



Supplemental Information

September 30, 2009

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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 25, 2009 for additional information concerning these risks.

DUKE REALTY CORPORATION

About Duke Realty

Duke Realty Corporation specializes in the ownership, management and development of office, industrial, and healthcare real estate. In terms of market capitalization, Duke is the largest publicly traded, vertically integrated office/industrial/healthcare real estate company in the United States. The company owns, maintains an interest in, or has under development approximately 136 million rentable square feet in 20 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index.

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, and healthcare 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 our shareholders. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 97 percent interest at September 30, 2009. 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 372 bulk distribution industrial properties encompassing more than 90.2 million square feet (68 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 302 suburban office buildings totaling more than 35.5 million square feet (27 percent of total square feet).

Healthcare Properties: Duke owns interests in 24 healthcare buildings totaling approximately 2.7 million square feet (2 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 63 properties classified as Service Center/Other encompassing approximately 4.9 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 7,000 acres of land located primarily in its existing business parks. The land is ready for immediate use and is primarily unencumbered by debt. Approximately 105 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 7.8 million square feet.

Investor Information

Research Coverage

Bank of America/Merrill Lynch	Jamie Feldman	212.449.6339
BMO Capital Markets	Paul Adornato	212.885.4170
Citi	Michael Bilerman	212.816.1383
Deutsche Bank	John Perry	212.250.5182
Edward Jones & Co.	John Sheehan	314.515.3031
Friedman Billings Ramsey	Wilkes Graham	703.312.9731
Goldman Sachs	Sloan Bohlen	212.902.2796
Green Street Advisors	Michael Knott	949.640.8780
Macquarie Securities	Ki Bin Kim	212.231.6386
RBC Capital Markets	Dave Rodgers	440.715.2647
R.W. Baird	Dave Aubuchon	314.863.4235
Stifel Nicolaus & Co	John Guinee/Erin Aslakson	443.224.1307
Wells Fargo Securities	Brendan Maiorana	443.263.6516

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	Baa2

Inquiries

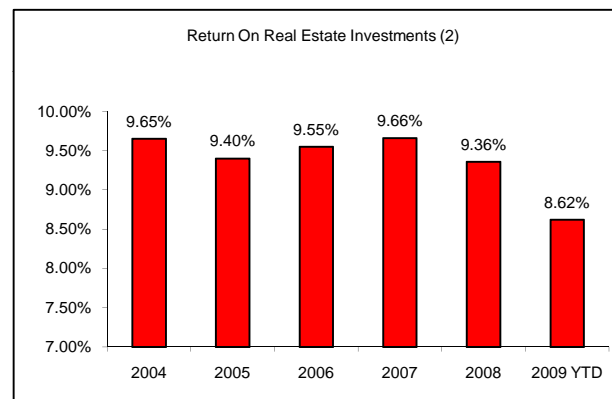
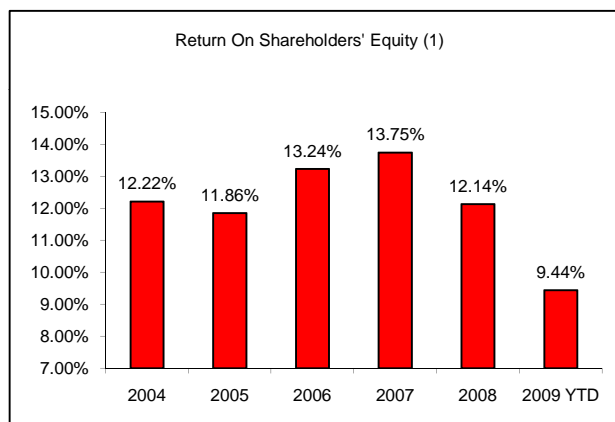
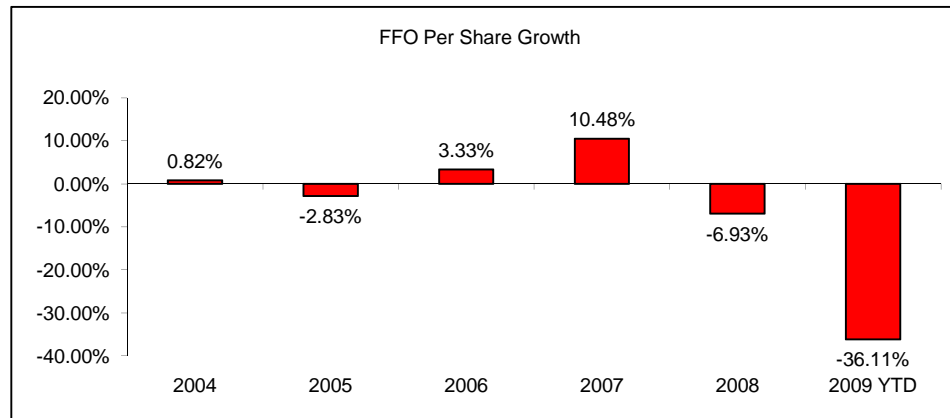
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters 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):

	3 rd Quarter 2008	4 th Quarter 2008	1 st Quarter 2009	2 nd Quarter 2009	3 rd Quarter 2009
High price*	27.02	24.12	12.25	10.55	13.71
Low price*	20.62	3.85	4.07	5.16	7.45
Closing price*	24.58	10.96	5.50	8.77	12.01
Dividends paid per share	.485	.485	.250	.170	.170
Closing dividend yield	7.9%	17.7%	18.2%	7.8%	5.7%
Closing shares and units outstanding - Basic (thousands)	154,748	155,199	155,310	230,552	230,611

