



Supplemental Information

March 31, 2008

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When used in this supplemental information package and the conference call to be held in connection herewith, the word "believes," "expects," "estimates" and similar expressions are intended to identify forward-looking statements. Such statements are subject to certain risks and uncertainties which could cause actual results to differ materially. In particular, among the factors that could cause actual results to differ materially are continued qualification as a real estate investment trust, general business and economic conditions, competition, increases in real estate construction costs, interest rates, accessibility of debt and equity capital markets and other risks inherent in the real estate business including tenant defaults, potential liability relating to environmental matters and liquidity of real estate investments. Readers are advised to refer to Duke Realty's Form 10-K Report as filed with the Securities and Exchange Commission on February 29, 2008 for additional information concerning these risks.

DUKE REALTY CORPORATION

Who We Are

Duke Realty Corporation (Duke) is a fully integrated commercial real estate firm that owns interests in a diversified portfolio of income-producing bulk distribution industrial, suburban office and service center/other properties. Duke's long term investment properties encompass more than 122.4 million rentable square feet and are leased by a diverse and stable base of more than 3,400 tenants whose businesses include manufacturing, retailing, wholesale trade, distribution and professional services. Additionally, Duke has nearly 11.6 million square feet of projects to be sold through its build to sell program. Duke also owns or controls through options or joint ventures approximately 7,600 acres of unencumbered land ready for development.

What We Do

As the largest publicly traded office and industrial real estate company in the United States, Duke specializes in the ownership, construction, development, leasing and management of industrial, office and healthcare real estate. Duke also provides these services through its Service Operations Group to more than 540 tenants in more than 9.4 million square feet of space in properties owned by third-party clients.

As one of the most vertically-integrated real estate companies in the U.S., Duke maintains a full construction management and leasing staff, constructing buildings for itself as well as for third-parties. Through its wholly owned Bremner-Duke Healthcare Real Estate division, Duke is also well positioned to provide development expertise to medical office clients. In addition to its office and industrial focus in the Midwest, Southeast, Mid-Atlantic, and Southwest United States, Duke selectively pursues retail development opportunities, as well as nationwide opportunities through its National Development and Construction Group.

Duke Realty's Mission Statement

It is the mission of Duke Realty Corporation to be the preeminent provider of real estate services. Through the development, construction, acquisition, asset & property management, and leasing of industrial, office, healthcare and retail properties, we will provide the highest standard of service and product execution in the industry, completely satisfying our customers. We will conduct our business in a manner that produces exceptional shareholder value and will challenge every member of our team to reach for the highest levels of integrity, creativity, drive and focus. Finally, we will make the communities where we do business, better places to live.

Structure of the Company

Duke has elected to be taxed as a Real Estate Investment Trust (REIT) under the Internal Revenue Code. To qualify as a REIT, we must meet a number of organizational and operational requirements, including a requirement to distribute at least 90% of our adjusted taxable income to our shareholders. Management intends to continue to adhere to these requirements and to maintain our REIT status. As a REIT, we are entitled to a tax deduction for some or all of the dividends we pay to shareholders. Accordingly, we generally will not be subject to federal income taxes as long as we distribute an amount equal to or in excess of our taxable income to shareholders. We are also generally subject to federal income taxes on any taxable income that is not distributed to its shareholders. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 95 percent interest at March 31, 2008. This structure is commonly referred to as an "UPREIT". The limited partnership ownership interests in this partnership (referred to as Units) are exchangeable for shares of common stock of Duke. Duke is also the sole general partner in another partnership which conducts Duke's service operations.

Product Review

Bulk Distribution Industrial Properties: Duke owns interests in 361 bulk distribution industrial properties encompassing more than 82.4 million square feet (67 percent of total square feet). These properties are primarily warehouse facilities with clear ceiling heights of 20 feet or more.

Suburban Office Properties: Duke owns interests in 310 suburban office buildings totaling more than 35.9 million square feet (30 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 59 properties classified as Service Center/Other encompassing approximately 4.1 million square feet (3 percent of total square feet). These properties are primarily light industrial buildings also known as flex buildings.

Land: Duke owns or controls through options or joint ventures approximately 7,600 acres of land located primarily in its existing business parks. The land is ready for immediate use and is primarily unencumbered by debt. More than 111 million square feet of additional space can be developed on these sites and all of the land is zoned for either office, industrial, healthcare, or retail development.

Service Operations: As a fully integrated Company, Duke provides property and asset management, development, leasing and construction services to third party owners in addition to its own properties. Duke's current property management base for third parties includes more than 9.4 million square feet of properties serving more than 540 tenants.

Earnings Growth

Duke intends to grow its earnings by:

- aggressively managing its existing diverse portfolio,
- developing new properties,
- expanding into new markets,
- opportunistic use of joint ventures and funds.

Investor Information

Research Coverage

Banc of America Securities	Mitchell Germain	212.847.5794
BMO Capital Markets	Paul Adornato	212.885.4170
Citigroup Smith Barney	Michael Bilerman	212.816.1383
Credit Suisse First Boston	Steve Benyik	212.538.0239
Corinthian Partners	Claus Hirsch	212.287.1565
Davenport & Company	Rob Norfleet	804.780.2170
Deutsche Bank	Louis Taylor/Kristin Brown	212.250.6799
Edward Jones & Co.	Shawn Barnes	314.515.2846
Friedman Billings Ramsey	Wilkes Graham	703.312.9731
Goldman Sachs	Jay Habermann/Sloan Bohlen	917.343.4260
Green Street Advisors	Michael Knott/Steve Yudenfreund	949.640.8780
Lehman Brothers Inc.	David Harris	212.526.1790
Merrill Lynch	Steve Sakwa/Chris Pike	212.449.1153
Morgan Stanley	David Cohen	212.761.8564
RBC Capital Markets	Dave Rodgers	440.715.2647
Standard and Poor's	Scott Hoina	212.438.3056
Stifel Nicolaus & Co	David Fick/Joshua Barber	443.224.1347
UBS Securities LLC	Jamie Feldman/Jonathan Peterson	212.713.4932
Value Line	Milton Schlein	212.907.1749
Wachovia Securities	Chris Haley/Brendan Maiorana	443.263.6773

Timing

Quarterly results will be announced according to the following approximate schedule:

First Quarter	Late April
Second Quarter	Late July
Third Quarter	Late October
Fourth Quarter and Year-End	Late January

Duke will typically publish other materials of interest to investors according to the following schedule:

Report	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Due Date
Form 10Q	May	August	November		
Supplemental Materials	Late April	Late July	Late October	Late January	
Annual Report					March
Proxy Statement					March
Form 10-K					March
News Releases					As Appropriate

The above information is available on Duke's web site at <http://www.dukerealty.com>

Stock Information

Duke's common stock is traded on the New York Stock Exchange (symbol: DRE).

Duke's Series J preferred stock is traded on the New York Stock Exchange (symbol: DRE PRJ).

Duke's Series K preferred stock is traded on the New York Stock Exchange (symbol: DRE PRK).

Duke's Series L preferred stock is traded on the New York Stock Exchange (symbol: DRE PRL).

Duke's Series M preferred stock is traded on the New York Stock Exchange (symbol: DRE PRM).

Duke's Series N preferred stock is traded on the New York Stock Exchange (symbol: DRE PRN).

Duke's Series O preferred stock is traded on the New York Stock Exchange (symbol: DRE PRO).

Senior Unsecured Debt Ratings:

Standard & Poor's BBB+
Moody's Baa1

Inquiries

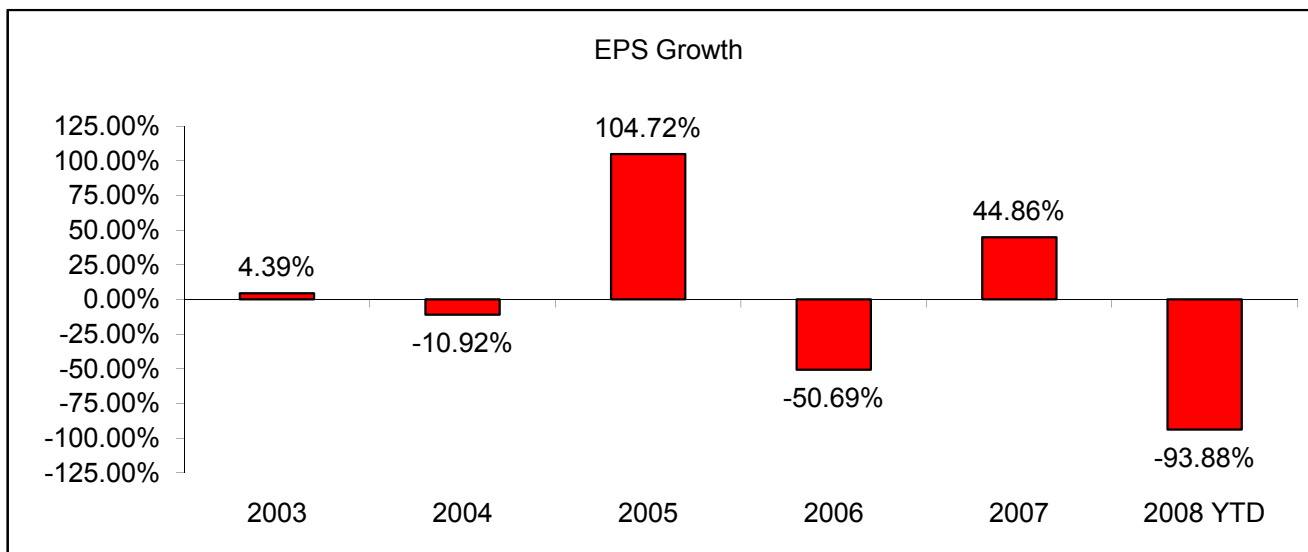
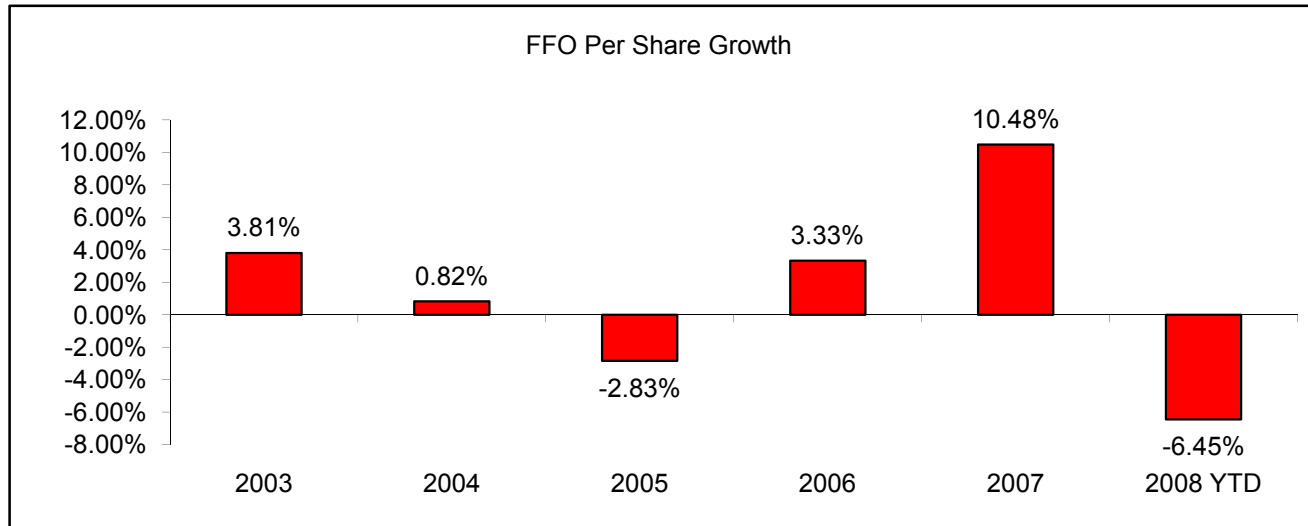
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters wishing to speak directly with our operating officers are encouraged to first contact the Investor Relations department. Interviews will be arranged as schedules permit.

