



SEPTEMBER 2018 INVESTOR SUPPLEMENT – NEW LEASE ACCOUNTING STANDARD

New Lease Accounting Standard

- A significant portion of currently capitalizable internal leasing costs *will be expensed* beginning January 1, 2019 when new leasing standard (ASC 842) is adopted
- Negative accounting impact for REIT's with in-house leasing platform – majority of internal costs will now be expensed, whereas costs paid to outside service providers for the same services will generally be capitalized
- Impact to Duke Realty EPS and NAREIT FFO approximately \$0.04/share annually
- Duke Realty to revise Core FFO Definition, results in no Core FFO or AFFO impact
- Duke Realty's internal leasing model results in economic cost savings and significant qualitative benefits compared to an outsourced model

Internal Leasing Costs

– Impact from New Accounting Standard

The impact if ASC 842 would have been applied historically follows:

Dollars in 000's, except per share amounts

	12 Months ended <u>Dec 31, 2017</u>	6 Months ended <u>June 30, 2018</u>
Internal Leasing Costs Currently Capitalized ⁽¹⁾	\$19,119	\$13,079
Less: Lease Incentive Bonus Payments ⁽²⁾	(5,269)	(4,568)
Additional Expense if ASC 842 had applied	<u>\$13,850</u>	<u>\$8,511</u>
Per Share Impact to NAREIT FFO	\$0.04	\$0.02

(1) As disclosed, respectively, on page 37 of our 2017 Form 10-K and page 39 of our June 30, 2018 Form 10-Q.

(2) Compensation in the form of "Lease Incentive Bonus" that is specific to individual leases will still be capitalizable under ASC 842.

- Potential to penalize REITs that have scale and use less costly internal brokers versus more expensive external brokers
- Unclear how REITs will allocate costs between G&A and operating expense line items

Impact to Statement of Operations

Proposed presentation of incremental expense under ASC 842 is as follows:

Duke Realty Corporation and Subsidiaries
Condensed Consolidated Statement of Operations
(Unaudited and in thousands, except per share amounts)

	Six Months Ended June 30, 2018		
	As Presented	Impact of New Standard	Adjusted
Rental, services and general contractor revenues:	\$ 445,115		\$ 445,115
Expenses:			
Rental expenses, real estate taxes and depreciation	(252,868)		(252,868)
General contractor and other services expenses	(55,662)		(55,662)
Other operating activities:			
Equity in earnings of unconsolidated joint ventures	9,969		9,969
Gain on sale of properties and land	198,154		198,154
Other operating expenses	(1,923)		(1,923)
Non-incremental costs related to successful leases	—	(8,511)	(8,511)
General and administrative expenses	(34,482)		(34,482)
	<u>308,303</u>	<u>(8,511)</u>	<u>299,792</u>
Other income (expenses):			
Interest and other income, net	9,039		9,039
Interest expense	(40,675)		(40,675)
Income tax expense	(10,392)		(10,392)
Income from continuing operations	<u>266,275</u>	<u>(8,511)</u>	<u>257,764</u>
Income from discontinued operations	3,044		3,044
Net income	269,319	(8,511)	260,808
Net income attributable to noncontrolling interests	(2,511)	85	(2,426)
Net income attributable to common shareholders	<u>\$ 266,808</u>	<u>\$ (8,426)</u>	<u>\$ 258,382</u>
Per Diluted Share	<u>\$ 0.74</u>	<u>\$ (0.02)</u>	<u>\$ 0.71</u>

➤ Transparent, single line item, presentation of incremental expense impact

Expanded definition of Core FFO to adjust for the impact of ASC 842:

Proposed presentation of Core FFO and AFFO under ASC 842 is as follows:

Duke Realty Corporation and Subsidiaries
Condensed Summary of EPS, FFO and AFFO
Six Months Ended June 30, 2018
(Unaudited and in thousands, except per share amounts)