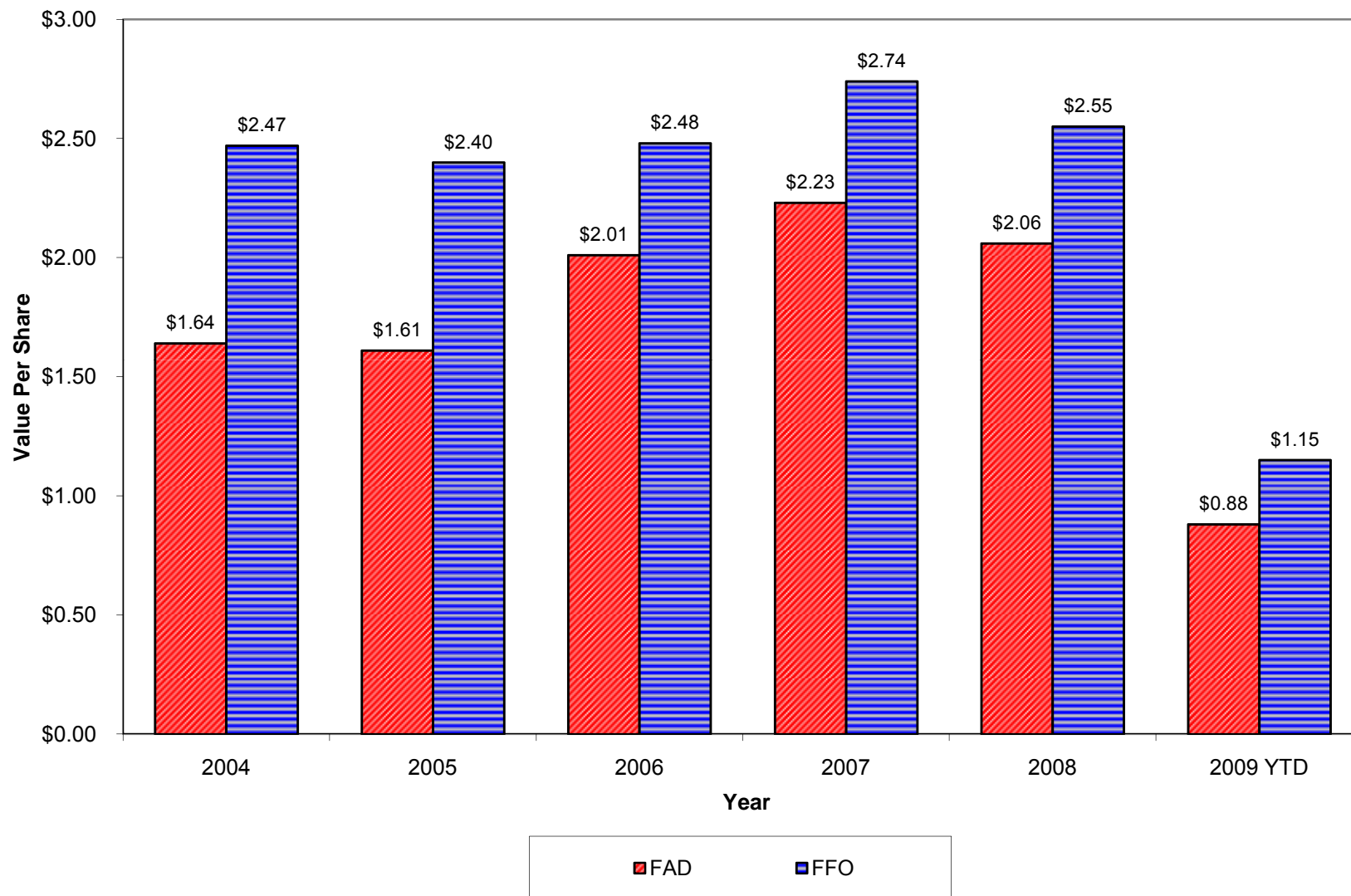
* New York Stock Exchange trades only

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) excluding impairment charges on land and buildings and gains/(loss) on repurchases of securities divided by the Average Book Value of Common Equity. In the first quarter of 2009, figures were restated for effect of new accounting pronouncement (FSP APB 14-1).
- (2) Diluted Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.

FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)

	September 30, 2009	June 30, 2009	March 31, 2009	December 31, 2008	September 30, 2008
ASSETS:					
Rental Property	\$6,432,630	\$6,466,795	\$6,266,814	\$6,297,923	\$6,281,725
Less: Accumulated Depreciation	(1,274,728)	(1,252,221)	(1,203,054)	(1,167,113)	(1,121,202)
Construction in Progress	144,748	168,103	199,899	159,330	194,734
Undeveloped Land	666,175	812,003	811,551	806,379	866,016
Net Real Estate Investments	<u>5,968,825</u>	<u>6,194,680</u>	<u>6,075,210</u>	<u>6,096,519</u>	<u>6,221,273</u>
Cash	155,914	26,699	22,171	22,532	3,470
Accounts Receivable	23,880	22,157	23,684	28,026	22,403
Straight-line Rents Receivable	132,763	128,172	126,410	123,863	123,711
Receivables on Construction Contracts	32,446	68,124	70,747	75,100	93,177
Investments in and Advances to Unconsolidated Companies	483,882	486,937	691,267	693,503	700,637
Deferred Financing Costs, Net	45,997	44,484	45,258	47,907	50,929
Deferred Leasing and Other Costs, Net	382,784	387,915	369,873	369,224	379,190
Escrow Deposits and Other Assets	<u>212,455</u>	<u>236,228</u>	<u>251,799</u>	<u>234,209</u>	<u>248,074</u>
Total Assets	<u>\$7,438,946</u>	<u>\$7,595,396</u>	<u>\$7,676,419</u>	<u>\$7,690,883</u>	<u>\$7,842,864</u>
LIABILITIES AND EQUITY:					
Secured Debt	\$783,425	\$666,405	\$660,621	\$507,351	\$520,034
Unsecured Notes	3,133,879	2,978,568	2,998,363	3,285,980	3,322,840
Unsecured Line of Credit	15,299	92,923	673,926	483,659	533,709
Construction Payables and Amounts due Subcontractors	66,790	96,632	100,361	105,227	126,978
Accrued Real Estate Taxes	114,529	91,577	80,763	78,483	101,642
Accrued Interest	40,701	51,981	39,925	56,376	44,371
Accrued Expenses	35,815	27,265	26,263	45,059	39,328
Other Liabilities	203,426	180,805	168,720	187,425	145,098
Tenant Security Deposits and Prepaid Rents	<u>37,142</u>	<u>32,285</u>	<u>35,381</u>	<u>41,348</u>	<u>28,457</u>
Total Liabilities	<u>4,431,006</u>	<u>4,218,441</u>	<u>4,784,323</u>	<u>4,790,908</u>	<u>4,862,457</u>
Preferred Stock	1,016,625	1,016,625	1,016,625	1,016,625	1,044,000
Common Stock and Additional Paid-in Capital	3,267,510	3,264,884	2,707,145	2,703,997	2,688,748
Accumulated Other Comprehensive Income	(6,440)	(7,149)	(8,036)	(8,652)	(7,902)
Distributions in Excess of Net Income	<u>(1,313,103)</u>	<u>(953,216)</u>	<u>(882,357)</u>	<u>(867,951)</u>	<u>(815,565)</u>
Total Shareholders' Equity	<u>2,964,592</u>	<u>3,321,144</u>	<u>2,833,377</u>	<u>2,844,019</u>	<u>2,909,281</u>
Non-controlling Interest	<u>43,348</u>	<u>55,811</u>	<u>58,719</u>	<u>55,956</u>	<u>71,126</u>
Total Liabilities and Equity	<u>\$7,438,946</u>	<u>\$7,595,396</u>	<u>\$7,676,419</u>	<u>\$7,690,883</u>	<u>\$7,842,864</u>

Note - Prior period balance sheets have been restated to reflect the adoption of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*. The restatement resulted in lower than previously reported carrying amounts for Unsecured Notes with an offsetting increase to Common Stock and Additional Paid-in-Capital. Additionally, the incremental interest expense recognized through restatement of prior period statements of operations resulted in additional Distributions in Excess of Net Income from what was previously reported.

