

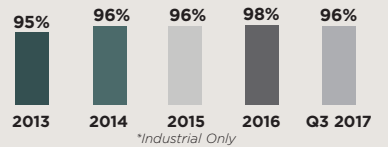


Lancaster 2820, Dallas, TX - 874,566-square-foot, build-to-suit distribution center for e-commerce home goods retailer

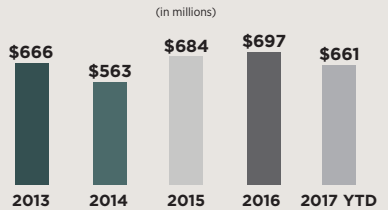
### Q3 2017 AT-A-GLANCE

- 95.7% occupancy in total in-service portfolio at end of Q3
- 5.9 million square feet of leases signed during the quarter
- Tenant retention of 70.2% for the quarter
- Rent growth on new and renewal leases of 15.9% for the quarter
- 2.2% increase in same-property net operating income for the quarter ended September 30, 2017 compared to same period in 2016
- \$230 million in new development starts in Q3 2017
- \$301 million in building dispositions in Q3
- \$390 million of building acquisitions in Q3
- Core FFO/diluted share of \$0.30 for the quarter
- Increased quarterly dividend to \$0.20 per share, or \$0.80 per share on an annualized basis

#### IN-SERVICE OCCUPANCY\*



#### DEVELOPMENT STARTS



#### ABOUT DUKE REALTY

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

#### TRADING INFORMATION

(as of September 30, 2017)

NYSE.....	DRE
Price.....	\$28.82
52-Wk Range.....	\$22.97-\$30.14
Annual Dividend.....	\$0.80
Dividend Yield.....	2.8%
Equity Market Cap.....	\$10.3 billion
Total Market Cap.....	\$12.5 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



AllPoints Midwest 8 – Indianapolis, IN  
708,230-square-foot bulk warehouse; 100% preleased by third-party logistics provider as of October 30

## LEASES



33 Logistics Park 1611 – Lehigh Valley, PA  
628,475-square-foot lease with third-party logistics provider prior to construction completion



Tampa Regional Industrial Park 13111 – Tampa, FL  
210,723-square-foot lease in 337,447-square-foot, recently delivered spec building

## ACQUISITIONS



17991 Perris Boulevard – Moreno Valley, CA  
795,000-square-foot industrial building with planned 736,000-square-foot expansion; 100% leased



1 Catherine Street – Teterboro, NJ  
156,256-square-foot, 100% leased industrial building



377-387 Davidsons Mill Road – South Brunswick, NJ  
488,884-square-foot, 100% leased industrial building; part of 1.7 million-square-foot, multi-building industrial acquisition in New Jersey, South Florida and Southern California

## SELECTED FINANCIAL DATA

(in thousands)

	Q3 2017	Q3 2016	YE 2016
Assets	\$ 7,297,471	\$ 6,862,081	\$ 6,772,002
Total shareholders' equity (GAAP)	\$ 4,710,384	\$ 3,481,643	\$ 3,465,818
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	\$ 0.26	\$ 0.31	\$ 0.29
Core FFO – diluted*	\$ 0.30	\$ 0.31	\$ 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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