

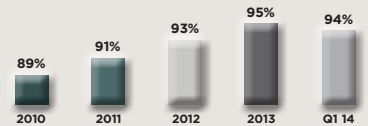


Airport Distribution Center III, Atlanta, GA — 406,989-square-foot, 100% leased, industrial building acquisition

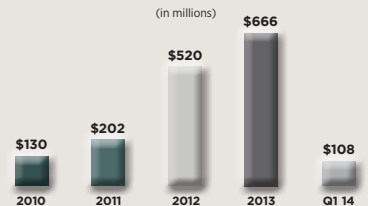
Q1 2014 AT-A-GLANCE

- 94.0% occupancy in total in-service portfolio; up 190 bps YOY
- 6.1 million square feet in leases year-to-date; 2.0 million square feet in renewals
- 7.9% growth in average net-effective rent on renewals
- 2.2% increase in same-property net operating income for the three months ended March 31, 2014 compared to the period ended March 31, 2013
- \$108 million in new development starts
- \$18 million in industrial properties acquired; \$79 million in non-strategic assets sold
- Core FFO/share of \$0.28 compared to \$0.26/share for the first quarter of 2013
- Only \$180 million drawn on \$850 million line of credit
- \$607 million, 86% preleased development pipeline at quarter end

IN-SERVICE OCCUPANCY

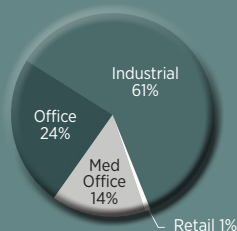


DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial, office and medical office properties
- Approximately 154.1 million rentable square feet in 22 major U.S. metropolitan areas



[Based on NOI; March 31, 2014]

- 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, 2014)

| | |
|------------------------|-----------------|
| NYSE..... | DRE |
| Price..... | \$16.88 |
| 52-Wk Range | \$13.94-\$18.80 |
| Annual Dividend..... | \$0.68 |
| Dividend Yield | 4.0% |
| Equity Market Cap..... | \$5.6 billion |
| Total Market Cap..... | \$10.4 billion |

RECENT TRANSACTIONS

DEVELOPMENT



Gateway Northwest One – Houston, TX
357,887-square-foot speculative, industrial building



3909 North Commerce Drive – Atlanta, GA
256,600-square-foot expansion of Dick's Sporting Goods built-to-suit distribution center



20 Enterprise Parkway – Columbus, OH
743,600-square-foot, built-to-suit distribution center for Bon-Ton

LEASES



Braselton II – Atlanta, GA
New, 520,570-square-foot lease



AllPoints at Anson, Building 14 – Whitestown, IN
New, 240,000-square-foot lease

SELECTED FINANCIAL DATA

| | Q1 2014 | Q1 2013 | Q1 2012 |
|---------------------|--------------|--------------|--------------|
| Assets | \$ 7,767,363 | \$ 7,802,099 | \$ 6,872,405 |
| Total equity (GAAP) | \$ 2,985,712 | \$ 2,970,577 | \$ 2,651,634 |
| PER SHARE: | | | |
| FFO – diluted* | \$ 0.28 | \$ 0.24 | \$ 0.21 |
| Core FFO – diluted* | \$ 0.28 | \$ 0.26 | \$ 0.24 |
| AFFO – diluted* | \$ 0.25 | \$ 0.23 | \$ 0.20 |

* 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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