	As Reported	Impact of New Standard	Adjusted
Net income attributable to common shareholders	\$ 266,808	\$ (8,426)	\$ 258,382
Adjustments:			
Depreciation and amortization	157,641		157,641
Gains on depreciable property sales	(193,656)		(193,656)
Noncontrolling interest share of adjustments	(338)		(338)
NAREIT FFO attributable to common shareholders - basic	230,455	(8,426)	222,029
Noncontrolling interest in income of unitholders	2,507	(85)	2,422
Noncontrolling interest share of adjustments	338		338
NAREIT FFO attributable to common shareholders - diluted	\$ 233,300	\$ (8,511)	\$ 224,789
Gains on land sales	(3,306)		(3,306)
Loss on debt extinguishment	151		151
Non-incremental costs related to successful leases	—	8,511	8,511
Core FFO attributable to common shareholders - diluted	\$ 230,145	—	\$ 230,145
Second generation capital expenditures	(21,826)	—	(21,826)
Other non-cash adjustments	6,512	—	6,512
AFFO	\$ 214,831	—	\$ 214,831

No Core FFO
or AFFO
Impact

- Promotes consistency with prior periods and peers that outsource their leasing function
- Normalizes a modification to a long-standing accounting rule as economics remain unchanged
- Internal costs capitalizable under current accounting rules will continue to be included in post-implementation disclosures of leasing costs

Internalized Leasing vs. Outsourced – Cost Comparison

Dollars in 000's

	12 Months ended Dec 31, 2017	6 Months ended June 30, 2018
Dollar Value of Leases Executed	\$865,000	\$824,000
x commission % (approx listing broker standard)	2%	2%
Outsourced Listing Broker Function ⁽¹⁾	17,300	16,480
Outsourced Legal Function ⁽²⁾	4,405	1,785
Estimated Total Cost of Outsourcing	\$21,705	\$18,265
Amounts Currently Capitalized for Internal Leasing Function⁽³⁾	\$19,119	\$13,079
Cost Savings under Duke model	\$2,586	\$5,186

(1) Estimated commissions paid if actual leases executed in these periods would have been outsourced to external listing brokers rather than maintaining an internal leasing team.
 (2) Based on an estimate of \$25K per new lease and \$10K per renewal lease. During the six months ended 6/30/18, DRE executed 51 renewal leases and 51 new leases. During 2017, executed 93 renewal leases and 139 new leases.
 (3) As disclosed, respectively, on page 37 of our 2017 Form 10-K and page 39 of our June 30, 2018 Form 10-Q

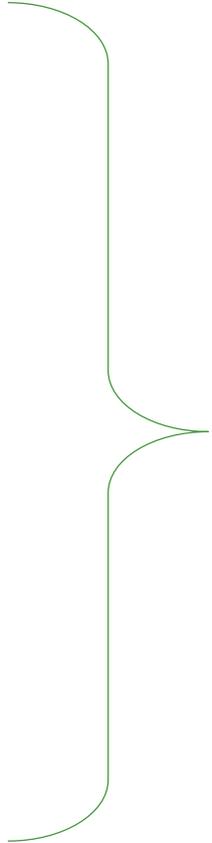
INTERNAL LEASING
 and support costs we currently capitalize
ARE 10-15% LESS THAN
 what would be paid if functions outsourced.

Estimated
OUTSOURCE COSTS
 that would be
CAPITALIZABLE
 under ASC 842.

Other Benefits of Internal Leasing Platform

Contributes to Lower Capex

- National Platform
 - Cross-market coordination enhances leasing solutions for customers
- Local expertise in 20 markets
 - Strong customer, broker and municipality relationships . . . “best in class” reputations
 - No conflicts of interest from external listing brokers
- Vertically integrated; Cross-department Synergies
 - Collaborative internal leasing, in-house construction, in-house counsel and in-house property management team. Full integration provides superior customer service, enhances tenant retention and execution of backfilling vacancies
 - In-house leasing provides new business synergies for build-to-suit development



Better Occupancy
DRE Stabilized, in-service Occupancy averages ~130bps higher⁽¹⁾ than peers since 2014

Lower Capex
Peer relative LC's & Overall Capex ~ 27% higher than DRE

➤ Total Capex as % of NOI lowest amongst industrial REIT's⁽²⁾

Note: Data estimates from YE data points starting 2014 and including 6/30/18.
(1) 97.9% DRE vs 96.6% for Peers (PLD, FR, EGP & LPT-indus).
(2) Tot Capex (LC's TI's, Def Maint) % of NOI DRE 10.7% versus 14.7% for Peers (PLD, FR, EGP, TRNO, REXR). Peers excluded if lacking disclosure.