

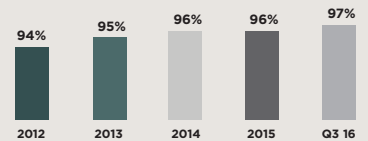


Morgan Business Center 400, Savannah, GA — 1,439,640-square-foot, build-to-suit distribution facility for Floor & Décor

Q3 2016 AT-A-GLANCE

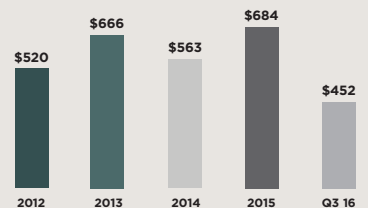
- 97.3% occupancy in total in-service portfolio at end of Q3
- 4.4 million square feet of leases signed during the quarter
- Tenant retention of 68.4%, with overall renewal rental rate growth of 20.1%
- 5.7% increase in same-property net operating income for the three months ended September 30, 2016 compared to same period in 2015
- \$183 million in new development starts in third quarter
- 58% preleased \$574.9 million development pipeline
- \$239 million in non-strategic buildings and land sold in third quarter
- Core FFO/diluted share of \$0.31 for the quarter
- Successful execution of capital transactions to further improve our leverage metrics and fund future development
- Quarterly dividend increased by 5.6% or \$0.01 per share

IN-SERVICE OCCUPANCY



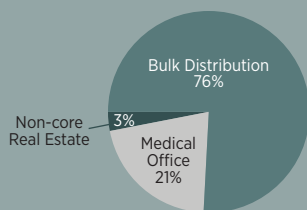
DEVELOPMENT STARTS

(in millions)



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; September 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 September 30, 2016)

NYSE.....	DRE
Price.....	\$27.33
52-Wk Range	\$18.52-\$28.99
Annual Dividend.....	\$0.18
Dividend Yield	2.6%
Equity Market Cap.....	\$9.8 billion
Total Market Cap.....	\$12.8 billion

RECENT TRANSACTIONS

DEVELOPMENT



Tampa Regional Industrial Park 13124 – Tampa, FL
337,447-square-foot, speculative industrial building



UNC Rex Healthcare of Holly Springs – Holly Springs, NC
45,000-square-foot expansion of 30,370-square-foot medical office building delivered in 2011



AllPoints at Anson 8A – Indianapolis, IN
708,304-square-foot, speculative industrial building

LEASES



Camp Creek 4909 – Atlanta, GA
614,880-square-foot lease by a consumer products company

SELECTED FINANCIAL DATA

	Q3 2016	Q3 2015	YE 2015
Assets	\$ 6,862,081	\$ 7,139,909	\$ 6,895,515
Total shareholders' equity (GAAP)	\$ 3,481,643	\$ 3,287,265	\$ 3,181,932
PER SHARE:			
NAREIT FFO – diluted*	\$ 0.31	\$ 0.27	\$ 0.21
Core FFO – diluted*	\$ 0.31	\$ 0.29	\$ 0.29

* 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
American Stock Transfer &
Trust Company, LLC
6201 15th Avenue
New York, New York 11219
800.937.5449
www.amstock

