

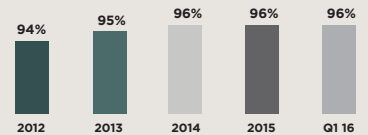


Premier 370 2001, St. Louis, MO — 714,780-square-foot, build-to-suit distribution center for multinational consumer goods company

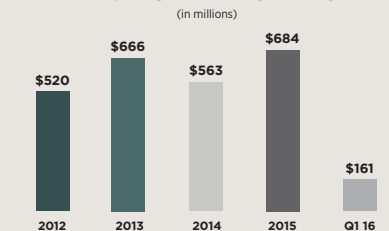
Q1 2016 AT-A-GLANCE

- 95.7% occupancy in total in-service portfolio at end of Q1
- 7.3 million square feet of leases signed during the quarter
- 89% renewal rate with 15.4% growth in net effective rent
- 6.0% increase in same-property net operating income for the three months ended March 31, 2016 compared to same period in 2015
- \$161 million in new development starts in first quarter
- 79% preleased \$694 million development pipeline
- \$94 million in non-strategic buildings and land sold in first quarter
- Core FFO/diluted share of \$0.28 for the quarter

IN-SERVICE OCCUPANCY

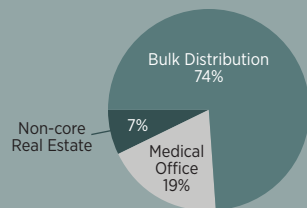


DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial and medical office assets
- 138 million rentable square feet in 21 major U.S. metropolitan areas



[Based on NOI; March 31, 2016]

- 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
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of March 31, 2016)

NYSE.....	DRE
Price.....	\$22.54
52-Wk Range	\$18.52-\$22.70
Annual Dividend.....	\$0.72
Dividend Yield	3.2%
Equity Market Cap	\$7.9 billion
Total Market Cap	\$11.3 billion

RECENT TRANSACTIONS

DEVELOPMENT



Perris Logistics Center 1 – Perris, CA
1,224,874-square-foot, build-to-suit distribution center for e-commerce retailer



Union Centre Industrial 5855 – Cincinnati, OH
446,500-square-foot warehouse; 53% preleased



UH Rehabilitation Hospital – Avon, OH
54,800-square-foot rehabilitation hospital for University Hospitals and Kindred Healthcare



AllPoints at Anson 19 – Indianapolis, IN
242,512-square-foot warehouse 46% preleased

LEASES



901 West Linden – Linden, NJ
Full lease of 495,121-square-foot, speculatively developed warehouse prior to construction completion



Camp Creek 3201 – Atlanta, GA
202,950-square-foot lease, bringing 607,650-square-foot building to 100% occupancy



Pompano Commerce Center II – Pompano, FL
90,089-square-foot, speculatively developed warehouse 100% leased three months after completion

SELECTED FINANCIAL DATA

	Q1 2016	Q1 2015	YE 2015
Assets	\$ 6,896,960	\$ 7,730,504	\$ 6,895,515
Total shareholders' equity (GAAP)	\$ 3,165,431	\$ 2,873,698	\$ 3,181,932
PER SHARE:			
NAREIT FFO – diluted*	\$ 0.26	\$ 0.33	\$ 0.33
Core FFO – diluted*	\$ 0.28	\$ 0.31	\$ 0.31
AFFO – diluted*	\$ 0.26	\$ 0.28	\$ 0.28

*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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