

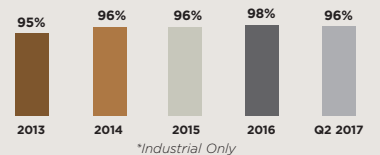


3300 Indian Avenue, Perris, CA - 1,224,874-square-foot, BTS distribution center for home goods e-commerce company; delivered Q2

### Q2 2017 AT-A-GLANCE

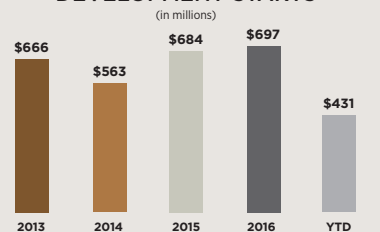
- 96.0% occupancy in total in-service portfolio at end of Q2
- 4.6 million square feet of leases signed during the quarter
- Tenant retention of 72% for the quarter
- Rent growth on new and renewal leases of 18.7% for the quarter
- 3.6% increase in same-property net operating income for the quarter ended June 30, 2017 compared to same period in 2016
- \$154 million in new development starts in Q2 2017
- \$2.46 billion in dispositions in Q2 including sale of medical office business
- \$124 million of acquisitions in Q2
- \$930 million in debt repaid during Q2 2017
- Core FFO/diluted share of \$0.32 for the quarter

#### IN-SERVICE OCCUPANCY\*



\*Industrial Only

#### DEVELOPMENT STARTS



#### ABOUT DUKE REALTY

- Owner, manager and developer of industrial assets
- 138 million rentable square feet in 21 major U.S. metropolitan areas
- Strong balance sheet, liquidity and access to capital
- Member of S&P 500
- Investment-grade debt ratings of BBB+/Baa1 by Standard & Poor's and Moody's, respectively, both with positive outlook
- Services include:
  - Leasing
  - Property management
  - Site selection
  - Development
  - Construction
  - Financing

#### TRADING INFORMATION

(as of June 30, 2017)

NYSE.....	DRE
Price.....	\$27.95
52-Wk Range.....	\$22.96-\$29.25
Annual Dividend.....	\$0.76
Dividend Yield.....	2.7%
Equity Market Cap.....	\$10.0 billion
Total Market Cap.....	\$12.3 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



33 Logistics Park – Lehigh Valley, PA  
1,015,740-square-foot, speculative warehouse



RGLP Gateway 2820 – Columbus, OH  
231,779-square-foot warehouse; 44% preleased to Owens & Minor



AllPoints at Anson 7B – Indianapolis, IN  
400,140-square-foot, BTS distribution center for an athletic goods company



7133 Municipal Drive – Orlando, FL  
170,428-square-foot BTS warehouse for PODS Enterprises, LLC



AllPoints at Anson 15 – Indianapolis, IN  
283,756-square-foot, BTS distribution center for Daimler Trucks North America; delivered Q2

## LEASES



Groveport Commerce Center 6405 – Columbus, OH  
667,672-square-foot renewal by McGraw-Hill Education

## ACQUISITIONS



Miami Industrial Logistics Center – Miami, FL  
Three, newly constructed industrial buildings totaling 676,835 square feet

## SELECTED FINANCIAL DATA

(in thousands)

	Q2 2017	Q2 2016	YE 2016
Assets	\$ 7,317,569	\$ 6,685,025	\$ 6,772,002
Total shareholders' equity (GAAP)	\$ 4,614,149	\$ 3,314,389	\$ 3,465,818
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	\$ 0.36	\$ 0.35	\$ 0.29
Core FFO – diluted*	\$ 0.32	\$ 0.30	\$ 0.31

\* FFO 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  
Wells Fargo Shareholder Services  
1110 Centre Point Curve, Suite 101  
Mendota Heights, MN 55120  
877.838.2877 (U.S.)  
651.450.4064 (Outside U.S.)  
www.shareowneronline.com