Common Stock Data (NYSE:DRE):

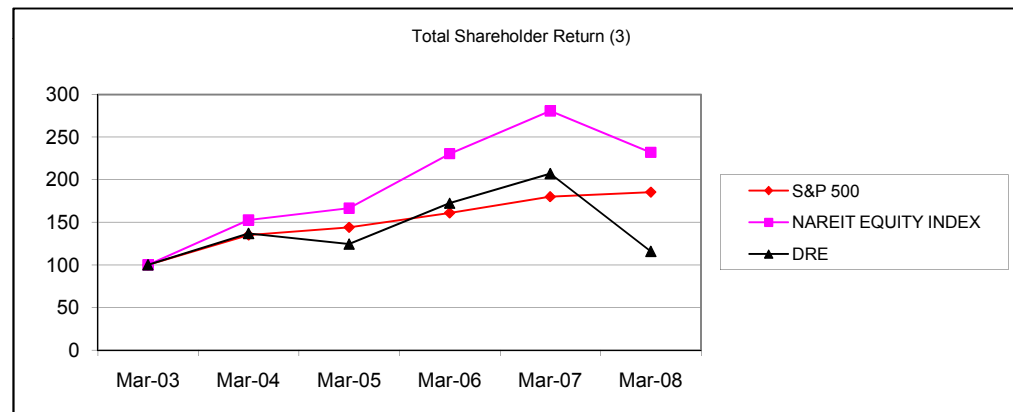
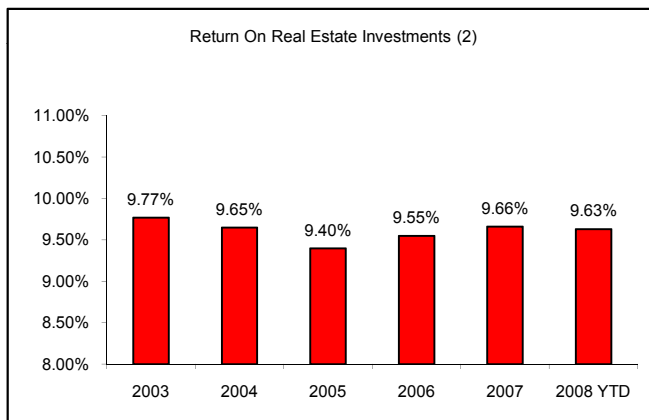
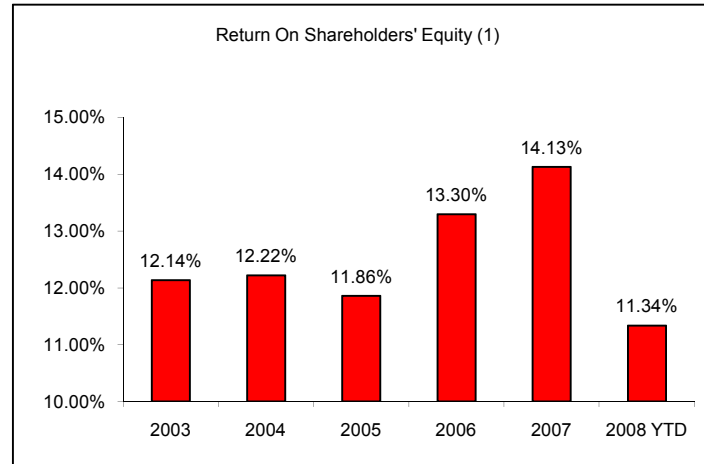
	1 st Quarter 2007	2nd Quarter 2007	3rd Quarter 2007	4 th Quarter 2007	1 st Quarter 2008
High price*	48.42	44.90	37.05	35.40	26.01
Low price*	40.02	35.22	29.74	24.25	20.56
Closing price*	43.47	35.67	33.81	26.08	22.81
Dollar value of average daily trading volume (thousands)*	23,818	20,302	25,761	24,431	22,351
Dividends paid per share	.475	.475	.480	.480	.480
Closing dividend yield	4.4%	5.3%	5.7%	7.4%	8.4%
Closing shares and units outstanding - Basic (thousands)	146,688	146,714	146,830	154,055	154,358
Closing market value of shares and units outstanding (millions)	6,377	5,233	4,964	4,018	3,538

* New York Stock Exchange trades only

FFO PER SHARE AND EPS GROWTH SUMMARY

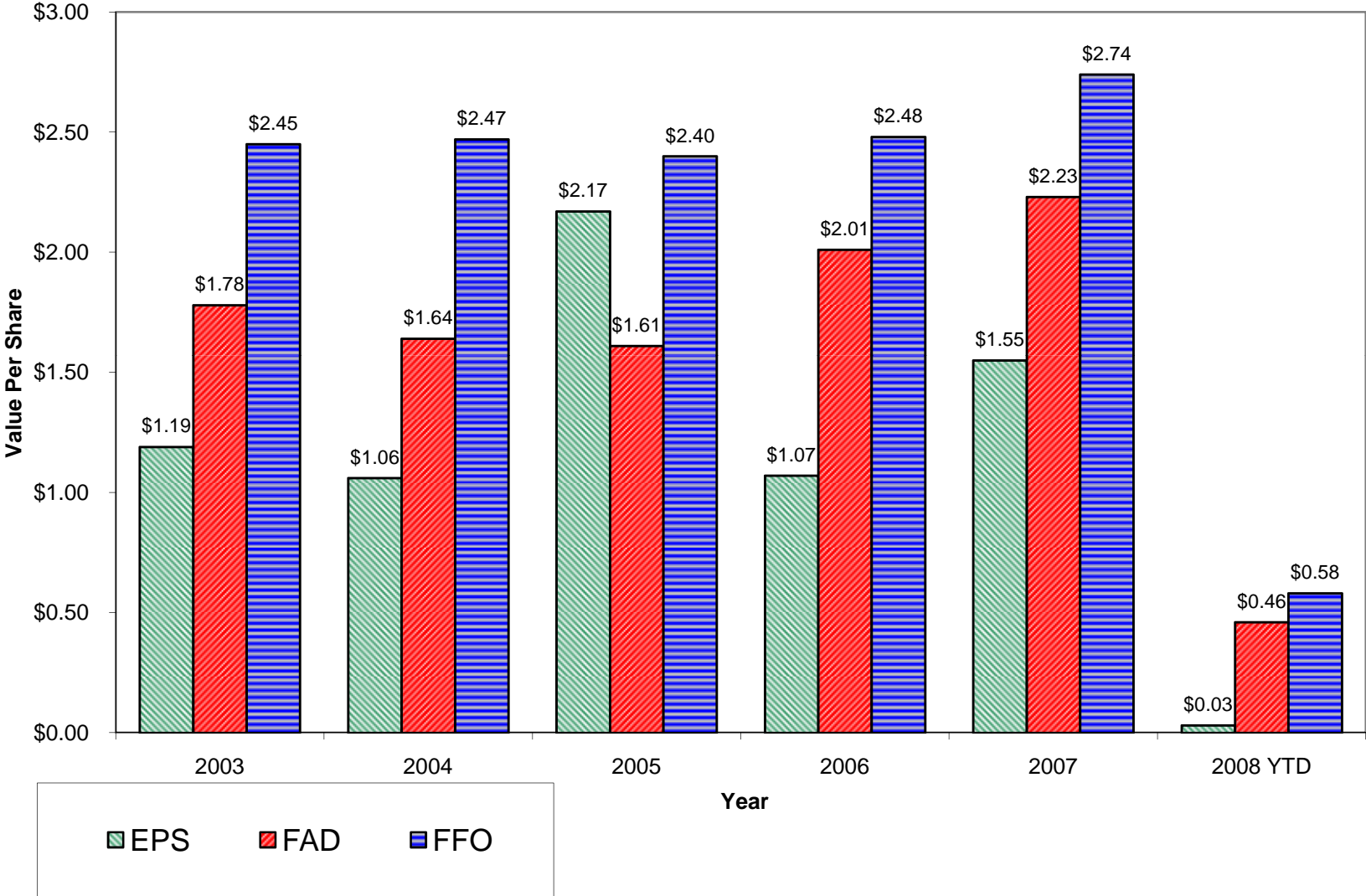


MANAGEMENT'S KEY OPERATING MEASURES



- (1) Basic Funds from Operations (As defined by NAREIT, Gains on Sale of Depreciated Real Estate Investments are Excluded from FFO) divided by the Average Book Value of Common Equity.
- (2) Diluted Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.
- (3) Includes price appreciation plus reinvested dividends. Duke's 5-year average total return of 3.0% per year compares to 18.3% for the NAREIT Equity Index, and 11.3% for the S&P 500 Index.

EPS, FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)
ASSETS:

	March 31, 2008	December 31, 2007	September 30, 2007	June 30, 2007	March 31, 2007
Rental Property	\$5,922,070	\$5,765,747	\$5,682,985	\$5,464,448	\$5,623,246
Less: Accumulated Depreciation	(\$1,030,569)	(\$990,280)	(\$969,680)	(\$936,857)	(921,370)
Construction in Progress	\$445,685	\$413,417	\$442,636	\$566,690	452,635
Land Held for Development	\$836,245	\$912,448	\$800,737	\$797,983	748,392
Net Real Estate Investments	<u>6,173,431</u>	<u>6,101,332</u>	<u>5,956,678</u>	<u>5,892,264</u>	<u>5,902,903</u>
Cash	15,529	48,012	18,424	45,456	9,034
Accounts Receivable	26,893	28,083	23,324	21,894	27,705
Straight-line Rents Receivable	119,384	116,388	114,147	113,208	112,500
Receivables on Construction Contracts	70,704	67,675	60,995	48,911	48,753
Investments in and Advances to Unconsolidated Companies	665,572	601,801	551,194	537,546	514,630
Deferred Financing Costs, Net	53,480	55,987	57,579	56,984	60,898
Deferred Leasing and Other Costs, Net	383,934	386,832	385,172	353,082	380,413
Escrow Deposits and Other Assets	<u>251,316</u>	<u>255,871</u>	<u>249,329</u>	<u>233,553</u>	<u>215,318</u>
Total Assets	<u>\$7,760,243</u>	<u>\$7,661,981</u>	<u>\$7,416,842</u>	<u>\$7,302,898</u>	<u>\$7,272,154</u>
LIABILITIES AND SHAREHOLDERS' EQUITY:					
Secured Debt	\$506,071	\$524,393	\$518,289	\$521,396	\$650,130
Unsecured Notes	3,121,000	3,246,000	3,368,920	3,143,351	3,135,402
Unsecured Line of Credit	635,068	546,067	304,224	440,000	330,000
Construction Payables and Amounts due Subcontractors	131,478	145,271	148,037	133,624	120,927
Accrued Real Estate Taxes	73,483	67,523	91,208	75,782	65,947
Accrued Interest	38,490	54,631	37,603	52,259	38,984
Accrued Expenses	31,398	59,413	47,159	38,308	34,128
Other Liabilities	128,576	148,651	134,130	133,674	116,145
Tenant Security Deposits and Prepaid Rents	<u>38,407</u>	<u>36,316</u>	<u>29,669</u>	<u>35,178</u>	<u>35,005</u>
Total Liabilities	<u>4,703,971</u>	<u>4,828,265</u>	<u>4,679,239</u>	<u>4,573,572</u>	<u>4,526,668</u>
Minority Interest	<u>76,619</u>	<u>83,683</u>	<u>90,524</u>	<u>114,583</u>	<u>116,722</u>
Preferred Stock	1,044,000	744,000	876,250	876,250	876,250
Common Stock and Additional Paid-in Capital	2,638,566	2,634,077	2,379,976	2,324,100	2,321,024
Accumulated Other Comprehensive Income	(9,719)	(1,279)	6,053	16,784	5,703
Distributions in Excess of Net Income	<u>(693,194)</u>	<u>(626,765)</u>	<u>(615,200)</u>	<u>(602,391)</u>	<u>(574,213)</u>
Total Shareholders' Equity	<u>2,979,653</u>	<u>2,750,033</u>	<u>2,647,079</u>	<u>2,614,743</u>	<u>2,628,764</u>
Total Liabilities and Shareholders' Equity	<u>\$7,760,243</u>	<u>\$7,661,981</u>	<u>\$7,416,842</u>	<u>\$7,302,898</u>	<u>\$7,272,154</u>