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Nine Months Ended		
	September 30, 2009	September 30, 2008	% Change	September 30, 2009	September 30, 2008	% Change
Revenues:						
Rental and related revenue	\$224,013	\$215,264	4.06%	\$669,713	\$638,512	4.89%
General contractor and service fee revenue	100,880	93,316	8.11%	335,412	271,847	23.38%
	<u>324,893</u>	<u>308,580</u>	5.29%	<u>1,005,125</u>	<u>910,359</u>	10.41%
Expenses:						
Rental expenses	49,921	48,045	3.90%	153,081	143,198	6.90%
Real estate taxes	30,096	25,750	16.88%	89,181	77,012	15.80%
General contractor and Service Operations expenses	96,241	96,155	0.09%	319,352	266,878	19.66%
Depreciation and amortization	87,647	74,229	18.08%	254,325	225,358	12.85%
	<u>263,905</u>	<u>244,179</u>	8.08%	<u>815,939</u>	<u>712,446</u>	14.53%
Other Operating Activities:						
Equity in earnings of unconsolidated companies	2,364	204	1058.82%	7,353	17,184	-57.21%
Gain on sale of Build-for-Sale properties	0	20,338	-100.00%	0	26,657	-100.00%
Earnings from sales of land	0	4,469	-100.00%	357	8,491	-95.80%
Undeveloped land carrying costs	(2,601)	(1,686)	54.27%	(7,646)	(5,746)	33.07%
Impairment charges	(284,845)	0		(301,794)	0	
Other operating expenses	(323)	(2,474)	-86.94%	(843)	(5,273)	-84.01%
General and administrative expense	(11,233)	(10,448)	7.51%	(34,713)	(29,500)	17.67%
	<u>(296,638)</u>	<u>10,403</u>	-2951.47%	<u>(337,286)</u>	<u>11,813</u>	-2955.21%
Operating income (loss)	(235,650)	74,804	-415.02%	(148,100)	209,726	-170.62%
Other Income (Expense):						
Interest and other income (expense), net	796	205	288.29%	924	1,223	-24.45%
Interest expense	(57,719)	(50,071)	15.27%	(161,746)	(146,001)	10.78%
Gain (loss) on debt transactions	(13,631)	0	-	20,880	0	-
Loss on business combinations	0	0	-	(999)	0	-
Income (loss) from continuing operations before income taxes	(306,204)	24,938	-1327.86%	(289,041)	64,948	-545.03%
Income tax benefit	4,326	4,239	2.05%	10,220	4,915	107.93%
Valuation allowance on deferred tax assets	(12,273)	0		(12,273)	0	
Income (loss) from continuing operations	(314,151)	29,177	-1176.71%	(291,094)	69,863	-516.66%
Discontinued Operations:						
Income before impairment and gain on sales	0	466	-100.00%	36	3,092	-98.84%
Impairment charges	0	0		(772)	0	
Gain on sale of depreciable properties	0	1,299	-100.00%	5,168	11,940	-56.72%
Income from discontinued operations	0	1,765	-100.00%	4,432	15,032	-70.52%
Net income (loss)	(314,151)	30,942	-1115.29%	(286,662)	84,895	-437.67%
Dividends on preferred shares	(18,363)	(18,866)	-2.67%	(55,089)	(53,038)	3.87%
Net (income) loss attributable to noncontrolling interests	9,632	(586)	-1743.69%	11,583	(1,577)	-834.50%
Net income (loss) attributable to common shareholders	<u>(322,882)</u>	<u>11,490</u>	-2910.11%	<u>(330,168)</u>	<u>30,280</u>	-1190.38%
Basic net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	(\$1.44)	\$0.07	-2157.14%	(\$1.73)	\$0.10	-1830.00%
Discontinued operations attributable to common shareholders	\$0.00	\$0.01	-100.00%	\$0.02	\$0.10	-80.00%
Total	<u>(\$1.44)</u>	<u>\$0.08</u>	-1900.00%	<u>(\$1.71)</u>	<u>\$0.20</u>	-955.00%
Diluted net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	(\$1.44)	\$0.07	-2157.14%	(\$1.73)	\$0.10	-1830.00%
Discontinued operations attributable to common shareholders	\$0.00	\$0.01	-100.00%	\$0.02	\$0.10	-80.00%
Total	<u>(\$1.44)</u>	<u>\$0.08</u>	-1900.00%	<u>(\$1.71)</u>	<u>\$0.20</u>	-955.00%

Note - prior period interest expense has been restated as the result of the implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

DUKE REALTY CORPORATION
STATEMENTS OF FFO
(IN THOUSANDS)

	<u>Three Months Ended</u>		<u>Nine Months Ended</u>	
	<u>September 30, 2009</u>	September 30, 2008	<u>September 30, 2009</u>	September 30, 2008
RENTAL OPERATIONS				
Revenues:				
Rental and related revenue from continuing operations	\$222,528	\$213,657	\$663,275	\$626,819
Lease buyouts	1,485	1,607	6,438	11,693
Revenues from continuing rental operations	224,013	215,264	669,713	638,512
Rental and related revenue from discontinued operations	0	3,880	2,282	17,387
	224,013	219,144	671,995	655,899
Operating expenses:				
Rental expenses	49,921	48,045	153,081	143,198
Real estate taxes	30,096	25,750	89,181	77,012
Operating expenses from discontinued operations	0	1,462	1,201	5,355
	80,017	75,257	243,463	225,565
FFO from rental operations	143,996	143,887	428,532	430,334
SERVICE OPERATIONS				
General contractor and service fee revenue	100,880	93,316	335,412	271,847
General contractor and Service Operations expenses	96,241	96,155	319,352	266,878
FFO from fee based Service Operations, pre-tax	4,639	(2,839)	16,060	4,969
Gain on sale of build for sale properties, pre-tax	0	20,338	0	26,657
FFO from Service Operations	4,639	17,499	16,060	31,626
UNCONSOLIDATED SUBSIDIARIES				
FFO from operations	11,150	12,689	36,055	38,332
FFO on sale of build for sale properties	0	1,941	0	7,017
FFO from gain on sale of land	0	62	0	404
FFO from unconsolidated subsidiaries	11,150	14,692	36,055	45,753
FFO from Operations	159,785	176,078	480,647	507,713
Earnings from sales of land	0	4,469	357	8,491
Undeveloped land carrying costs	(2,601)	(1,686)	(7,646)	(5,746)
Impairment charges included in continuing operations	(284,845)	0	(301,794)	0
Impairment charges included in discontinued operations	0	0	(772)	0
Other operating expenses	(323)	(2,474)	(843)	(5,273)
General and administrative expense	(11,233)	(10,448)	(34,713)	(29,500)
Interest and other income (expense), net	796	205	924	1,223
Interest expense	(57,719)	(50,071)	(161,746)	(146,001)
Interest expense from discontinued operations	0	(921)	(697)	(3,342)
Dividends on preferred shares	(18,363)	(18,866)	(55,089)	(53,038)
Gain (loss) on debt transactions	(13,631)	0	20,880	0
Loss on business combinations	0	0	(999)	0
Income tax benefit	4,326	4,239	10,220	4,915
Valuation allowance on deferred tax assets	(12,273)	0	(12,273)	0
Noncontrolling interest share of FFO from consolidated subsidiaries	(156)	(19)	(516)	(257)
Diluted Funds from Operations	(\$236,237)	\$100,506	(\$64,060)	\$279,185
Add back losses (gains) on debt transactions	13,631	0	(20,880)	0
Add back impairment charges and loss on business combination	284,845	0	303,208	0
Add back valuation allowance on deferred tax assets	12,273	0	12,273	0
Adjusted Diluted Funds from Operations	\$74,512	\$100,506	\$230,541	\$279,185
Weighted average number of common shares and potential dilutive securities	230,598	155,344	200,231	155,105
Weighted average number of common shares and potential dilutive securities for Adjusted Diluted FFO per share	231,671	155,344	201,114	155,105
Diluted FFO per share	(\$1.02)	\$0.65	(\$0.32)	\$1.80
Adjusted Diluted FFO per share	\$0.32	\$0.65	\$1.15	\$1.80

