

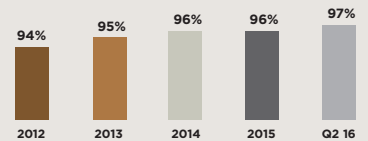


33 Logistics Park 1610, Easton, PA — 1,106,400-square-foot warehouse delivered Q1 2016; 100% leased to e-commerce company in Q2

### Q2 2016 AT-A-GLANCE

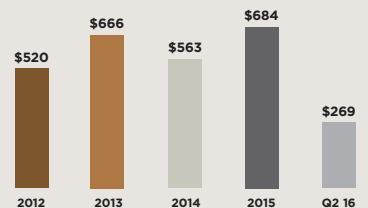
- 96.7% occupancy in total in-service portfolio at end of Q2
- 6.9 million square feet of leases signed during the quarter
- 63% renewal rate with 18.6% growth in net effective rent
- 3.5% increase in same-property net operating income for the three months ended June 30, 2016 compared to same period in 2015
- \$108 million in new development starts in second quarter
- 72% preleased \$504 million development pipeline
- \$179 million in non-strategic buildings and land sold in second quarter
- Core FFO/diluted share of \$0.30 for the quarter
- Successful execution of capital transactions to reduce leverage and borrowing costs while better sequencing future debt maturities

#### IN-SERVICE OCCUPANCY



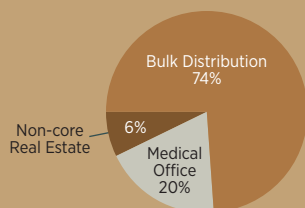
#### DEVELOPMENT STARTS

(in millions)



#### ABOUT DUKE REALTY

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



[ Based on NOI; June 30, 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, both with positive outlook
- Services include:
  - Leasing
  - Property management
  - Site selection
  - Development
  - Construction
  - Financing

#### TRADING INFORMATION

(as of June 30, 2016)

NYSE.....	DRE
Price.....	\$26.66
52-Wk Range .....	\$17.60-\$26.69
Annual Dividend.....	\$0.72
Dividend Yield .....	2.7%
Equity Market Cap.....	\$9.4 billion
Total Market Cap.....	\$12.7 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



33 Logistics Park 1611 – Easton, PA  
629,800-square-foot speculative warehouse



2600 East Imperial Highway – Lynwood, CA  
201,000-square-foot speculative warehouse



Gateway North 6301 – Minneapolis-St. Paul, MN  
116,200-square-foot expansion for Blu Dot



Turnpike Crossing 1315 – West Palm Beach, FL  
124,500-square-foot speculative warehouse delivered Q2; 61% leased



SCL Emerus Littleton – Littleton, CO  
37,000-square-foot, 100% leased community hospital

## LEASES



Freeport X – Dallas, TX  
1,101,500-square-foot extension and expansion by Container Store



Plainfield 1551 – Indianapolis, IN  
New 595,800-square-foot lease with Stryker Corporation

## SELECTED FINANCIAL DATA

	Q2 2016	Q2 2015	YE 2015
Assets	\$ 6,685,025	\$ 7,114,521	\$ 6,895,515
Total shareholders' equity (GAAP)	\$ 3,314,389	\$ 3,264,441	\$ 3,181,932
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	\$ 0.35	\$ 0.06	\$ 0.21
Core FFO – diluted*	\$ 0.30	\$ 0.28	\$ 0.29
AFFO – diluted*	\$ 0.27	\$ 0.25	\$ 0.24

\* 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

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