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended		
	March 31, 2008	March 31, 2007	% Change
RENTAL OPERATIONS:			
Revenues:			
Rental Income from Continuing Operations	\$217,802	\$202,105	7.77%
Equity in Earnings of Unconsolidated Companies	10,099	7,691	31.31%
	<u>227,901</u>	<u>209,796</u>	8.63%
Operating Expenses:			
Rental Expenses	52,027	49,049	6.07%
Real Estate Taxes	27,544	25,043	9.99%
Interest Expense	47,534	44,408	7.04%
Depreciation and Amortization	78,713	66,375	18.59%
	<u>205,818</u>	<u>184,875</u>	11.33%
Earnings from Rental Operations	<u>22,083</u>	<u>24,921</u>	-11.39%
SERVICE OPERATIONS:			
Revenues:			
Net general contractor revenue	6,655	5,469	21.69%
Service fee revenue	7,524	6,397	17.62%
Gain on sale of service operations properties	597	2,864	-79.16%
	<u>14,776</u>	<u>14,730</u>	0.31%
Operating Expenses			
Earnings from Service Operations	<u>10,363</u>	<u>7,796</u>	32.93%
	<u>4,413</u>	<u>6,934</u>	-36.36%
General and Administrative Expense	<u>(12,162)</u>	<u>(13,460)</u>	-9.64%
Operating Income	<u>14,334</u>	<u>18,395</u>	-22.08%
OTHER INCOME (EXPENSE):			
Interest and Other Income, Net	3,725	2,403	55.01%
Earnings from Sales of Land, Net of Impairment Adjustments	629	13,997	-95.51%
Minority Interest in Earnings of Common Unitholders	(214)	(1,331)	-83.92%
Income from Continuing Operations	<u>18,474</u>	<u>33,464</u>	-44.79%
Discontinued Operations:			
Net Income (Loss) from Discontinued Operations	(183)	2,184	
Gain on Sale of Property, Net of Impairment Adjustments	1,110	51,720	
Minority Interest Share of Discontinued Operations	(47)	(3,579)	
Income from Discontinued Operations	<u>880</u>	<u>50,325</u>	
Net Income	<u>19,354</u>	<u>83,789</u>	-76.90%
Dividends on Preferred Shares	<u>(15,306)</u>	<u>(15,226)</u>	
Net Income Available for Common Shareholders	<u>\$4,048</u>	<u>\$68,563</u>	-94.10%
Basic net income per common share:			
Continued Operations	\$0.02	\$0.13	-84.62%
Discontinued Operations	0.01	0.37	
Total	<u>\$0.03</u>	<u>\$0.50</u>	-94.00%
Diluted net income per common share:			
Continued Operations	\$0.02	\$0.13	-84.62%
Discontinued Operations	0.01	0.36	
Total	<u>\$0.03</u>	<u>\$0.49</u>	-93.88%

DUKE REALTY CORPORATION
SUMMARY OF EPS, FFO and FAD
(IN THOUSANDS)

Three Months Ended
March 31
(Unaudited)

	2008			2007			Per Share % Change
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares-Basic	\$4,048	146,331	\$0.03	\$68,563	136,823	\$0.50	-94.00%
Add back:							
Minority interest in earnings of unitholders	220	7,858		4,910	9,729		
Joint Venture Partner Convertible Ownership Net Income	0	0		452	1,138		
Other common stock equivalents	0	407		0	1,775		
Net Income Available for Common Shares-Diluted	\$4,268	154,596	\$0.03	\$73,925	149,465	\$0.49	-93.88%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$4,048	146,331	\$0.03	\$68,563	136,823	\$0.50	-94.00%
Adjustments:							
Depreciation and Amortization	79,121			67,739			
Company Share of Joint Venture Depreciation and amortization	6,928			4,968			
Earnings from depreciable property sales-wholly owned	(1,110)			(51,720)			
Earnings from depreciable property sales-JV	(19)			(1,960)			
Minority interest share of adjustments	(4,326)			(1,263)			
Funds From Operations-Basic	84,642	146,331	\$0.58	86,327	136,823	\$0.63	-7.94%
Minority interest in earnings of unitholders	220	7,858		4,910	9,729		
Minority interest share of adjustments	4,326			1,263			
Other common stock equivalents	-	407		-	1,775		
Funds From Operations-Diluted	\$89,188	154,596	\$0.58	\$92,500	148,327	\$0.62	-6.45%
Funds Available for Distribution							
Funds From Operations-Diluted	\$89,188	154,596	\$0.58	\$92,500	148,327	\$0.62	-6.45%
Adjustments:							
Straight-line Rental Income	(5,478)			(6,101)			
Adjustments for Redemption Value of Preferred Stock and Debt Modification	-			-			
Amortization of Above(Below) Market Rents	41			248			
Stock Based Compensation Expense	3,443			1,865			
Impairment Adjustment on Depreciated Property	-			-			
Amortization of Deferred Financing Fees	2,792			2,712			
Second Generation Tenant Improvements	(10,358)			(8,200)			
Second Generation Leasing Commissions	(7,496)			(7,669)			
Building Improvements	(999)			(961)			
Funds Available for Distribution-Diluted	\$71,133	154,596	\$0.46	\$74,394	148,327	\$0.50	-8.00%
Dividends Declared Per Common Share			<u>\$0.480</u>			<u>\$0.475</u>	
Payout Ratio of Diluted Funds From Operations			<u>82.76%</u>			<u>76.61%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>104.35%</u>			<u>95.00%</u>	

Duke Realty Corporation
Discontinued Operations Supplemental Disclosure
in (000's)

	Three Months Ended March 31,	
	2008	2007
Properties Comprising Discontinued Operations (1):		
Income Statement:		
Revenues	\$974	\$11,087
Expenses:		
Operating	441	4,718
Interest	307	2,810
Depreciation and amortization	408	1,364
General and administrative	1	11
Operating income	(183)	2,184
Gain on sale of property, net of impairment adjustment	1,110	51,720
Minority interest expense	(47)	(3,579)
Income from discontinued operations	<u>\$880</u>	<u>\$50,325</u>

	March 31,
	2008
Property Held for Sale (2):	
Real estate investments, net	\$11,693
Other assets	1,287
Total assets	<u>\$12,980</u>
Accrued expenses	462
Other liabilities	-
Total liabilities	<u>\$462</u>

- (1) The amounts classified in discontinued operations for the periods ended March 31, 2008 and March 31, 2007 are comprised of one building that is currently held for sale and 32 properties that were sold in 2007.
- (2) Represents one building that is currently held for sale and included in discontinued operations at March 31, 2008.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended		%
	March 31, 2008	March 31, 2007	
SELECTED FINANCIAL INFORMATION (1)			
Revenues from Continuing Operations	\$242,677	\$224,526	8.08%
Revenues from Discontinued Operations	974	11,087	
Total Revenues	<u>\$243,651</u>	<u>\$235,613</u>	
Net Income Available for Common Shares	\$4,048	\$68,563	-94.10%
Funds from Operations - Diluted	\$89,188	\$92,500	-3.58%
Earnings Before Interest, Depreciation and Amortization (EBIDA)	\$144,545	\$137,954	4.78%
Interest Expense	\$47,841	\$47,218	1.32%
Scheduled Principal Payments (normal amortization of secured debt)	\$2,340	\$2,662	-12.10%
Capitalized Interest	\$14,436	\$13,071	10.44%
Dividends on Preferred Shares	\$15,306	\$15,226	0.53%
Common Dividends Paid	\$70,211	\$65,004	8.01%
Unit Distribution Paid	\$3,777	\$4,663	-19.00%
General and Administrative Expenses	\$12,163	\$13,471	-9.71%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$5,922,070	\$5,623,246	5.31%
Total Assets	\$7,760,243	\$7,272,154	6.71%
<u>Unencumbered Assets</u>			
Number of Properties	458 (2)	444	
Total Square Feet	69,460	62,556	
Gross Book Value	\$5,610,355	\$5,045,255	
Annual Stabilized NOI	\$557,835	\$491,693	
Total Debt (including financing for projects currently under development)	\$4,262,139	\$4,115,532	
Shareholders' Equity (book value)	\$2,979,653	\$2,628,764	
Common Shares Outstanding	146,670	136,892	
Partnership Units Outstanding	7,688	9,796	
Total Common Shares and Units Outstanding at end of period	<u>154,358</u>	<u>146,688</u>	
Total Preferred Shares Outstanding	<u>41,760</u>	<u>32,405</u>	
Common Shares and Units (market value)	\$3,537,885	\$6,376,527	
Preferred Shares (market value)	<u>951,563</u>	<u>883,454</u>	
Equity (market value)	<u>\$4,489,448</u>	<u>\$7,259,981</u>	
Total Market Capitalization (market value of equity plus debt)	<u>\$8,751,587</u>	<u>\$11,375,513</u>	

(1) Amounts shown are before the effects of discontinued operations except where noted.

(2) Excludes 39 wholly owned properties under development at March 31, 2008 which will be unencumbered upon completion. These properties totaled approximately 10.8 million square feet with total project costs of approximately \$793 million and anticipated stabilized NOI of approximately \$66 million.

Duke Realty Corporation
Components of FFO

	Quarter Ended				Total 2007	March 31 2008
	March 31 2007	June 30 2007	Sept. 30 2007	Dec. 31 2007		
Property operations						
Wholly-owned properties	\$131,491	\$130,082	\$127,631	\$133,598	\$522,802	\$132,069
Joint ventures	10,517	11,156	11,484	13,096	46,253	12,800
Lease buyouts (Includes Share of Joint Ventures)	3,404	1,912	9,579	9,558	24,453	7,717
Interest and other income	2,921	2,832	6,923	4,902	17,578	4,552
Minority Interest	(40)	(63)	(65)	(182)	(350)	(57)
Other	1,385	886	510	893	3,674	1,261
Property Operations	149,678	146,805	156,062	161,865	614,410	158,342
Interest expense	(47,218)	(41,961)	(44,435)	(45,410)	(179,024)	(47,841)
Preferred dividends (excludes convertible shares)	(15,226)	(15,226)	(15,227)	(12,613)	(58,292)	(15,306)
Net Property Operations	87,234	89,618	96,400	103,842	377,094	95,195
Service operations, net	4,890	6,606	6,349	7,094	24,939	5,545
Gain on build for sale properties, net of taxes	2,044	7,195	952	14,511	24,702	2,734 (1)
Gain on land sales	14,037	2,889	2,258	15,319	34,503	971
Land Maintenance and Real Estate Taxes	(1,691)	(1,896)	(1,651)	(1,526)	(6,764)	(2,286)
Contract Development	(543)	(315)	(501)	(2,491)	(3,850)	(808)
General and administrative expenses	(13,471)	(10,618)	(3,864)	(9,774)	(37,727)	(12,163)
Total FFO - Operations	92,500	93,479	99,943	126,975	412,897	89,188
Adjustments for carrying value of preferred stock and debt modification	-	-	-	(3,483)	(3,483)	-
Diluted FFO	92,500	93,479	99,943	123,492	409,414	89,188

Note: Amounts shown are before the effects of discontinued operations.

(1) Includes an approximate \$2.4 million net gain on a build for sale property sold from a joint venture.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended	
	March 31, 2008	March 31, 2007
RATIOS COMPUTED FOR INDUSTRY COMPARISONS: (1)		
<i>FINANCIAL POSITION RATIOS</i>		
Total Debt/Total Book Capitalization Ratio (book value) (%)	51.05%	52.88%
Total Debt/Total Market Capitalization Ratio (market value) (%)	48.70%	36.18%
Secured Debt/Secured Assets (%)	47.84%	50.69%
<i>OPERATIONAL RATIOS</i>		
Debt Service Coverage Ratio (Funds from Operations + Interest Expense + Pref Div/Interest + Principal Amort.) (x)	3.04	3.11
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend/Interest Expense + Pref Div + Capitalized Int. on Held for Rental Properties + Prin. Amort.) (x)	2.02	2.04
Interest Coverage Ratio (Funds from Operations + Interest Expense + Pref Div /Interest Expense) (x)	3.18	3.28
Return on Common Shareholders' Equity ((Funds from Operations /Average Adjusted Common Equity (book value)) (%)	11.34%	13.30%
Return on Real Estate Investments (Funds from Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends / Adjusted Average Operating Real Estate Investments as defined (book value)) (%)	9.63%	9.39%
FFO Payout Ratio (Dividends/Funds from Operations (%))	82.76%	76.61%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	104.35%	95.00%

(1) All coverage and return ratios computed based on FFO before minority interest in earnings of the Operating Partnership and the minority interest share FFO adjustments, except for return on shareholders' equity, which is based upon FFO after minority interest.

Duke Realty Corporation
Unsecured Public Debt Covenants

	2007				2008
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter
Total Debt to Undepreciated Assets (Not to exceed 60%)	51.90%	51.48%	51.93%	52.84%	51.32%
Debt Service Ratio (At least 1.5x)	3.13	3.21	3.31	3.39	3.40
Secured Debt to Undepreciated Assets (Not to exceed 40%)	7.89%	6.28%	6.09%	6.02%	5.74%
Undepreciated Unencumbered Assets to Unsecured Debt (Must exceed by 150%)	188.46%	189.19%	184.08%	182.49%	188.67%

The ratios are based upon the results of the Operating Partnership using calculations that are specifically defined in the debt agreement.

