

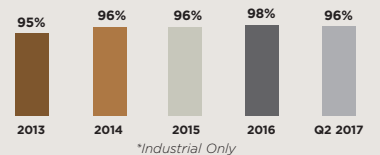


3300 Indian Avenue, Perris, CA - 1,224,874-square-foot, BTS distribution center for home goods e-commerce company; delivered Q2

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

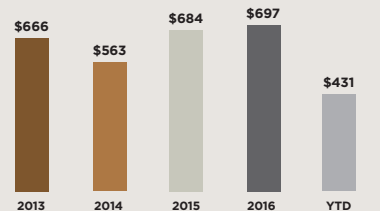
IN-SERVICE OCCUPANCY*



*Industrial Only

DEVELOPMENT STARTS

(in millions)



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
PER SHARE:			
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

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