Note - prior period interest expense has been revised as the result of the implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

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

	Three Months Ended September 30 (Unaudited)						
	2009			2008			Per Share % Change
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income (Loss) Attributable to Common Shares	(\$322,882)			\$11,490			
Less: Dividends on share-based awards expected to vest	(391)			(409)			
Net Income (Loss) Per Common Share-Basic	(323,273)	223,952	(\$1.44)	11,081	146,966	\$0.08	-1900.00%
Add back:							
Noncontrolling interest in earnings of unitholders	-	-		605	7,638		
Other common stock equivalents	-	-		-	232		
Net Income (Loss) Attributable to Common Shares-Diluted	(\$323,273)	223,952	(\$1.44)	\$11,686	154,836	\$0.08	-1900.00%
Reconciliation to Funds From Operations ("FFO")							
Net Income (Loss) Attributable to Common Shares	(\$322,882)	223,952		\$11,490	146,966		
Adjustments:							
Depreciation and Amortization	87,647			75,260			
Company Share of Joint Venture Depreciation and amortization	8,543			14,450			
Earnings from depreciable property sales-wholly owned	-			(1,299)			
Earnings from depreciable property sales-JV	-			-			
Noncontrolling interest share of adjustments	(2,771)			(4,363)			
Funds From Operations-Basic	(229,463)	223,952	(\$1.02)	95,538	146,966	\$0.65	-256.92%
Noncontrolling interest in earnings of unitholders	(9,545)	6,646		605	7,638		
Noncontrolling interest share of adjustments	2,771			4,363			
Other common stock equivalents	-	-		-	740		
Funds From Operations-Diluted	(\$236,237)	230,598	(\$1.02)	\$100,506	155,344	\$0.65	-256.92%
Add back losses on debt transactions	13,631			-			
Add back impairment charges	284,845			-			
Add back valuation allowance on deferred tax assets	12,273			-			
Other common stock equivalents	-	1,073		-	-		
Adjusted Funds From Operations - Diluted	\$74,512	231,671	\$0.32	\$100,506	155,344	\$0.65	-50.77%
Funds Available for Distribution							
Adjusted Funds From Operations - Diluted	\$74,512	231,671	\$0.32	\$100,506	155,344	\$0.65	-50.77%
Adjustments:							
Straight-line Rental Income	(7,682)			(3,767)			
Amortization of Above(Below) Market Rents and Concessions	2,004			(48)			
Stock Based Compensation Expense	1,905			2,831			
Noncash Interest Expense	4,129			5,339			
Second Generation Concessions	(984)			-			
Second Generation Tenant Improvements	(7,112)			(9,957)			
Second Generation Leasing Commissions	(9,522)			(6,298)			
Building Improvements	(2,487)			(2,987)			
Funds Available for Distribution-Diluted	\$54,763	231,671	\$0.24	\$85,619	155,344	\$0.55	-56.36%
Dividends Declared Per Common Share			<u>\$0.170</u>			<u>\$0.485</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>53.13%</u>			<u>74.62%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>70.83%</u>			<u>88.18%</u>	

Notes

- Q3 2008 net income reflects an increase of \$1,646 to interest expense from prior year reported amounts as the result of retroactively applying FSP APB 14-1 to interest expense on our 3.75% Exchangeable Notes.
- Income (loss) per share is computed in accordance with FSP EITF 03-6-1, *Determining Whether Instruments Granted in Share Based Payment Transactions are Participating Securities*, which is effective January 1, 2009. The new standard does not affect our computation of FFO per share. Q3 2008 earnings per share has been revised as the result of retroactively applying FSP EITF 03-06-1 in calculating net income (loss) per common share.
- In periods with a net loss, the inclusion of any incremental shares is anti-dilutive, and, therefore both basic and diluted shares are the same.

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

	Nine Months Ended September 30 (Unaudited)						
	2009			2008			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	Per Share % Change
Net Income (Loss) Attributable to Common Shares	(\$330,168)			\$30,280			
Less: Dividends on share-based awards expected to vest	(1,366)			(1,218)			
Net Income (Loss) Per Common Share-Basic	(331,534)	193,520	(\$1.71)	29,062	146,680	\$0.20	-955.00%
Add back:							
Noncontrolling interest in earnings of unitholders	-	-		1,615	7,727		
Other common stock equivalents	-	-		-	216		
Net Income (Loss) Attributable to Common Shares-Diluted	(\$331,534)	193,520	(\$1.71)	\$30,677	154,623	\$0.20	-955.00%
Reconciliation to Funds From Operations ("FFO")							
Net Income (Loss) Attributable to Common Shares	(\$330,168)	193,520		\$30,280	146,680		
Adjustments:							
Depreciation and Amortization	254,673			230,956			
Company Share of Joint Venture Depreciation and amortization	28,013			28,769			
Earnings from depreciable property sales-wholly owned	(5,168)			(11,940)			
Earnings from depreciable property sales-JV	-			(495)			
Noncontrolling interest share of adjustments	(9,302)			(12,351)			
Funds From Operations-Basic	(61,952)	193,520	(\$0.32)	265,219	146,680	\$1.81	-117.68%
Noncontrolling interest in earnings of unitholders	(11,410)	6,711		1,615	7,727		
Noncontrolling interest share of adjustments	9,302			12,351			
Other common stock equivalents	-			698			
Funds From Operations-Diluted	(\$64,060)	200,231	(\$0.32)	\$279,185	155,105	\$1.80	-117.78%
Less gains on debt transactions	(20,880)			-			
Add back impairment charges and loss on business combination	303,208			-			
Add back valuation allowance on deferred tax assets	12,273			-			
Other common stock equivalents	-	883		-	-		
Adjusted Funds From Operations - Diluted	\$230,541	201,114	\$1.15	\$279,185	155,105	\$1.80	-36.11%
Funds Available for Distribution							
Adjusted Funds From Operations - Diluted	\$230,541	201,114	\$1.15	\$279,185	155,105	\$1.80	-36.11%
Adjustments:							
Straight-line Rental Income	(17,731)			(15,352)			
Amortization of Above(Below) Market Rents and Concessions	5,713			59			
Stock Based Compensation Expense	8,905			8,929			
Noncash Interest Expense	12,691			14,226			
Second Generation Concessions	(4,865)			-			
Second Generation Tenant Improvements	(24,608)			(28,995)			
Second Generation Leasing Commissions	(28,738)			(19,610)			
Building Improvements	(5,932)			(5,816)			
Funds Available for Distribution-Diluted	\$175,976	201,114	\$0.88	\$232,626	155,105	\$1.50	-41.33%
Dividends Declared Per Common Share			<u>\$0.590</u>			<u>\$1.450</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>51.30%</u>			<u>80.56%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>67.05%</u>			<u>96.67%</u>	

Notes

- 2008 net income reflects an increase of \$4,865 to interest expense from prior year reported amounts as the result of retroactively applying FSP APB 14-1 to interest expense on our 3.75% Exchangeable Notes.