Duke Realty Corporation
Owned Property Occupancy Analysis
Held For Rental Portfolio

	March 31, 2007			June 30, 2007			September 30, 2007			December 31, 2007			March 31, 2008		
	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased
Stabilized Properties In Service:															
Bulk Distribution	325	66,990,612	96.10%	328	68,158,058	96.76%	324	68,169,273	97.26%	331	70,892,011	96.21%	335	72,208,513	93.55%
Suburban Office	276	31,583,813	92.35%	276	31,672,861	92.30%	278	31,886,908	91.69%	279	31,999,485	92.05%	280	32,030,924	91.04%
Service Center/Other	75	5,068,448	92.73%	75	5,068,448	93.05%	66	4,467,447	94.87%	58	4,035,666	95.02%	58	4,035,666	94.72%
Total	676	103,642,873	94.80%	679	104,899,367	95.24%	668	104,523,628	95.46%	668	106,927,162	94.92%	673	108,275,103	92.85%
Unstabilized Developments In Service: (1)															
Bulk Distribution	9	4,179,103	36.10%	7	3,082,617	48.19%	8	3,147,370	37.91%	10	2,774,177	32.44%	13	5,094,375	27.47%
Suburban Office	6	583,539	68.02%	7	694,154	52.16%	5	568,952	41.86%	9	1,386,054	41.92%	11	1,727,888	42.29%
Service Center/Other	-	-	-	-	-	-	1	51,360	77.88%	1	51,360	77.88%	1	51,360	77.88%
Total	15	4,762,642	40.01%	14	3,776,771	48.92%	14	3,767,682	39.05%	20	4,211,591	36.11%	25	6,873,623	31.57%
Total In-Service Portfolio:															
Bulk Distribution	334	71,169,715	92.58%	335	71,240,675	94.66%	332	71,316,643	94.64%	341	73,666,188	93.81%	348	77,302,888	89.20%
Suburban Office	282	32,167,352	91.91%	283	32,367,015	91.44%	283	32,455,860	90.82%	288	33,385,539	89.97%	291	33,758,812	88.54%
Service Center/Other	75	5,068,448	92.73%	75	5,068,448	93.05%	67	4,518,807	94.67%	59	4,087,026	94.81%	59	4,087,026	94.51%
Total	691	108,405,515	92.39%	693	108,676,138	93.63%	682	108,291,310	93.49%	688	111,138,753	92.69%	698	115,148,726	89.20%
Properties Under Development:															
Bulk Distribution	7	2,286,323	1.86%	13	5,652,482	13.34%	19	8,749,803	17.29%	17	7,503,320	24.58%	13	5,135,598	25.03%
Suburban Office	17	2,143,884	24.39%	20	2,623,403	24.96%	22	2,711,659	33.78%	21	2,502,939	36.46%	19	2,145,271	44.35%
Service Center/Other	1	51,360	77.88%	1	51,360	77.88%	-	-	-	-	-	-	-	-	
Total	25	4,481,567	13.51%	34	8,327,245	17.40%	41	11,461,462	21.20%	38	10,006,259	27.55%	32	7,280,869	30.72%
Total Portfolio:															
Bulk Distribution	341	73,456,038	89.76%	348	76,893,157	88.68%	351	80,066,446	86.18%	358	81,169,508	87.41%	361	82,438,486	85.20%
Suburban Office	299	34,311,236	87.69%	303	34,990,418	86.46%	305	35,167,519	86.42%	309	35,888,478	86.24%	310	35,904,083	85.90%
Service Center/Other	76	5,119,808	92.58%	76	5,119,808	92.90%	67	4,518,807	94.67%	59	4,087,026	94.81%	59	4,087,026	94.51%
Total	716	112,887,082	89.26%	727	117,003,383	88.20%	723	119,752,772	86.57%	726	121,145,012	87.31%	730	122,429,595	85.72%

(1) Includes development projects placed in-service 1 year prior to quarter end that have not reached 90 % occupancy.
Note: Excludes buildings that are in the build for sale portfolio.

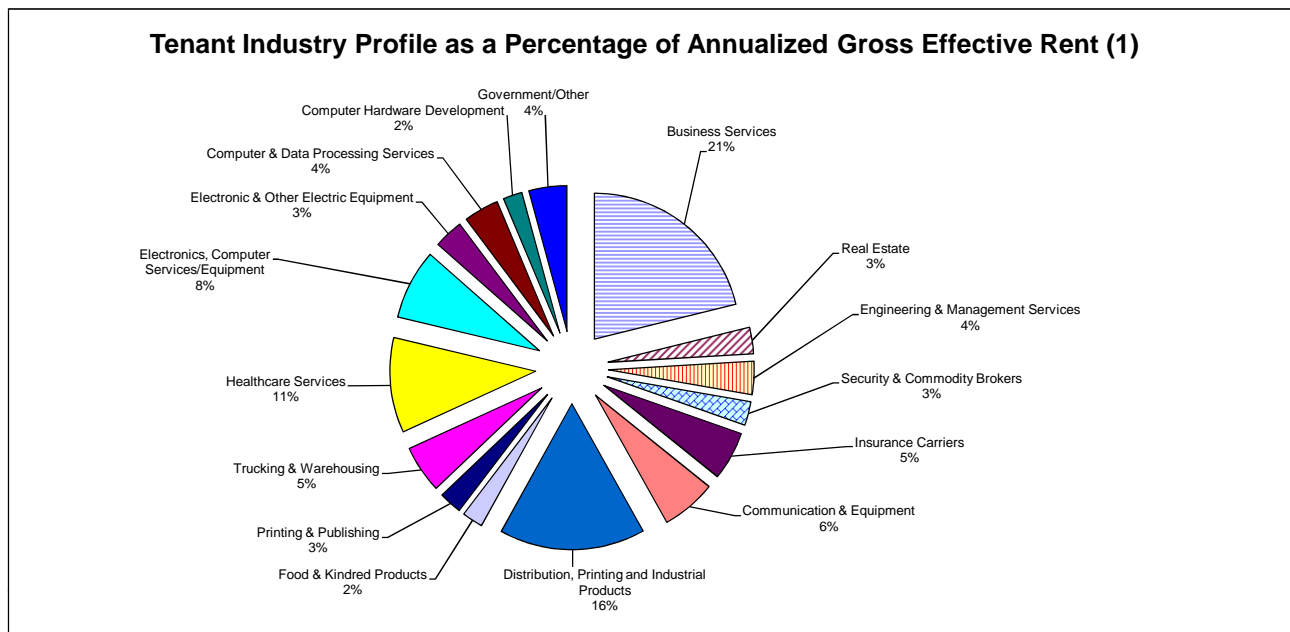
Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of March 31, 2008

	Square Feet (1)				Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall			
Primary Market							
Cincinnati	9,600,072	4,660,838	805,641	15,066,551	13.92%	\$ 80,364,076	13.15%
Indianapolis	17,285,533	3,003,547	1,039,939	21,329,019	19.70%	80,041,924	13.09%
Atlanta	8,071,423	4,353,302	25,881	12,450,606	11.50%	74,166,962	12.13%
Chicago	5,312,740	2,769,776	183,055	8,265,571	7.63%	57,302,313	9.37%
St. Louis	2,787,070	3,311,455	622,258	6,720,783	6.21%	56,249,595	9.20%
Columbus	3,561,480	3,293,535	-	6,855,015	6.33%	48,644,782	7.96%
Raleigh	1,531,214	2,493,713	470,235	4,495,162	4.15%	43,098,530	7.05%
Central Florida	2,776,226	1,466,077	-	4,242,303	3.92%	31,213,281	5.11%
Nashville	2,959,810	1,193,091	158,908	4,311,809	3.98%	28,712,517	4.70%
Minneapolis	3,162,194	745,811	258,995	4,167,000	3.85%	26,622,608	4.36%
Dallas	8,128,794	152,000	470,754	8,751,548	8.08%	19,109,313	3.13%
Savannah	5,182,900	-	-	5,182,900	4.79%	17,205,196	2.81%
Cleveland	-	1,324,367	-	1,324,367	1.22%	14,800,511	2.42%
Washington DC	654,918	2,266,036	-	2,920,954	2.70%	14,344,991	2.35%
South Florida	-	773,923	-	773,923	0.71%	8,708,036	1.42%
Norfolk	466,000	-	-	466,000	0.43%	2,300,617	0.38%
Seattle	120,000	-	-	120,000	0.11%	2,160,000	0.35%
Houston	172,000	-	-	172,000	0.16%	1,584,000	0.26%
Other (3)	436,139	223,453	-	659,592	0.61%	4,620,967	0.76%
Total	72,208,513	32,030,924	4,035,666	108,275,103	100.00%	\$ 611,250,218	100.00%
	<u>66.69%</u>	<u>29.58%</u>	<u>3.73%</u>	<u>100.00%</u>			

	Occupancy %			
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall
Primary Market				
Cincinnati	96.37%	91.16%	97.74%	94.83%
Indianapolis	94.99%	92.95%	91.27%	94.52%
Atlanta	89.94%	91.84%	100.00%	90.63%
Chicago	98.46%	89.37%	99.10%	95.42%
St. Louis	94.26%	91.40%	100.00%	93.38%
Columbus	100.00%	90.83%	-	95.60%
Raleigh	97.13%	98.73%	98.29%	98.14%
Central Florida	95.67%	93.83%	-	95.03%
Nashville	74.25%	88.35%	100.00%	79.10%
Minneapolis	95.08%	93.84%	85.87%	94.28%
Dallas	84.14%	100.00%	87.76%	84.61%
Savannah	100.00%	-	-	100.00%
Cleveland	-	82.79%	-	82.79%
Washington DC	97.69%	91.08%	-	92.57%
South Florida	-	65.85%	-	65.85%
Norfolk	100.00%	-	-	100.00%
Seattle	100.00%	-	-	100.00%
Houston	100.00%	-	-	100.00%
Other (3)	100.00%	95.96%	-	98.63%
Total	93.55%	91.04%	94.72%	92.85%

- (1) Includes all wholly owned and joint venture projects shown at 100% as of report date .
- (2) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents. Joint Venture properties are shown at the Company's ownership percentage.
- (3) Represents properties not located in the Company's primary markets. These properties are located in similar midwest or southeast markets.

Note: Excludes buildings that are in the build for sale portfolio.



Largest Tenants (In-Service Properties) Based Upon Annualized Gross Rent

Tenant	Primary Location	Primary Industry	Year of Lease Expiration	Annualized Gross Effective Rent (1) (In Thousands)	Percentage of Annualized Gross Effective Rent
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	\$9,620	1.15%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2008 - 2015	8,936	1.07%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2009 - 2013	8,800	1.05%
AT&T	Columbus	Communication & Equipment	2009 - 2013	8,630	1.03%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2012 - 2016	8,001	0.96%
General Services Admin	Washington DC	Federal Government	2008 - 2028	7,076	0.84%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.76%
Pearson Education PLC	Indianapolis	Educational Services	2012 - 2019	6,390	0.76%
Lenovo (United States) Inc.	Raleigh	Computer Hardware Development	2017 - 2019	6,226	0.74%
CitiGroup	Cincinnati	Financial Services	2010 - 2022	5,697	0.68%
Express Scripts, Inc.	St. Louis	Healthcare Services	2009 - 2010	5,645	0.67%
Wal Mart Store	Savannah	General Merchandise Stores	2011 - 2021	5,420	0.65%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,129	0.61%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.61%
Central States Pension Fund	Chicago	Distribution/Warehousing	2010	5,127	0.61%
Qwest Communications Intl	Columbus	Communication & Equipment	2008 - 2015	5,061	0.60%
State Farm Insurance Companies	St. Louis	Insurance Carriers	2008 - 2013	4,939	0.59%
Tekelek	Raleigh	Communication & Equipment	2013	4,932	0.59%
Anheuser-Busch	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.57%
Eveready Battery Company	St. Louis	Distribution, Printing and Industrial Products	2011	4,693	0.56%
				\$126,609	15.10%

(1) Represents annual gross effective rents due from tenants in service as of March 31, 2008. Annual gross effective rent equals the average annual rental property revenue over the terms of the respective leases including landlord operating expense allowance and excluding additional rent due as operating expense reimbursements and percentage rents.

Note: Excludes buildings that are in the build for sale portfolio.
 Note: Joint Ventures are included at 100%.

