\$ 0.30	\$ 1.18
AFFO – diluted*	\$ 0.23	\$ 0.26	\$ 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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