- Income (loss) per share is computed in accordance with FSP EITF 03-6-1, *Determining Whether Instruments Granted in Share Based Payment Transactions are Participating Securities*, which is effective January 1, 2009. The new standard does not affect our computation of FFO per share. 2008 earnings per share has been revised as the result of retroactively applying FSP EITF 03-06-1 in calculating net income (loss) per common share.

- In periods with a net loss, the inclusion of any incremental shares is anti-dilutive, and, therefore both basic and diluted shares are the same.

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

	Three Months Ended		Nine Months Ended	
	September 30, 2009	September 30, 2008	September 30, 2009	September 30, 2008
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$0	\$3,880	\$2,282	\$17,387
Operating expenses	0	(1,462)	(1,201)	(5,355)
Depreciation and amortization	0	(1,031)	(348)	(5,598)
Operating income	<u>0</u>	<u>1,387</u>	<u>733</u>	<u>6,434</u>
Interest expense	0	(921)	(697)	(3,342)
Impairment charges	0	0	(772)	0
Gain on sale of depreciable properties	<u>0</u>	<u>1,299</u>	<u>5,168</u>	<u>11,940</u>
Income from discontinued operations	<u><u>\$0</u></u>	<u><u>\$1,765</u></u>	<u><u>\$4,432</u></u>	<u><u>\$15,032</u></u>

- (1) The amounts classified in discontinued operations for the periods ended September 30, 2009 and September 30, 2008 are comprised of three properties sold in the nine month period ended September 30, 2009 and eight properties sold during the year ended December 31, 2008.

We had no properties that were held for sale and included in discontinued operations at September 30, 2009.

DUKE REALTY CORPORATION
(in thousands, except number of properties)

	Three Months Ended			Nine Months Ended		
	September 30, 2009	September 30, 2008	% Change	September 30, 2009	September 30, 2008	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$324,893	\$308,580	5.29%	\$1,005,125	\$910,359	10.41%
Revenues from Discontinued Operations	0	3,880		2,282	17,387	
Total Revenues	\$324,893	\$312,460		\$1,007,407	\$927,746	
Net income (loss) attributable to common shareholders	(\$322,882)	\$11,490	-2910.11%	(\$330,168)	\$30,280	-1190.38%
Funds from Operations - Diluted	(\$236,237)	\$100,506	-335.05%	(\$64,060)	\$279,185	-122.95%
Earnings Before Interest, Depreciation and Amortization (EBITDA)	(\$160,838)	\$152,955	-205.15%	\$132,507	\$460,279	-71.21%
Less Gains on Depreciable Property Sales	0	(1,299)		(5,168)	(11,940)	
Less Gains on Land Sales	0	(4,469)		0	(8,491)	
Add Impairment Charges and Loss on Business Combination	284,845	0		303,208	0	
Add Losses (Gains) on Debt Transactions	13,631	0		(20,880)	0	
Add Non-recurring General and Administrative Costs	575	1,518		6,723	4,357	
Adjusted EBITDA	\$138,213	\$148,705	-7.06%	\$416,390	\$444,205	-6.26%
<u>Components of Fixed Charges</u>						
Interest Expense per Income Statement	\$57,719	\$50,992 (3)	13.19%	\$162,443	\$149,343 (3)	8.77%
Company's Share of JV Interest Expense	\$5,456	\$5,425	0.57%	\$16,573	\$16,808	-1.40%
Capitalized Interest	6,653	13,914	-52.18%	21,023	42,549	-50.59%
Non-cash Deferred Financing Charges	(2,808)	(2,932)	-4.23%	(8,395)	(8,600)	-2.38%
Interest Costs for Fixed Charge Reporting	\$67,020	\$67,399	-0.56%	\$191,644	\$200,100	-4.23%
Scheduled Principal Payments (normal amortization of secured debt)	3,216	3,148	2.16%	8,824	7,887	11.88%
Dividends on Preferred Shares	18,363	18,866	-2.67%	55,089	53,038	3.87%
Total Fixed Charges	\$88,599	\$89,413	-0.91%	\$255,557	\$261,025	-2.09%
Common Dividends Paid	\$38,075	\$71,265	-46.57%	\$113,251	\$211,898	-46.55%
Unit Distributions Paid	\$1,128	\$3,745	-69.88%	\$3,961	\$11,213	-64.67%
General and Administrative Expenses	\$11,233	\$10,448	7.51%	\$34,713	\$29,500	17.67%
Real Estate Investments Before Depreciation (excludes undeveloped land and CIP)	\$6,432,630	\$6,281,725	2.40%	\$6,432,630	\$6,281,725	2.40%
Total Assets	\$7,438,946	\$7,842,864	-5.15%	\$7,438,946	\$7,842,864	-5.15%
<u>Unencumbered Assets</u>						
Number of Properties	448 (2)	473		448 (2)	473	
Total Square Feet	63,435	73,238		63,435	73,238	
Gross Book Value	\$5,578,427	\$5,945,308		\$5,578,427	\$5,945,308	
Annual Stabilized NOI	\$541,012	\$583,826		\$541,012	\$583,826	
Total Debt (including financing for projects currently under development)	\$3,932,603	\$4,376,583		\$3,932,603	\$4,376,583	
Shareholders' Equity (book value)	\$2,964,592	\$2,909,281		\$2,964,592	\$2,909,281	
Common Shares Outstanding	223,981	147,110		223,981	147,110	
Partnership Units Outstanding	6,630	7,638		6,630	7,638	
Total Common Shares and Units Outstanding at end of period	230,611	154,748		230,611	154,748	
Weighted Average Shares Outstanding - Basic FFO	223,952	146,966		193,520	146,680	
Weighted Average Shares Outstanding - Diluted FFO	230,598	155,344		200,231	155,105	

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

(2) Excludes 10 wholly owned properties under development at September 30, 2009 which will be unencumbered upon completion. These properties totaled approximately 1.4 million square feet with total project costs of approximately \$224 million and anticipated stabilized NOI of more than \$19 million.

(3) Revised to reflect implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

DUKE REALTY CORPORATION

	Three Months Ended		Nine Months Ended	
	September 30, 2009	September 30, 2008	September 30, 2009	September 30, 2008
RATIOS COMPUTED FOR INDUSTRY PURPOSES (1)				
<i>FINANCIAL POSITION</i>				
Effective Leverage (Debt + Preferred Stock / Total Assets + Accumulated Depreciation)	56.80%	60.47%	56.80%	60.47%
<i>OPERATIONAL (2)</i>				
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Company's Share of JV Interest Expense + Pref Dividends - Gain (Loss) on Debt Transactions + Impairments / Interest Expense + Company's Share of JV Interest Expense + Capitalized Int. - Deferred Financing Cost Amort. + Prin. Amort. + Pref. Div.)	1.63	1.97	1.77	1.91
Net Debt (Debt - Cash) to Adjusted EBITDA (Net Income + Interest Expense + Depr Expense + Income Tax Expense (Benefit) - Gains on Sales of Land and Depreciable Property - Gain (Loss) on Debt Transactions + Impairments and Other Charges + Non-recurring General and Administrative Costs) (3)	6.69	7.05	6.69	7.05
Net Debt + Preferred Equity (Debt + Preferred Equity - Cash) to Adjusted EBITDA (3)	8.50	8.74	8.50	8.74
Unsecured Property Net Operating Income/Unsecured Interest Expense	2.30	2.27	2.44	2.25
Return on Common Shareholders' Equity (Funds from Operations - Gain (Loss) on Debt Transactions + Impairments and Other Charges + Valuation Allowance on Deferred Tax Assets / Average Adjusted Common Equity (book value)) (%)	9.11%	12.75%	9.44%	11.76%
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)) (%)	8.53%	9.10%	8.62%	9.33%
FFO Payout Ratio (Dividends/Funds from Operations (%))	53.13%	74.62%	51.30%	80.56%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	70.83%	88.18%	67.05%	96.67%

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

(2) Interest expense from the prior year, where applicable, has been revised to reflect the increased interest expense on our 3.75% Exchangeable Notes that resulted from adopting FSP APB 14-1, *Accounting for Convertible Debt Instruments that may Be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

(3) Adjusted EBITDA is based on results from a rolling twelve-month period ended September 30, 2009 and September 30 2008, respectively.