Duke Realty Corporation
Same Property Performance

	Three Months Ended March 31, 2008 and 2007				Twelve Months Ended March 31, 2008 and 2007			
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total
All Properties:								
Number of properties	305	235	58	598	305	235	58	598
Square feet	61,958,937	26,236,531	4,035,666	92,231,134	61,958,937	26,236,531	4,035,666	92,231,134
Percent of in-service properties	80.15%	77.72%	98.74%	80.10%	80.15%	77.72%	98.74%	80.10%
2008 Average occupancy (1)	96.40%	91.16%	94.16%	94.81%	95.66%	91.02%	94.14%	94.27%
Period over period percent change	1.89%	0.90%	-0.28%	1.52%	1.87%	1.42%	-1.38%	1.60%
	Three Months Ended March 31				Twelve Months Ended March 31			
	2008	2007	% Change		2008	2007	% Change	
	Bulk Distribution							
Total operating revenues	\$ 74,545,373	\$ 71,393,368	4.41%		\$ 288,328,113	\$ 271,206,147	6.31%	
Total operating expenses	22,295,173	20,723,054	7.59%		79,851,230	70,600,782	13.10%	
Net Operating Income (2)	\$ 52,250,199	\$ 50,670,314	3.12%		\$ 208,476,883	\$ 200,605,365	3.92%	
	Suburban Office							
Total operating revenues	\$ 130,931,112	\$ 127,865,502	2.40%		\$ 513,476,075	\$ 496,130,901	3.50%	
Total operating expenses	56,475,057	53,735,428	5.10%		213,019,599	197,222,125	8.01%	
Net Operating Income (2)	\$ 74,456,055	\$ 74,130,074	0.44%		\$ 300,456,476	\$ 298,908,776	0.52%	
	Service Center/Other							
Total operating revenues	\$ 12,491,770	\$ 11,687,699	6.88%		\$ 47,522,710	\$ 45,599,110	4.22%	
Total operating expenses	4,579,487	4,288,809	6.78%		16,440,851	15,296,102	7.48%	
Net Operating Income (2)	\$ 7,912,282	\$ 7,398,890	6.94%		\$ 31,081,858	\$ 30,303,008	2.57%	
	Total							
Total operating revenues	\$ 217,968,254	\$ 210,946,568	3.33%		\$ 849,326,898	\$ 812,936,158	4.48%	
Total operating expenses	83,349,718	78,747,291	5.84%		309,311,680	283,119,009	9.25%	
Net Operating Income (2)	\$ 134,618,537	\$ 132,199,277	1.83%		\$ 540,015,217	\$ 529,817,149	1.92%	

(1) Occupancy is based upon lease commencement date.

(2) Net Operating Income (NOI) is equal to FFO excluding the effects of straight-line rent.

Note: Excludes buildings that are in the build for sale portfolio and held for rental properties expected to be sold in the short term.

Note: Excludes buildings with termination fees over \$250,000 in either period.

Note: Building population is the same for both time periods shown.

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
March 31, 2008

	Dugan Realty, LLC	Dugan Texas, LLC	Dugan Millenia, LLC	Eaton/Vance (Winkler)	Park Creek	Triple Net Properties LLC	Other	Total
In-Service Properties								
Bulk Distribution	94	30	-	11	9	-	2	146
Suburban Office	1	-	3	20	-	1	1	26
Service Center/Other	11	6	-	-	2	-	1	20
Underdevelopment Properties								
Bulk Distribution	-	2	-	-	-	-	-	2
Suburban Office	-	-	-	-	-	-	1	1
Total Number of Properties	106	38	3	31	11	1	5	195
Percent Leased	93.21%	80.72%	75.54%	96.53%	99.10%	100.00%	75.06%	90.54%
Square Feet In-Service (in 000's):								
Bulk Distribution	19,873	6,178	-	655	1,876	-	211	28,793
Suburban Office	36	-	415	2,146	-	112	90	2,799
Service Center/Other	633	522	-	-	190	-	206	1,551
	20,542	6,700	415	2,801	2,066	112	507	33,143
Square Feet Under Development (in 000's):								
Bulk Distribution	-	600	-	-	-	-	-	600
Suburban Office	-	-	-	-	-	-	303	303
	-	600	-	-	-	-	303	903
Total Square Feet (in 000's)	20,542	7,300	415	2,801	2,066	112	810	34,046
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	30.0%	10.0%	20.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)								
Real Estate Assets	\$ 605,879	\$ 223,745	\$ 47,249	\$ 583,255	\$ 38,651	\$ 36,476	\$ 19,199	\$ 1,554,454
Construction In Progress	1,019	15,978	861	422	-	-	8,382	26,662
Land Held for Development	6,993	2,223	5,612	-	-	-	12,600	27,428
Other Assets	40,618	12,319	4,623	87,316	4,238	602	4,701	154,417
Total Assets	\$ 654,509	\$ 254,265	\$ 58,345	\$ 670,993	\$ 42,889	\$ 37,078	\$ 44,882	\$ 1,762,961
Debt	\$ 318,407	\$ 17,997	\$ -	\$ 478,713	\$ 23,845	\$ 22,000	\$ 11,348	\$ 872,310
Other Liabilities	23,700	4,867	983	8,106	2,568	38	5,544	45,806
Equity	312,402	231,401	57,362	184,174	16,476	15,040	27,990	844,845
Total Liabilities and Equity	\$ 654,509	\$ 254,265	\$ 58,345	\$ 670,993	\$ 42,889	\$ 37,078	\$ 44,882	\$ 1,762,961
Selected QTD Financial Information (C)								
QTD Share of Rental Revenue (in 000's)	\$11,860	\$4,242	\$991	\$5,391	\$222	\$181	\$502	\$23,388
QTD Share of Unlevered NOI (in 000's)	\$8,033	\$2,836	\$675	\$3,057	\$142	\$147	\$341	\$15,231
QTD Share of Interest Expense (in 000's)	\$2,853	\$2	\$0	\$2,019	\$39	\$83	\$100	\$5,096
QTD Share of EBITDA (in 000's)	\$7,929	\$2,907	\$616	\$3,585	\$142	\$180	\$341	\$15,700
Interest Rate (B)	(1)	L + 1%	N/A	(2)	6.48%	L + 1.75%	(3)	N/A
Company Share of Debt (in 000's)	\$159,204	\$8,999	\$0	\$143,614	\$2,384	\$4,400	\$5,246	\$323,847
Debt Maturity Date	(1)	3/29	N/A	(2)	4/09	12/10	(3)	N/A

(A) Balance Sheet Information is reported at 100% of joint venture.

(B) Interest rate is fixed, except as noted.

(C) Reported at Duke's share of joint venture.

(1) This debt consists of four separate loans: i) \$87,562 at a fixed rate of 5.92% maturing September 2012, ii) \$28,846 at a fixed rate of 6.75% maturing May 2009, iii) \$200,000 at a fixed rate of 7.52% maturing October 2010, and iv) \$2,000 at a variable rate of Euro plus 90 basis points maturing September 2008.

(2) The outstanding debt consists of nine separate loans:

i) \$7,918 at a fixed rate of 8.21% maturing December of 2015, ii) \$13,823 at a fixed rate of 6.00% maturing March 2016, iii) \$30,679 at a fixed rate of 6.19% maturing June 2016, iv) \$131,250 at a fixed rate of 5.40% maturing March 2017, v) \$203,250 at a fixed rate of 5.40% maturing March 2017, vi) \$16,956 at a fixed rate of 5.57% maturing December 2019, vii) \$37,442 at a fixed rate of 5.89% maturing January 2020, viii) \$8,945 at a fixed rate of 8.33% maturing November 2023, ix) \$25,031 at a fixed rate of 6.39% maturing August 2014.

(3) Consists of 11 separate joint ventures that own and operate buildings and hold undeveloped land.

Debt balance consists of four separate loans: i) \$637 at a fixed rate of 5.87% maturing April of 2010 ii) \$767 at a fixed rate of 8.13% maturing April 2010 iii) \$9,281 at a fixed rate of 7.39% maturing June 2011, iv) \$664 at a variable rate of Libor + 2.0% maturing June 2010.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
March 31, 2008

	<u>Bremner Medical Offices</u>	<u>3630 Peachtree</u>	<u>Anderson Retail</u>	<u>All Points Industrial</u>	<u>DRCS, LLC</u>	<u>Linden Development (7)</u>	<u>Total</u>
In-Service Properties							
Bulk Distribution	-	-	-	3	-	(6)	3
Suburban Office	1	-	-	-	-	-	1
Service Center/Other	-	-	2	-	-	-	2
Underdevelopment Properties							
Bulk Distribution	-	-	-	-	1	-	1
Suburban Office	-	1	-	-	-	-	1
Total Number of Properties	1	1	2	3	1	-	8
Percent Leased	100.00%	0.00%	89.28%	97.16%	0.00%	0.00%	65.43%
Square Feet In-Service (in 000's):							
Bulk Distribution	-	-	-	2,111	-	-	2,111
Suburban Office	54	-	-	-	-	-	54
Service Center/Other	-	-	685	-	-	-	685
	54	-	685	2,111	-	-	2,850
Square Feet Under Development (in 000's):							
Bulk Distribution	-	-	-	-	936	-	936
Suburban Office	-	425	-	-	-	-	425
	-	425	-	-	936	-	1,361
Total Square Feet (in 000's)	54	425	685	2,111	936	-	4,211
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)							
Real Estate Assets	\$ 14,764	\$ -	\$ 175,787	\$ 44,966	\$ -	\$ -	\$ 235,517
Construction In Progress	36	38,164	8,799	7,203	12,538	-	66,740
Land Held for Development	-	-	31,526	51,178	604	77,333	160,641
Other Assets	609	64	12,987	7,411	35,896	1,352	58,319
Total Assets	\$ 15,409	\$ 38,228	\$ 229,099	\$ 110,758	\$ 49,038	\$ 78,685	\$ 521,217
Debt	\$ -	\$ 19,498	\$ 14,400	\$ 77,641	\$ 394	\$ -	\$ 111,933
Other Liabilities	12,067 (1)	-	164,701	3,693	11,670	3	192,134
Equity	3,342	18,730	49,998	29,424	36,974	78,682	217,150
Total Liabilities and Equity	\$ 15,409	\$ 38,228	\$ 229,099	\$ 110,758	\$ 49,038	\$ 78,685	\$ 521,217
Selected QTD Financial Information (C)							
QTD Share of Rental Revenue (in 000's)	\$202	\$0	\$1,611	\$83	\$1,016	\$0	\$2,912
QTD Share of Unlevered NOI (in 000's)	\$204	\$0	\$616	\$2	\$275	\$0	\$1,097
QTD Share of Interest Expense (in 000's)	\$87	\$0	\$783	\$53	\$198	\$0	\$1,121
QTD Share of EBITDA (in 000's)	\$204	\$0	\$1,049	(\$38)	\$839	\$0	\$2,054
Interest Rate (B)	N/A	(2)	(3)	(4)	(5)	N/A	N/A
Company Share of Debt (in 000's)	\$0	\$9,749	\$7,200	\$38,820	\$197	\$0	\$55,966
Debt Maturity Date	N/A	(2)	(3)	(4)	(5)	N/A	N/A

(A) Balance Sheet Information is reported at 100% of joint venture.

(B) Interest rate is fixed, except as noted.

(C) Reported at Duke's share of joint venture

(1) The other liabilities balance represents construction advances from Duke in the amount of \$11,783.

(2) Through an unconsolidated subsidiary we hold a 50% ownership interest in the office component of a multi-use office and residential development joint venture. This joint venture is capitalized through a debt facility that is split into distinct construction loans for the office and residential components. The debt is a variable rate loan of LIBOR plus 135 basis points maturing July 2011, current amount outstanding \$19,498.

(3) Consists of three different joint ventures to develop three separate retail "life style" centers. Other liabilities include construction advances from Duke for two of the properties in the amount of \$157,512. The third property has a variable rate land loan of LIBOR plus 90 basis points maturing September 2010, with a current amount outstanding of \$14,400.

(4) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 90 basis points maturing September 2010, current amount outstanding \$51,482 and (ii) land acquisition line of credit at LIBOR plus 100 basis points maturing September 2010, current amount outstanding \$26,159.

(5) Represents a secured floating line of credit at Libor + 92 basis points current amount outstanding \$394 maturing October 2009.

(6) During the first quarter 2008 two built for sale industrial buildings totaling 1.2 million square feet were sold.

(7) This joint venture currently has 99.64 acres of land in Linden, New Jersey. Which is anticipated for use to develop for sale 1.2 million square feet of industrial and retail buildings. The venture anticipates utilizing secured facilities to finance both land and future development.

