

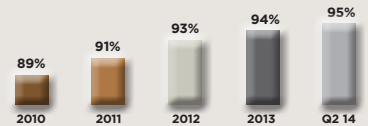


Build-to-Suit Distribution Center, Chicago, IL — 757,120-square-foot facility for Weber-Stephen Products

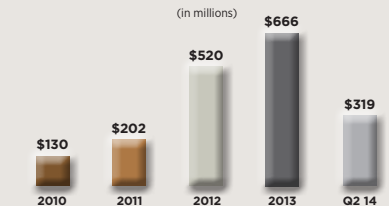
Q2 2014 AT-A-GLANCE

- 94.5% occupancy in total in-service portfolio; up 130 bps YOY
- 15.1 million square feet in leases year-to-date; including new developments; 5.5 million square feet in renewals year-to-date
- 7.6% growth in average net-effective rent on renewals
- 4.6% increase in same-property net operating income for the quarter ended June 30, 2014 compared to the period ended June 30, 2013
- \$213 million in new development starts
- \$73 million in industrial properties acquired; \$297 million in non-strategic assets sold
- Core FFO/share of \$0.30 compared to \$0.27/share for the second quarter of 2013
- Reduced line of credit borrowings by \$120 million and repaid four secured loans totaling \$64 million; redemption of remaining \$96 million of 6.625 percent Series J Preferred Shares
- \$722 million, 76% preleased development pipeline at quarter end

IN-SERVICE OCCUPANCY

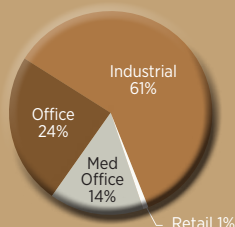


DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial, office and medical office properties
- Approximately 156.5 million rentable square feet in 22 major U.S. metropolitan areas



[Based on NOI; June 30, 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 June 30, 2014)

NYSE.....	DRE
Price.....	\$18.16
52-Wk Range	\$14.12-\$18.19
Annual Dividend.....	\$0.68
Dividend Yield	3.7%
Equity Market Cap.....	\$6.2 billion
Total Market Cap.....	\$10.8 billion

RECENT TRANSACTIONS

DEVELOPMENT



Point West VIII – Dallas, TX
270,498-square foot speculative industrial building; 47% preleased



Gateway North Business Center – Minneapolis/St. Paul, MN
485,804-square foot, build-to-suit industrial building for Room & Board

LEASES



AllPoints at Anson 7A – Whitestown, IN
New 257,030-square-foot lease; brings building to 100% occupancy



Chino I – Chino, CA
New 421,031-square-foot lease; brings building to 100% occupancy

DISPOSITIONS



\$297 in dispositions of non-strategic assets and land
Primarily office product, including 3630 Peachtree – Atlanta, GA

SELECTED FINANCIAL DATA

	Q2 2014	Q2 2013	Q2 2012
Assets	\$ 7,862,504	\$ 7,883,902	\$ 7,068,090
Total equity (GAAP)	\$ 3,224,894	\$ 3,008,365	\$ 2,580,738
PER SHARE:			
FFO – diluted*	\$ 0.30	\$ 0.25	\$ 0.25
Core FFO – diluted*	\$ 0.30	\$ 0.27	\$ 0.26
AFFO – diluted*	\$ 0.25	\$ 0.24	\$ 0.21

* 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.

CONTACT US

Duke Realty Corporation
600 East 96th Street, Suite 100
Indianapolis, Indiana 46240
www.dukerealty.com
317.808.6000

Investor Relations
317.808.6060 or 800.875.3366
ir@dukerealty.com

Transfer Agent and Registrar
American Stock Transfer &
Trust Company, LLC
59 Maiden Lane
New York, New York 10038
877.838.2877
www.amstock