Duke Realty Corporation
Summary of Unsecured Public Debt Covenants

Covenant	Threshold	Fourth Quarter '08	First Quarter '09	Second Quarter '09	Third Quarter '09
Total Debt to Undepreciated Assets	<60%	51.18%	51.43%	45.02%	47.90%
Debt Service Coverage	>1.5x	3.12	3.08	2.97	2.76
Secured Debt to Undepreciated Assets	<40%	8.80%	10.67%	10.75%	12.42%
Undepreciated Unencumbered Assets to Unsecured Debt	>150%	193.51%	193.16%	228.64%	212.88%

Note: The ratios are based upon the results of the Operating Partnership using calculations that are defined in the trust indenture.

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2008					2009			
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter	3rd Quarter	Total
Services Operating Expenses	\$ 10,638,533	\$ 13,145,979	\$ 12,014,823	\$ 11,161,144	\$ 46,960,479	\$ 11,175,036	\$ 14,674,317	\$ 10,778,756	\$ 36,628,109
Rental Operating Expenses	9,103,840	9,708,247	10,326,135	10,767,071	39,905,293	10,082,486	9,185,591	9,055,766	28,323,843
General & Administrative Expenses	12,163,432	6,888,476	10,448,575	10,007,113	39,507,596	9,880,110	13,599,749	11,233,420	34,713,279 (1)
Capitalized Construc/Dev. Costs	12,593,496	12,748,999	9,295,258	7,221,647	41,859,400	5,906,348	6,260,262	4,757,592	16,924,202
Capitalized Internal Leasing Costs	9,081,949	7,597,785	8,700,764	5,818,299	31,198,797	7,444,696	3,450,759	7,086,851	17,982,306
Total Overhead Costs	\$ 53,581,250	\$ 50,089,486	\$ 50,785,555	\$ 44,975,274	\$ 199,431,565	\$ 44,488,676	\$ 47,170,678	\$ 42,912,385	\$ 134,571,739

Allocation Percentages:

Services Operating Expenses	20%	26%	24%	25%	24%	25%	31%	25%	27%
Rental Operating Expenses	17%	19%	20%	24%	20%	23%	19%	21%	21%
General & Administrative Expenses	23%	14%	21%	22%	20%	22%	29%	26%	26%
Capitalized Construction/Development	24%	25%	18%	16%	21%	13%	13%	11%	13%
Capitalized Internal Leasing Costs	17%	15%	17%	13%	16%	17%	7%	17%	13%
	100%	100%	100%	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.

(1) includes \$6.7 million in non-recurring severance payments.

Duke Realty Corporation
Owned Property Occupancy Analysis

	September 30, 2008			December 31, 2008			March 31, 2009			June 30, 2009			September 30, 2009		
	# 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 or In Service Geater Than One Year:															
Bulk Distribution	348	79,066,690	95.09%	354	82,430,735	93.40%	358	84,814,950	90.11%	367	88,193,907	88.76%	369	89,225,601	88.16%
Suburban Office	285	32,996,920	90.66%	289	33,751,524	89.60%	291	33,842,381	88.03%	293	34,114,377	87.66%	297	34,567,838	86.35%
Healthcare	10	1,017,815	92.08%	9	946,300	93.48%	9	945,696	94.32%	12	1,168,321	89.43%	14	1,332,548	88.43%
Service Center/Other	61	4,807,610	93.22%	62	4,829,674	94.38%	62	4,823,200	92.76%	62	4,825,302	89.94%	62	4,831,462	88.89%
Total	704	117,889,035	93.75%	714	121,958,233	92.39%	720	124,426,227	89.68%	734	128,301,907	88.52%	742	129,957,449	87.71%
Unstabilized and In Service Less Than One Year: (1)															
Bulk Distribution	19	8,019,756	29.63%	15	6,553,156	46.11%	11	4,169,304	43.67%	4	1,747,340	35.14%	2	716,140	0.00%
Suburban Office	13	1,842,197	44.10%	9	1,080,433	30.12%	7	790,529	38.19%	4	435,420	26.06%	1	128,376	41.75%
Healthcare	2	240,704	62.86%	2	240,704	66.41%	3	263,024	65.98%	3	282,619	43.32%	3	368,348	50.92%
Service Center/Other	1	38,366	51.92%	-	-	-	-	-	-	-	-	-	1	20,061	21.77%
Total	35	10,141,023	33.13%	26	7,874,293	44.54%	21	5,222,857	43.96%	11	2,465,379	34.47%	7	1,232,925	19.91%
Total In-Service Portfolio:															
Bulk Distribution	367	87,086,446	89.06%	369	88,983,891	89.92%	369	88,984,254	87.93%	371	89,941,247	87.72%	371	89,941,741	87.46%
Suburban Office	298	34,839,117	88.20%	298	34,831,957	87.76%	298	34,632,910	86.90%	297	34,549,797	86.88%	298	34,696,214	86.18%
Healthcare	12	1,258,519	86.49%	11	1,187,004	87.99%	12	1,208,720	88.15%	15	1,450,940	80.45%	17	1,700,896	80.31%
Service Center/Other	62	4,845,976	92.89%	62	4,829,674	94.38%	62	4,823,200	92.76%	62	4,825,302	89.94%	63	4,851,523	88.61%
Total	739	128,030,058	88.95%	740	129,832,526	89.49%	741	129,649,084	87.84%	745	130,767,286	87.50%	749	131,190,374	87.07%
Properties Under Development:															
Bulk Distribution	3	2,412,580	70.32%	1	503,200	0.00%	1	503,200	0.00%	1	306,977	100.00%	1	306,977	100.00%
Suburban Office	9	1,396,779	76.53%	8	1,249,267	85.12%	6	1,067,155	82.85%	5	966,231	81.79%	4	820,231	77.82%
Healthcare	10	872,740	71.18%	10	909,983	72.95%	10	984,185	68.79%	8	1,201,327	83.17%	7	997,694	85.01%
Service Center/Other	-	-	-	1	20,061	7.11%	1	20,061	21.34%	1	20,061	28.72%	-	-	-
Total	22	4,682,099	72.33%	20	2,682,511	64.44%	18	2,574,601	60.80%	15	2,494,596	84.27%	12	2,124,902	84.40%
Total Portfolio:															
Bulk Distribution	370	89,499,026	88.56%	370	89,487,091	89.42%	370	89,487,454	87.44%	372	90,248,224	87.76%	372	90,248,718	87.50%
Suburban Office	307	36,235,896	87.75%	306	36,081,224	87.67%	304	35,700,065	86.77%	302	35,516,028	86.75%	302	35,516,445	85.99%
Healthcare	22	2,131,259	80.22%	21	2,096,987	81.47%	22	2,192,905	79.46%	23	2,652,267	81.68%	24	2,698,590	82.04%
Service Center/Other	62	4,845,976	92.89%	63	4,849,735	94.02%	63	4,843,261	92.46%	63	4,845,363	89.69%	63	4,851,523	88.61%
Total	761	132,712,157	88.36%	760	132,515,037	88.98%	759	132,223,685	87.31%	760	133,261,882	87.44%	761	133,315,276	87.03%

(1) Includes development projects placed in-service less than 1 year that have not reached 90 % occupancy.
Note: Excludes buildings that are in the Development JV Portfolio per page 31.