DUKE REALTY CORPORATION
DEBT & PREFERRED STOCK ANALYSIS
March 31, 2008

<u>Year</u>	<u>Scheduled Amortization</u>	<u>Maturities</u>	<u>Total</u>	<u>Weighted Average Interest Rate of Future Reductions</u>		<u>Balance</u>	<u>Interest Rate</u>	<u>Weighted Average Maturity (yrs)</u>
2008	8,610,571	109,939,769	\$ 118,550,341	6.79%	Fixed Rate Secured Debt	\$ 497,100,630	6.18%	7.30
2009	11,099,234	275,000,000	\$ 286,099,234	7.36%	Fixed Rate Unsecured Debt	3,121,000,000	5.83%	5.12
2010	10,808,640	806,000,000	\$ 816,808,640	3.78%	Variable Rate Debt and LOC:	644,037,932	3.28%	2.07
2011	10,781,155	1,037,207,073	\$ 1,047,988,229	5.11%				
2012	8,649,089	201,216,222	\$ 209,865,311	5.89%	Total	\$ 4,262,138,562	5.48%	4.92
2013	8,571,572	150,000,000	\$ 158,571,572	4.71%				
2014	8,661,022	272,111,634	\$ 280,772,655	6.44%				
2015	6,773,631	-	\$ 6,773,631	6.05%				
2016	5,763,081	490,899,744	\$ 496,662,825	6.16%				
2017	4,516,556	457,761,256	\$ 462,277,812	5.94%				
2018	3,054,593	300,000,000	\$ 303,054,593	6.16%				
Thereafter	24,713,719	50,000,000	\$ 74,713,719	6.76%				
	<u>\$ 112,002,864</u>	<u>\$ 4,150,135,698</u>	<u>\$ 4,262,138,562</u>	<u>5.48%</u>				

Line of Credit Summary

<u>Commitment</u>	<u>Balance O/S @ 3/31</u>	<u>Maturity</u>	<u>Blended Rate @ 3/31</u>
\$ 1,300,000,000	\$ 631,000,000	January 2010	3.29%

Preferred Stock/Unit Summary

<u>Security</u>	<u>Dividend Rate</u>	<u>Liquidation Preference</u>	<u>Depository Shares Outstanding</u>	<u>Optional Redemption Date</u>
Series J preferred stock	6.63%	100,000,000	4,000,000	August 29, 2008
Series K preferred stock	6.50%	150,000,000	6,000,000	February 13, 2009
Series L preferred stock	6.60%	200,000,000	8,000,000	November 30, 2009
Series M preferred stock	6.95%	184,000,000	7,360,000	January 31, 2011
Series N preferred stock	7.25%	110,000,000	4,400,000	June 30, 2011
Series O preferred stock	8.38%	300,000,000	12,000,000	February 22, 2013
Weighted Average	<u>7.23%</u>	<u>\$ 1,044,000,000</u>		

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of March 31, 2008
(IN 000'S)

WHOLLY OWNED AND JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION		SUBURBAN OFFICE		SERVICE CENTER/OTHER		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	7,157	\$ 39,518	5%	5,244	\$ 18,865	1,635	\$ 18,442	278	\$ 2,211	
2009	12,633	83,423	11%	8,658	32,787	3,542	47,077	433	3,559	
2010	13,645	99,750	14%	8,523	32,352	4,207	58,968	915	8,430	
2011	14,881	90,935	13%	10,876	38,916	3,574	48,183	431	3,836	
2012	10,840	75,951	11%	6,967	25,560	3,442	46,332	431	4,059	
2013	11,016	92,592	13%	6,328	25,415	4,419	64,340	269	2,837	
2014	6,476	39,609	6%	4,681	16,397	1,580	21,272	215	1,940	
2015	8,423	61,996	9%	6,009	22,941	2,276	37,544	138	1,511	
2016	4,170	28,310	4%	2,917	10,076	996	15,802	257	2,432	
2017	6,518	45,682	6%	4,445	16,424	1,802	26,386	271	2,872	
2018 AND THEREAFTER	6,949	60,937	8%	4,306	21,230	2,418	38,692	225	1,015	
	<u>102,708</u>	<u>\$ 718,703</u>	100%	<u>68,954</u>	<u>\$ 260,963</u>	<u>29,891</u>	<u>\$ 423,038</u>	<u>3,863</u>	<u>\$ 34,702</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>115,149</u>			<u>77,303</u>		<u>33,759</u>		<u>4,087</u>		
PERCENT OCCUPIED	<u>89.20%</u>			<u>89.20%</u>		<u>88.54%</u>		<u>94.51%</u>		

JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	2,611	\$ 10,835	7%	2,359	\$ 8,373	96	\$ 1,278	156	\$ 1,184	
2009	5,527	22,829	15%	5,223	18,677	189	3,341	115	811	
2010	4,512	21,606	14%	4,038	14,922	288	4,987	186	1,697	
2011	5,155	21,550	14%	4,714	15,826	241	4,237	200	1,487	
2012	2,922	17,384	11%	2,333	8,188	343	7,000	246	2,196	
2013	2,095	10,805	7%	1,909	6,873	158	3,512	28	420	
2014	1,483	5,441	4%	1,321	3,775	33	596	129	1,070	
2015	2,197	21,695	14%	1,352	5,003	817	16,453	28	239	
2016	1,080	7,803	5%	778	2,303	219	4,740	83	760	
2017	1,520	7,408	5%	1,382	4,443	98	2,305	40	660	
2018 AND THEREAFTER	1,303	6,530	4%	1,083	5,204	21	520	199	806	
	<u>30,405</u>	<u>\$ 153,886</u>	100%	<u>26,492</u>	<u>\$ 93,587</u>	<u>2,503</u>	<u>\$ 48,969</u>	<u>1,410</u>	<u>\$ 11,330</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>33,031</u>			<u>28,792</u>		<u>2,687</u>		<u>1,552</u>		
PERCENT OCCUPIED	<u>92.05%</u>			<u>92.01%</u>		<u>93.15%</u>		<u>90.86%</u>		

Note: Square Feet and dollars include joint venture properties at 100%.

Note: Excludes buildings that are in the build for sale portfolio.

(1) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents.

**Duke Realty Corporation
Percent Leased Summary**

	Properties in Service (1)		Under Development		Total Portfolio	
	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased
December 31, 1993	10,850	92.92%	1,270	100.00%	12,120	93.59%
December 31, 1994	12,895	94.48%	2,362	81.56%	15,257	92.48%
December 31, 1995	20,073	95.45%	3,448	87.61%	23,521	94.30%
December 31, 1996	27,402	95.00%	3,801	65.78%	31,203	91.44%
December 31, 1997	40,668	94.07%	5,243	60.24%	45,911	90.21%
December 31, 1998	52,028	95.09%	6,218	37.80%	58,246	88.98%
December 31, 1999	92,269	91.84%	8,438	31.40%	100,707	86.77%
December 31, 2000	100,595	93.61%	4,136	24.60%	104,731	90.88%
December 31, 2001	100,124	88.50%	3,457	21.26%	103,581	86.25%
December 31, 2002	104,939	87.02%	2,565	78.15%	107,504	86.81%
December 31, 2003	106,169	89.28%	2,103	63.35%	108,272	88.78%
December 31, 2004	109,352	91.09%	3,023	44.59%	112,375	89.84%
December 31, 2005	97,835	92.68%	6,160	40.12%	103,995	89.57%
December 31, 2006	108,852	92.81%	4,484	13.88%	113,336	89.69%
December 31, 2007	111,139	92.69%	10,006	27.55%	121,145	87.31%
March 31, 2008	115,149	89.20%	7,281	30.72%	122,430	85.72%

(1) Includes unstabilized developments that have reached shell completion.

Note: Excludes buildings that are in the build for sale portfolio.

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2007					2008
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter
Services Operating Expenses	\$ 7,954,384	\$ 9,205,425	\$ 11,827,066	\$ 12,076,515	\$ 41,063,390	\$ 10,638,533
Rental Operating Expenses	9,622,226	9,248,472	9,611,886	11,325,415	39,807,999	9,103,840
General & Administrative Expenses	13,470,815	10,618,340	3,863,530	9,774,775	37,727,460	12,163,432
Capitalized Construc/Dev. Costs	10,617,841	11,398,373	14,029,713	13,632,147	49,678,074	12,593,496
Capitalized Internal Leasing Costs	7,375,559	9,133,817	13,394,196	10,273,227	40,176,799	9,081,949
Total Overhead Costs	\$ 49,040,825	\$ 49,604,427	\$ 52,726,391	\$ 57,082,079	\$ 208,453,722	\$ 53,581,250

Allocation Percentages:

Services Operating Expenses	16%	19%	22%	21%	20%	20%
Rental Operating Expenses	20%	19%	18%	20%	19%	17%
General & Administrative Expenses	27%	21%	7%	17%	18%	23%
Capitalized Construction/Development Costs	22%	23%	27%	24%	24%	24%
Capitalized Internal Leasing Costs	15%	18%	25%	18%	19%	17%
	100%	100%	100%	100%	100%	100%

Note: Duke is a vertically integrated full service real estate company with fully staffed construction, development, leasing, property management, and maintenance divisions. A portion of the cost associated with construction, development, and leasing of owned properties are capitalized to the basis of the property or as deferred lease commissions as appropriate. Costs associated with property management and maintenance of owned properties are charged to Rental Operating Expense. Costs associated with third party services are charged to Service Operating Expense. Other costs including Executive salaries, corporate governance expenses, and similar general costs are charged to General & Administrative Expense. Additionally, operating division costs not associated with a specific activity, including unallocated development, construction, and leasing costs are charged to G&A.

Duke Realty Corporation
New Lease Analysis
As of March 31, 2008

TYPE	NUMBER OF NEW LEASES	SQUARE FEET OF SECOND GENERATION SPACES	2ND GEN. WEIGHTED AVG. CAPITAL EXPENDITURES		AVERAGE TERM IN YEARS	AVERAGE NET EFFECTIVE RENT
			PER SQ. FT.	PER SQ. FT./ PER YEAR OF LEASE TERM		
YEAR ENDED 2007						
BULK DISTRIBUTION	90	3,583,222	3.83	0.68	5.59	3.63
SUBURBAN OFFICE	355	2,042,374	21.61	3.30	6.55	13.42
SERVICE CENTER/OTHER	51	373,646	9.06	1.65	5.51	9.46
	<u>496</u>	<u>5,999,242</u>	<u>10.21</u>	<u>1.73</u>	<u>5.91</u>	<u>7.33</u>
1ST QTR 2008						
BULK DISTRIBUTION	20	760,251	2.68	0.52	5.20	3.46
SUBURBAN OFFICE	62	348,751	11.50	2.56	4.50	12.70
SERVICE CENTER/OTHER	7	73,593	18.18	2.98	6.09	9.87
	<u>89</u>	<u>1,182,595</u>	<u>6.25</u>	<u>1.24</u>	<u>5.05</u>	<u>6.58</u>
YEAR TO DATE 2008						
BULK DISTRIBUTION	20	760,251	2.68	0.52	5.20	3.46
SUBURBAN OFFICE	62	348,751	11.50	2.56	4.50	12.70
SERVICE CENTER/OTHER	7	73,593	18.18	2.98	6.09	9.87
	<u>89</u>	<u>1,182,595</u>	<u>6.25</u>	<u>1.24</u>	<u>5.05</u>	<u>6.58</u>

NOTE: ACTIVITY NOTED ABOVE DOES NOT INCLUDE FIRST GENERATION LEASE-UP OF NEW DEVELOPMENT AND ACQUISITIONS AS THESE AMOUNTS ARE INCLUDED IN OUR INITIAL RETURN CALCULATIONS. EXCLUDES TEMPORARY LEASES OF SPACE.

NOTE: EXCLUDES BUILDINGS THAT ARE IN THE BUILD FOR SALE PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of March 31, 2008

TYPE	LEASES UP FOR RENEWAL		LEASES RENEWED		PERCENT RENEWED (1)	AVG TERM IN YEARS	AVERAGE NET EFFECTIVE RENT	GROWTH IN NET EFF. RENT	AVG CAPEX	
	NUMBER	SQUARE FEET	NUMBER	SQUARE FEET					PER SQ. FT./ PER YEAR OF LEASE TERM	
YEAR ENDED 2007										
BULK DISTRIBUTION	149	8,632,674	108	7,288,641	84.43%	3.78	3.72	5.82%	1.06	0.28
SUBURBAN OFFICE	379	2,904,650	242	1,915,861	65.96%	4.27	13.73	6.28%	6.78	1.59
SERVICE CENTER/OTHER	85	775,866	57	612,789	78.98%	3.28	8.54	3.43%	1.93	0.59
	<u>613</u>	<u>12,313,190</u>	<u>407</u>	<u>9,817,291</u>	<u>79.73%</u>	<u>3.85</u>	<u>5.98</u>	<u>5.81%</u>	<u>2.23</u>	<u>0.58</u>
1ST QTR 2008										
BULK DISTRIBUTION	41	3,180,921	28	2,333,168	73.35%	3.06	3.58	5.73%	0.94	0.31
SUBURBAN OFFICE	80	537,329	43	297,239	55.32%	3.79	14.96	8.48%	5.29	1.40
SERVICE CENTER/OTHER	8	55,334	5	33,619	60.76%	4.17	7.68	16.37%	3.61	0.87
	<u>129</u>	<u>3,773,584</u>	<u>76</u>	<u>2,664,026</u>	<u>70.60%</u>	<u>3.15</u>	<u>4.91</u>	<u>6.84%</u>	<u>1.46</u>	<u>0.46</u>
YEAR TO DATE 2008										
BULK DISTRIBUTION	41	3,180,921	28	2,333,168	73.35%	3.06	3.58	5.73%	0.94	0.31
SUBURBAN OFFICE	80	537,329	43	297,239	55.32%	3.79	14.96	8.48%	5.29	1.40
SERVICE CENTER/OTHER	8	55,334	5	33,619	60.76%	4.17	7.68	16.37%	3.61	0.87
	<u>129</u>	<u>3,773,584</u>	<u>76</u>	<u>2,664,026</u>	<u>70.60%</u>	<u>3.15</u>	<u>4.91</u>	<u>6.84%</u>	<u>1.46</u>	<u>0.46</u>

(1) THE PERCENTAGE RENEWED IS CALCULATED BY DIVIDING THE SQUARE FEET OF LEASES RENEWED BY THE SQUARE FEET OF LEASES UP FOR RENEWAL. THE SQUARE FEET OF LEASES UP FOR RENEWAL IS DEFINED AS THE SQUARE FEET OF LEASES RENEWED PLUS THE SQUARE FEET OF SPACE VACATED DUE TO LEASE EXPIRATIONS. EXCLUDES TEMPORARY LEASES OF SPACE.

NOTE: EXCLUDES BUILDINGS THAT ARE IN THE BUILD FOR SALE PORTFOLIO.

	SPACE VACATED FOR THE FOLLOWING REASONS											
	TOTAL TERMINATIONS		LEASE EXPIRATIONS (1)		DEFAULT/ BANKRUPTCY		BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)	
YEAR ENDED 2007												
BULK DISTRIBUTION	87	2,867,102	41	1,344,033	9	221,546	7	349,762	25	794,973	5	156,788
SUBURBAN OFFICE	353	2,479,515	137	988,789	38	169,761	40	559,404	115	590,121	23	171,440
SERVICE CENTER/OTHER	43	360,310	28	163,077	5	40,454	1	5,400	8	111,929	1	39,450
	<u>483</u>	<u>5,706,927</u>	<u>206</u>	<u>2,495,899</u>	<u>52</u>	<u>431,761</u>	<u>48</u>	<u>914,566</u>	<u>148</u>	<u>1,497,023</u>	<u>29</u>	<u>367,678</u>
1ST QTR 2008												
BULK DISTRIBUTION	20	1,482,969	13	847,753	3	408,347	1	62,842	3	164,027	-	-
SUBURBAN OFFICE	94	669,463	37	240,090	9	50,850	11	83,935	32	243,269	5	51,319
SERVICE CENTER/OTHER	9	58,825	3	21,715	3	14,360	-	-	3	22,750	-	-
	<u>123</u>	<u>2,211,257</u>	<u>53</u>	<u>1,109,558</u>	<u>15</u>	<u>473,557</u>	<u>12</u>	<u>146,777</u>	<u>38</u>	<u>430,046</u>	<u>5</u>	<u>51,319</u>
YEAR TO DATE 2008												
BULK DISTRIBUTION	20	1,482,969	13	847,753	3	408,347	1	62,842	3	164,027	-	-
SUBURBAN OFFICE	94	669,463	37	240,090	9	50,850	11	83,935	32	243,269	5	51,319
SERVICE CENTER/OTHER	9	58,825	3	21,715	3	14,360	-	-	3	22,750	-	-
	<u>123</u>	<u>2,211,257</u>	<u>53</u>	<u>1,109,558</u>	<u>15</u>	<u>473,557</u>	<u>12</u>	<u>146,777</u>	<u>38</u>	<u>430,046</u>	<u>5</u>	<u>51,319</u>

(1) REPRESENTS TENANTS WHO DID NOT RENEW THEIR LEASES UPON EXPIRATION DUE TO THE CLOSING OF THEIR LOCAL OPERATIONS, RELOCATION TO ANOTHER PROPERTY NOT OWNED OR BUILT BY THE COMPANY OR THE EXERCISING OF A TERMINATION OPTION.

(3) REPRESENTS TENANTS WHO VACATED THEIR SPACE AND RELOCATED TO ANOTHER PROPERTY OWNED OR BUILT BY THE COMPANY OR MOVED OUT TO ACCOMMODATE ANOTHER DUKE TENANT EXPANSION.

(2) REPRESENTS SPACE WITH TERMINATION FEES REQUIRED TO ALLOW THE TENANTS TO VACATE THEIR SPACE PRIOR TO THE NORMAL EXPIRATION OF THEIR LEASE TERM.

(4) REPRESENTS TENANTS WHO HAVE DOWNSIZED PRIOR TO EXPIRATION OF THEIR LEASE TERM.

NOTE: EXCLUDES TEMPORARY LEASES OF SPACE AND BUILDINGS THAT ARE IN THE BUILD FOR SALE PORTFOLIO

Duke Realty Corporation
Value Creation Pipeline (1)
March 31, 2008

(Dollars and Square Feet in Thousands)

As of	Properties Held For Rental (2)			Build for Sale Properties (3)			Third Party Construction (4)		Total Pipeline
	Total Square Feet	Cost	Stabilized Return	Total Square Feet	Cost	Stabilized Return	\$ Backlog	Fee %	\$ Volume
December 31, 1993	1,249	\$ 50,341	10.91%	-	-	-	\$ 16,969	9.38%	\$ 67,310
December 31, 1994	2,362	109,528	12.02%	-	-	-	12,680	15.54%	122,208
December 31, 1995	3,448	167,891	11.30%	-	-	-	61,617	6.89%	229,508
December 31, 1996	3,801	141,072	11.57%	-	-	-	46,197	6.84%	187,269
December 31, 1997	5,243	268,813	11.26%	-	-	-	30,532	7.81%	299,345
December 31, 1998	6,218	415,348	11.40%	1,023	\$ 76,242	10.67%	83,572	14.62%	575,162
December 31, 1999	8,438	612,449	11.37%	1,671	131,617	10.86%	32,294	12.08%	776,360
December 31, 2000	4,136	253,168	11.63%	4,213	293,946	11.59%	77,894	17.93%	625,008
December 31, 2001	3,457	214,017	10.90%	3,436	238,667	11.73%	67,016	9.94%	519,699
December 31, 2002	2,565	141,889	10.37%	750	80,273	10.80%	113,429	11.08%	335,590
December 31, 2003	2,103	94,467	10.11%	761	71,381	9.66%	175,559	7.83%	341,407
December 31, 2004	3,244	160,051	10.19%	1,336	65,738	8.62%	182,608	9.34%	408,397
December 31, 2005	6,808	389,663	9.56%	2,229	290,572	8.94%	114,985	10.03%	795,220
December 31, 2006	4,484	434,636	9.41%	7,436	787,168	8.62%	79,449	12.78%	1,301,253
March 31, 2007	4,482	445,917	9.33%	7,887	762,479	8.65%	63,355	12.40%	1,271,751
June 30, 2007	8,327	621,731	9.37%	8,187	827,758	8.45%	141,336	19.21%	1,590,825
September 30, 2007	11,461	772,812	9.19%	11,169	1,076,424	8.45%	181,565	15.04%	2,030,801
December 31, 2007	10,006	741,980	9.04%	11,644	1,036,159	8.37%	182,622	15.78%	1,960,761
March 31, 2008	7,281	614,457	8.84%	11,453	1,053,760	8.17% (3)	116,365	18.20%	1,784,582 (5)

(1) Duke's value creation pipeline is designed to reflect value-enhancing activities that are in process but have yet to be reflected in the Company's earnings.

(2) Includes properties that the Company plans to own indefinitely upon completion.

(3) Build for Sale population includes properties under development and properties placed in service that are expected to be sold within approximately one year of construction completion (approximately 5.1M square feet at a cost of \$602.6M and stabilized return of 8.1% as of 3/31/08). Profit from these assets is recognized at the time of sale and is included in both net income and funds from operations (FFO).

(4) Includes the remaining portion of the Company's third-party construction contracts that have yet to be completed. Profit from these projects is recognized in net income and FFO throughout the course of construction on a percentage of completion basis.

(5) Includes approximately \$554 million of Joint Venture developments in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Developments Value Creation Pipeline by Product Type

	(Total)			Projected Stabilized					
	# of Projects	Square Feet	Percent Leased	Wholly Owned		Joint Venture		Total	
				Project Costs	Yield	Project Costs	Yield	Project Costs	Yield
<i>Held for Rental Pipeline Under Construction</i>									
Industrial	13	5,135,598	25%	\$ 194,465,456	8.42%	\$ 23,665,441	8.59%	\$ 218,130,897	8.44%
Office	12	1,525,882	31%	177,705,543	9.53%	73,511,790	8.72%	251,217,333	9.30%
Healthcare	7	619,389	78%	145,108,524	8.65%	-	-	145,108,524	8.65%
Retail	-	-	-	-	-	-	-	-	-
Total	32	7,280,869	31%	\$ 517,279,523 (1)	8.87%	\$ 97,177,231 (2)	8.69%	\$ 614,456,754	8.84%
<i>Build for Sale Pipeline Under Construction</i>									
Industrial	6	5,332,325	82%	\$ 168,250,580	7.52%	\$ 53,362,330	8.67%	\$ 221,612,910	7.80%
Office	6	1,034,321	59%	105,554,632	9.06%	124,002,048	8.44%	229,556,680	8.73%
Healthcare	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-
Total	12	6,366,646	79%	\$ 273,805,212 (1)	8.11%	\$ 177,364,378 (2)	8.51%	\$ 451,169,590	8.27%
<i>Build for Sale Projects Placed In-Service</i>									
Industrial	8	3,248,791	87%	\$ 100,294,054	8.18%	\$ 54,825,578	7.89%	\$ 155,119,632	8.07%
Office	5	975,767	71%	195,700,482	8.41%	-	-	195,700,482	8.41%
Healthcare	1	54,156	100%	-	-	16,437,184	9.76%	16,437,184	9.76%
Retail	4	807,862	85%	27,206,748	7.79%	208,126,617	7.78%	235,333,365	7.78%
Total	18	5,086,576	84%	\$ 323,201,284	8.27%	\$ 279,389,379	7.92%	\$ 602,590,663	8.10%
<i>Total</i>									
Industrial	27	13,716,714	62%	\$ 463,010,090	8.04%	\$ 131,853,349	8.33%	\$ 594,863,439	8.10%
Office	23	3,535,970	50%	478,960,657	9.01%	197,513,838	8.55%	676,474,495	8.87%
Healthcare	8	673,545	80%	145,108,524	8.65%	16,437,184	9.76%	161,545,708	8.77%
Retail	4	807,862	85%	27,206,748	7.79%	208,126,617	7.78%	235,333,365	7.78%
Total	62	18,734,091	61%	\$ 1,114,286,019	8.52%	\$ 553,930,988	8.24%	\$ 1,668,217,007	8.42%

(1) Total Held for Rental Costs Under Dev. \$ 517,280
Total Build for Sale Costs Under Dev. 273,805
- Costs Incurred through 3/31/08 (399,166)
= Remaining Costs to be Funded \$ 391,919

Note: Joint Venture and Total columns include Project Costs at 100% for all JV Properties, in which the Company has an approximate 50% ownership interest.

(2) Development projects are funded within each joint venture. See pages 21 & 22 for information on specific financing arrangements for joint ventures.

Held for Rental Placed In-Service

	Wholly Owned				Joint Venture				Total			
	Square Feet	Current % Leased	Projected Stabilized		Square Feet	Current % Leased	Projected Stabilized		Square Feet	Current % Leased	Projected Stabilized	
			Project Costs	Return			Project Costs	Return			Project Costs	Return
Total 2006	7,457,147	75%	\$419,910,172	9.21%	965,527	81%	\$49,028,585	9.47%	8,422,674	76%	\$468,938,757	9.24%
2007:												
1st Quarter	696,952	83%	72,808,912	9.93%	-	-	-	-	696,952	83%	72,808,912	9.93%
2nd Quarter	483,138	71%	61,675,885	9.49%	-	-	-	-	483,138	71%	61,675,885	9.49%
3rd Quarter	1,026,988	43%	81,716,946	8.92%	51,360	78%	7,125,866	10.01%	1,078,348	45%	88,842,812	9.01%
4th Quarter	2,257,971	37%	213,551,513	9.40%	531,950	47%	17,196,772	8.92%	2,789,921	39%	230,748,285	9.36%
Total 2007	4,465,049	49%	\$429,753,256	9.41%	583,310	50%	\$24,322,638	9.24%	5,048,359	49%	\$454,075,894	9.40%
2008:												
1st Quarter	2,919,526	25%	147,946,351	9.27%	415,974	78%	28,269,197	9.87%	3,335,500	32%	176,215,548	9.36%
Total 2008 YTD	2,919,526	25%	\$147,946,351	9.27%	415,974	78%	\$28,269,197	9.87%	3,335,500	32%	\$176,215,548	9.36%

Note: Joint Venture and Total columns include Square Feet and Project Costs at 100% for all JV Properties, in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Developments Summary
Under Construction Pipelines