Duke Realty Corporation
Supplemental Information for Wholly Owned Portfolio Net Operating Income ("NOI")
9/30/09

	Product Type				Total
	Bulk Distribution	Suburban Office	Healthcare	Service Center/Other	
Stabilized (1)					
Rental Income from Continuing Operations	\$55,803	\$140,918	\$5,997	\$7,659	\$210,377
Adjustments to rental income (2)	(2,010)	(3,423)	(397)	116	(5,714)
Adjusted Rental Income	53,793	137,495	5,600	7,775	204,663
Rental and Real Estate Tax Expenses	(12,088)	(56,132)	(2,118)	(2,262)	(72,599)
Adjusted NOI	41,705	81,363	3,483	5,513	132,064
Other Adjustments (3)	-	523	432	-	955
Pro Forma NOI	\$41,705	\$81,886	\$3,915	\$5,513	\$133,019
Total Square Footage	47,494	29,833	927	2,446	80,700
Occupancy at 9/30/09	94.46%	87.99%	93.49%	93.33%	92.02%
In Service Greater than one year (4)					
Rental Income From Continuing Operations	\$2,759	\$4,176	\$1,809	\$5,901	\$14,645
Adjustments to rental income (2)	(68)	(237)	(93)	(297)	(695)
Adjusted Rental Income	2,691	3,939	1,716	5,604	13,950
Rental and Real Estate Tax Expenses	(1,810)	(2,527)	(808)	(2,274)	(7,419)
Adjusted NOI	881	1,412	908	3,330	6,531
Other Adjustments (3)	-	-	-	-	-
Pro Forma NOI	\$881	\$1,412	\$908	\$3,330	\$6,531
Total Square Footage	7,021	1,677	300	876	9,874
Occupancy at 9/30/09	44.20%	43.73%	68.77%	89.56%	48.89%
Unstabilized (5)					
Rental Income from Continuing Operations	\$0	\$131	\$775	\$10	\$916
Adjustments to rental income (2)	-	(124)	(17)	(4)	(145)
Adjusted Rental Income	-	7	758	6	771
Rental and Real Estate Tax Expenses	(18)	(51)	(137)	207	1
Adjusted NOI	(18)	(44)	621	213	772
Other Adjustments (3)	-	-	(69)	(1)	(70)
Pro Forma NOI	(\$18)	(\$44)	\$552	\$212	\$702
Total Square Footage	213	128	368	20	729
Occupancy at 9/30/09	0.00%	41.75%	50.92%	21.77%	33.64%
Total Wholly Owned In-Service Portfolio					
Rental Income from Continuing Operations	\$58,562	\$145,225	\$8,581	\$13,570	\$225,938 (6)
Adjustments to rental income (2)	(2,078)	(3,784)	(507)	(185)	(6,554)
Adjusted Rental Income	56,484	141,441	8,074	13,385	219,384
Rental and Real Estate Tax Expenses	(13,916)	(58,710)	(3,063)	(4,329)	(80,017)
Adjusted NOI	42,568	82,731	5,012	9,056	139,367
Other Adjustments (3)	-	523	363	(1)	885
Pro Forma NOI	\$42,568	\$83,254	\$5,375	\$9,055	\$140,252
Total Square Footage	54,728	31,639	1,595	3,342	91,304
Occupancy at 9/30/09	87.65%	85.45%	79.01%	91.91%	86.89%

Note: NOI information is based upon the most recent quarter for wholly owned, in-service properties

- (1) Represents buildings which have been in service for greater than one year and have reached 90% occupancy
- (2) Represents rental income adjusted for straight line rental income, amortization of above and below market rents and lease termination fees
- (3) NOI is adjusted to reflect a full quarter of operations for properties for properties that were placed in service or acquired during the quarter
- (4) Represents buildings which have been in service for greater than one year but have not reached 90% occupancy.
- (5) Represents buildings which have been in service for less than one year and have not reached 90% occupancy
- (6) Reconciles to income statement as follows:

Rental revenues per income statement	\$224,013	
Rental revenues per NOI summary	\$225,938	
Difference	(\$1,925)	Difference due to elimination of intercompany rents for Duke occupied space.

**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, 2000	100,962	93.63%	8,055	55.85%	109,017	90.84%
December 31, 2001	102,893	88.62%	4,701	41.29%	107,594	86.55%
December 31, 2002	105,196	87.05%	3,058	79.52%	108,254	86.84%
December 31, 2003	106,220	89.29%	2,813	72.60%	109,033	88.86%
December 31, 2004	109,987	90.89%	4,228	59.15%	114,215	89.72%
December 31, 2005	98,671	92.53%	9,005	41.71%	107,676	88.28%
December 31, 2006	110,055	92.87%	9,961	35.93%	120,016	88.14%
December 31, 2007	115,123	91.95%	15,873	51.61%	130,996	87.06%
December 31, 2008	129,832	89.49%	2,683	64.44%	132,515	88.98%
March 31, 2009	129,649	87.84%	2,575	60.80%	132,224	87.31%
June 30, 2009	130,767	87.50%	2,495	84.27%	133,262	87.44%
September 30, 2009	131,190	87.07%	2,125	84.40%	133,315	87.03%

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

Note: Excludes buildings that are in the Development JV Portfolio.