Held for Rental							
Project	Product	Market	Own %	Square Feet	Stabilized Project Costs	Occ %	Stabilized Return
1500 Centre Parkway	Office	Atlanta	100%	98,978		0%	
Centre Pointe VI	Office	Cincinnati	100%	135,571		16%	
Goodyear One	Industrial	Phoenix	100%	194,899		0%	
Goodyear Two	Industrial	Phoenix	100%	513,407		0%	
Middle Tennessee Medical Ctr	Healthcare	Nashville	100%	120,860		46%	
1350 Braselton Parkway	Industrial	Atlanta	100%	632,500		0%	
Stafford Distribution Center	Industrial	Houston	100%	241,800		19%	
Point West VI	Industrial	Dallas	100%	1,079,475		51%	
Walnut Creek V	Industrial	Raleigh	100%	100,000		80%	
Howard 220 Redevelop/Exp	Industrial	Chicago	100%	234,715		0%	
4800 N. Commerce Dr. (Site Q)	Industrial	Atlanta	100%	212,940		0%	
West Lake at Conway	Office	Chicago	100%	99,538		35%	
Crosspoint II	Industrial	Dallas	50%	206,675		0%	
Crosspoint III	Industrial	Dallas	50%	393,375		53%	
Projected In-Service Second Quarter 2008				4,264,733	\$ 234,421,827	23%	8.65%
Aspen Corporate Center 300	Office	Nashville	100%	46,888		0%	
Butterfield 550	Industrial	Chicago	100%	551,200		0%	
Point North One	Industrial	Houston	100%	158,400		0%	
River Road Building II	Office	Indianapolis	100%	120,000		45%	
Union Centre Indust. Park #2	Industrial	Cincinnati	100%	480,000		55%	
Regency Creek I	Office	Raleigh	100%	120,000		64%	
Rosemont Crossing I	Office	Chicago	100%	140,156		0%	
Duke Univ MOB, Morrisville	Healthcare	Raleigh	100%	20,000		100%	
Fairfield Distribution Ctr. IX	Industrial	Central Florida	100%	136,212		100%	
Sawgrass Pointe II	Office	South Florida	100%	92,362		0%	
Ortho Indy West	Healthcare	Indianapolis	100%	38,308		100%	
2250 Perimeter Park	Office	Raleigh	100%	106,431		46%	
Projected In-Service Third Quarter 2008				2,009,957	\$ 166,758,672	32%	9.10%
St. Vincent Northeast Medical Ctr	Healthcare	Indianapolis	100%	120,000		71%	
Highland Oaks IV	Office	Central Florida	100%	128,376		0%	
Projected In-Service Fourth Quarter 2008				248,376	\$ 48,875,150	34%	9.24%
Lenovo BTS III	Office	Raleigh	100%	135,136		100%	
Saint Joseph Regional Medical Ctr	Healthcare	Indianapolis	100%	195,256		86%	
Baylor Administration Building	Healthcare	Dallas	100%	81,429		100%	
Anson Medical Office Bldg. I	Healthcare	Indianapolis	100%	43,536		76%	
CAPTRUST Tower	Office	Raleigh	50%	302,446		33%	
Projected In-Service Thereafter				757,803	\$ 164,401,105	68%	8.73%
Total Held for Rental Under Construction				7,280,869	\$ 614,456,754	31%	8.84%

Build for Sale							
Project	Product	Market	Own %	Sq Feet	Stabilized Project Costs	Occ %	Stabilized Return
4807 Stonecroft	Office	Washington DC	100%	111,469			100%
Lakeside Crossing Office One	Office	St. Louis	100%	127,778			100%
Restoration Hardware BTS	Industrial	Columbus	100%	805,125			100%
Projected In-Service Second Quarter 2008				1,044,372	\$ 86,653,523	100%	8.30%
Unilever Jacksonville BTS	Industrial	National	100%	772,210			100%
Aspen Corp 500 (Verizon BTS)	Office	Nashville	100%	179,400			100%
GE Aviation NBTS	Industrial	National	100%	300,000			100%
Projected In-Service Third Quarter 2008				1,251,610	\$ 78,857,850	100%	8.43%
Unilever	Industrial	Dallas	100%	822,550			100%
Rickenbacker 936	Industrial	Columbus	50%	936,000			0%
AllPoints Midwest Bldg 1 Expansion	Industrial	Indianapolis	50%	554,040			100%
Projected In-Service Fourth Quarter 2008				2,312,590	\$ 87,950,058	60%	7.88%
Kelloggs BTS	Industrial	Columbus	100%	1,142,400			100%
Det Norske Veritas BTS	Office	Houston	100%	89,750			100%
Celebration Office Center III	Office	Central Florida	100%	100,924			100%
3630 Peachtree	Office	Atlanta	50%	425,000			0%
Projected In-Service Thereafter				1,758,074	\$ 197,708,159	76%	8.37%
Total Build for Sale Under Construction				6,366,646	\$ 451,169,590	79%	8.27%

Note: Square Feet and Project Costs are included at 100% for all JV Properties, in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Dispositions and Acquisitions Summary
(in 000s)

Dispositions

	Build for Sale Properties				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds (3)	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds (3)	Cap Rate	Square Feet	Sales Proceeds (3)	Cap Rate
2008										
1st Quarter	1,200	\$25,500	7.30%	18.10%	116	\$18,600	7.18%	1,316	\$44,100	7.25%
Total YTD	1,200	\$25,500	7.30%	18.10%	116	\$18,600	7.18%	1,316	\$44,100	7.25%
	Build for Sale Properties				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds (3)	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds (3)	Cap Rate	Square Feet	Sales Proceeds (3)	Cap Rate
2007										
1st Quarter	103	\$25,859	6.36%	10.59%	1,119	\$151,006	8.23%	1,222	\$176,865	7.96%
2nd Quarter	1,503	56,563	7.63%	20.79% (2)	605	68,031	7.61% (2)	2,108	124,594	7.62% (2)
3rd Quarter	21	6,700	7.61%	26.96%	1,108	103,801	8.06%	1,129	110,501	8.04%
4th Quarter	1,776	172,709	7.09%	16.43%	698	36,621	7.52%	2,474	209,330	7.17%
Total	3,403	\$261,831	7.11%	17.04% (2)	3,530	\$359,459	7.99% (2)	6,933	\$621,290	7.64% (2)

(1) Based on building cost.

(2) Capitalization rate excludes the sales of two BFS properties and one HFR property which were sold pursuant to fixed prices under tenant purchase options.

(3) Sales proceeds shown at owner percent.

Acquisitions

	Square Feet	Current % Leased	Stabilized Investment	Stabilized Return
2008				
1st Quarter	789	100%	27,953	7.97%
Total YTD	789	100%	27,953	7.97%
2007				
1st Quarter	-	-	-	-
2nd Quarter	390	91%	69,688	8.28%
3rd Quarter	-	-	-	-
4th Quarter	758	100%	69,825	8.64%
Total	1,148	97%	139,513	8.46%

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of March 31, 2008

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Atlanta</u>						
Wholly Owned	486	6,128	105	1,879	592	8,007
Joint Venture	131	1,187	24	150	155	1,337
Options	-	-	-	-	-	-
	<u>617</u>	<u>7,315</u>	<u>129</u>	<u>2,029</u>	<u>747</u>	<u>9,344</u>
<u>Baltimore</u>						
Wholly Owned	136	2,322	16	246	152	2,568
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>136</u>	<u>2,322</u>	<u>16</u>	<u>246</u>	<u>152</u>	<u>2,568</u>
<u>Central Florida</u>						
Wholly Owned	106	2,032	26	337	132	2,369
Joint Venture	-	-	12	255	12	255
Options	-	-	-	-	-	-
	<u>106</u>	<u>2,032</u>	<u>38</u>	<u>592</u>	<u>144</u>	<u>2,624</u>
<u>Chicago</u>						
Wholly Owned	226	4,223	51	716	277	4,939
Joint Venture	26	478	-	-	26	478
Options	-	-	10	70	10	70
	<u>252</u>	<u>4,701</u>	<u>61</u>	<u>786</u>	<u>313</u>	<u>5,487</u>
<u>Cincinnati</u>						
Wholly Owned	68	1,413	66	1,351	134	2,764
Joint Venture	14	247	-	-	14	247
Options	-	-	-	-	-	-
	<u>82</u>	<u>1,660</u>	<u>66</u>	<u>1,351</u>	<u>148</u>	<u>3,011</u>
<u>Cleveland</u>						
Wholly Owned	-	-	40	680	40	680
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>40</u>	<u>680</u>	<u>40</u>	<u>680</u>
<u>Columbus</u>						
Wholly Owned	109	1,916	110	1,785	219	3,701
Joint Venture	-	-	-	-	-	-
Options	1,450	21,218	69	1,230	1,519	22,448
	<u>1,559</u>	<u>23,134</u>	<u>179</u>	<u>3,015</u>	<u>1,738</u>	<u>26,149</u>
<u>Dallas</u>						
Wholly Owned	87	1,751	72	1,040	159	2,791
Joint Venture	19	272	-	-	19	272
Options	-	-	-	-	-	-
	<u>106</u>	<u>2,023</u>	<u>72</u>	<u>1,040</u>	<u>178</u>	<u>3,063</u>
<u>Houston</u>						
Wholly Owned	235	3,940	33	552	268	4,493
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>235</u>	<u>3,940</u>	<u>33</u>	<u>552</u>	<u>268</u>	<u>4,493</u>
<u>Indianapolis</u>						
Wholly Owned	339	5,389	43	922	382	6,311
Joint Venture	994	15,761	-	-	994	15,761
Options	139	2,239	-	-	139	2,239
	<u>1,473</u>	<u>23,389</u>	<u>43</u>	<u>922</u>	<u>1,515</u>	<u>24,311</u>
<u>Anson (1)</u>						
Wholly Owned	-	-	57	399	57	399
Joint Venture	-	-	-	-	-	-
Options	-	-	151	1,227	151	1,227
	<u>-</u>	<u>-</u>	<u>208</u>	<u>1,626</u>	<u>208</u>	<u>1,626</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of March 31, 2008

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
Minneapolis						
Wholly Owned	119	1,245	32	1,992	151	3,237
Joint Venture	-	-	18	363	18	363
Options	-	-	-	-	-	-
	<u>119</u>	<u>1,245</u>	<u>50</u>	<u>2,355</u>	<u>169</u>	<u>3,600</u>
Nashville						
Wholly Owned	105	1,936	49	882	154	2,818
Joint Venture	-	-	-	-	-	-
Options	35	272	-	-	35	272
	<u>139</u>	<u>2,209</u>	<u>49</u>	<u>882</u>	<u>189</u>	<u>3,090</u>
New Jersey						
Wholly Owned	-	-	-	-	-	-
Joint Venture	100	1,523	-	-	100	1,523
Options	-	-	-	-	-	-
	<u>100</u>	<u>1,523</u>	<u>-</u>	<u>-</u>	<u>100</u>	<u>1,523</u>
Phoenix						
Wholly Owned	189	2,835	18	219	207	3,054
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>189</u>	<u>2,835</u>	<u>18</u>	<u>219</u>	<u>207</u>	<u>3,054</u>
Raleigh						
Wholly Owned	6	65	129	1,538	135	1,603
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>6</u>	<u>65</u>	<u>129</u>	<u>1,538</u>	<u>135</u>	<u>1,603</u>
Savannah						
Wholly Owned	22	150	-	-	22	150
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>22</u>	<u>150</u>	<u>-</u>	<u>-</u>	<u>22</u>	<u>150</u>
South Florida						
Wholly Owned	68	1,093	58	787	127	1,880
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>68</u>	<u>1,093</u>	<u>58</u>	<u>787</u>	<u>127</u>	<u>1,880</u>
Southern California						
Wholly Owned	36	773	-	-	36	773
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>36</u>	<u>773</u>	<u>-</u>	<u>-</u>	<u>36</u>	<u>773</u>
St. Louis						
Wholly Owned	465	6,710	60	911	526	7,621
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>465</u>	<u>6,710</u>	<u>60</u>	<u>911</u>	<u>526</u>	<u>7,621</u>
Washington DC						
Wholly Owned	36	485	66	2,239	102	2,724
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>36</u>	<u>485</u>	<u>66</u>	<u>2,239</u>	<u>102</u>	<u>2,724</u>
Total Wholly Owned	2,839	44,407	1,031	18,474	3,870	62,881
Total Joint Venture	1,284	19,469	54	769	1,339	20,237
Total Options	1,624	23,729	231	2,526	1,854	26,256
	<u>5,747</u>	<u>87,605</u>	<u>1,316</u>	<u>21,769</u>	<u>7,063</u>	<u>109,374</u>

(1) Anson is a master planned mixed-use development in the northwest Indianapolis metropolitan area. Industrial acreage is controlled through a joint venture and is shown on this schedule in the "Indianapolis" statistics.

(2) Total excludes approximately 500 acres designated for "Retail" and "Mixed-Use" development. Approximately 45% are held for retail or residential sales while the remaining 55% can support 2.2 million square feet of development.