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of September 30, 2009

	Square Feet (1)					Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Healthcare	Service Center/ Other	Overall			
Primary Market								
Indianapolis	19,122,845	3,082,894	472,621	1,077,418	23,755,778	18.27%	\$ 90,909,546	13.10%
Cincinnati	10,678,832	4,923,887	59,546	805,641	16,467,906	12.67%	80,167,492	11.56%
Atlanta	8,578,556	4,087,493	363,174	25,881	13,055,104	10.05%	74,119,265	10.69%
Chicago	5,820,015	2,936,240	56,531	181,409	8,994,195	6.92%	56,712,552	8.18%
Columbus	5,508,429	3,249,646	73,433	-	8,831,508	6.80%	51,074,640	7.37%
Raleigh	1,631,214	3,061,022	-	470,235	5,162,471	3.97%	49,952,586	7.21%
St. Louis	3,315,070	3,076,347	104,954	622,258	7,118,629	5.48%	48,433,744	6.99%
Central Florida	4,268,901	1,673,885	-	475,072	6,417,858	4.94%	46,001,030	6.64%
Nashville	2,960,384	1,546,823	120,860	158,908	4,786,975	3.68%	34,326,857	4.95%
Washington DC	736,882	2,795,351	-	-	3,532,233	2.72%	31,890,901	4.60%
Dallas	12,979,471	645,983	81,429	479,889	14,186,772	10.92%	31,200,075	4.50%
Minneapolis	3,303,319	1,048,606	-	244,896	4,596,821	3.54%	27,634,683	3.99%
Savannah	6,384,550	-	-	-	6,384,550	4.91%	19,000,805	2.74%
South Florida	-	866,285	-	-	866,285	0.67%	15,527,662	2.24%
Cleveland	-	1,324,451	-	-	1,324,451	1.02%	12,481,219	1.80%
Baltimore	462,070	-	-	289,855	751,925	0.58%	8,516,490	1.23%
Houston	835,540	248,925	-	-	1,084,465	0.83%	6,735,906	0.97%
Phoenix	1,617,384	-	-	-	1,617,384	1.24%	3,594,348	0.52%
Norfolk	466,000	-	-	-	466,000	0.36%	2,290,177	0.33%
Other (3)	556,139	-	-	-	556,139	0.43%	2,717,914	0.39%
Total	89,225,601	34,567,838	1,332,548	4,831,462	129,957,449	100.00%	\$ 693,287,894	100.00%
	68.66%	26.60%	1.03%	3.72%	100.00%			

Occupancy %

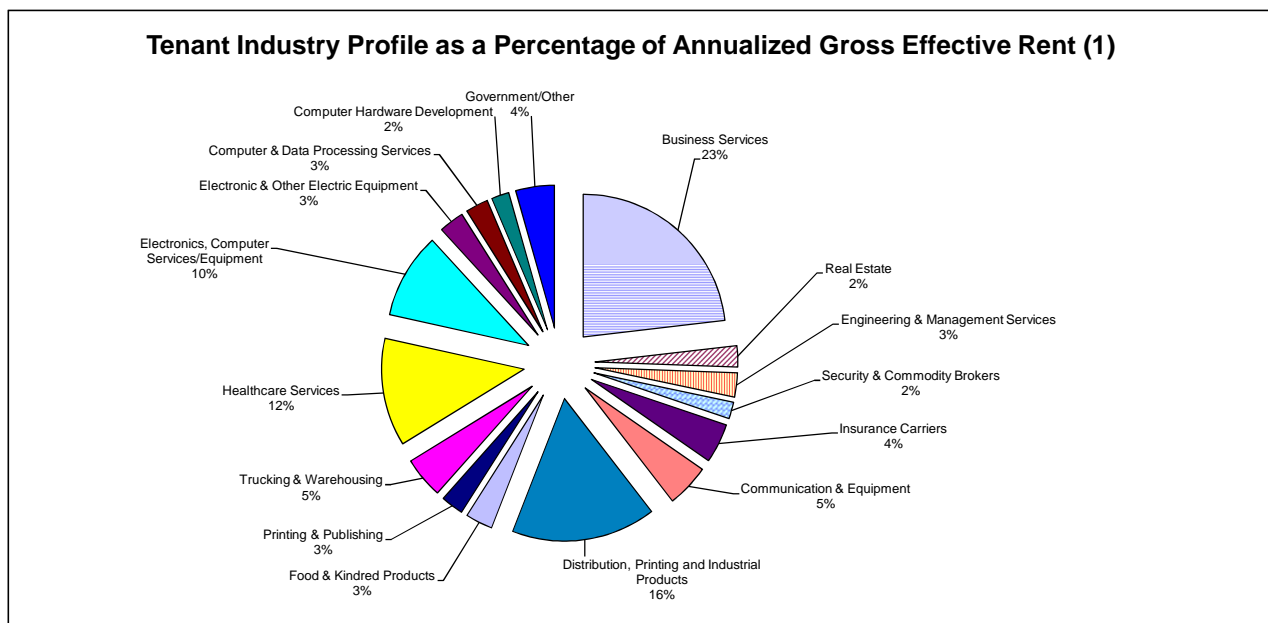
	Bulk Distribution	Suburban Office	Healthcare	Service Center/ Other	Overall
Primary Market					
Indianapolis	94.46%	89.22%	92.13%	86.39%	93.37%
Cincinnati	86.46%	84.52%	74.03%	93.70%	86.19%
Atlanta	85.85%	86.56%	88.81%	96.29%	86.18%
Chicago	95.92%	82.51%	90.07%	100.00%	91.59%
Columbus	97.68%	88.76%	99.73%	-	94.42%
Raleigh	92.63%	95.86%	-	89.80%	94.29%
St. Louis	84.29%	82.10%	100.00%	94.51%	84.47%
Central Florida	89.39%	86.40%	-	93.77%	88.93%
Nashville	91.15%	88.66%	54.46%	84.44%	89.20%
Washington DC	97.97%	89.79%	-	-	91.50%
Dallas	74.66%	74.83%	100.00%	69.94%	74.65%
Minneapolis	89.19%	71.80%	-	92.04%	85.37%
Savannah	87.77%	-	-	-	87.77%
South Florida	-	95.58%	-	-	95.58%
Cleveland	-	75.58%	-	-	75.58%
Baltimore	100.00%	-	-	86.79%	94.91%
Houston	78.34%	95.58%	-	-	82.30%
Phoenix	69.13%	-	-	-	69.13%
Norfolk	100.00%	-	-	-	100.00%
Other (3)	100.00%	-	-	-	100.00%
Total	88.16%	86.35%	88.43%	88.89%	87.71%

(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.

Note: Excludes buildings that are in the Development JV 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
U.S. Government Agencies	South Florida	U.S. Government	2010 - 2028	\$16,416	1.78%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2011 - 2015	9,422	1.02%
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	8,685	0.94%
Amazon.com	Phoenix	Distribution/Warehousing	2018 - 2019	8,520	0.92%
AT&T	Columbus	Communication & Equipment	2009 - 2020	8,356	0.91%
Lenovo Inc.	Raleigh	Computer Hardware Development	2017 - 2019	8,282	0.90%
Sisters of Mercy Health Care	St. Louis	Healthcare Services	2011 - 2027	8,167	0.89%
HealthNow New York, Inc.	Buffalo	Financial Services/Insurance	2024	7,540	0.82%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2010 - 2013	7,302	0.79%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2016 - 2023	6,919	0.75%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.69%
Wal Mart	Savannah	Retail	2011 - 2021	5,420	0.59%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,381	0.58%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.56%
Conopco, Inc.	Central Florida	Manufacturing/Agriculture	2018	5,071	0.55%
Qwest Communications Intl	Columbus	Communication & Equipment	2010 - 2015	5,070	0.55%
Verizon Communications	Nashville	Communication & Equipment	2010 - 2021	4,950	0.54%
Anheuser-Busch Inbev	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.52%
Eveready Battery Company	St. Louis	Manufacturing/Agriculture	2011	4,693	0.51%
UnitedHealth Group	Cincinnati	Healthcare Services	2009 - 2014	4,656	0.51%
				\$141,137	15.32%

(1) Represents annual gross effective rents due from tenants in service as of September 30, 2009. 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 Development JV Portfolio.
 Note: Joint Ventures are included at 100%.

Duke Realty Corporation
Same Property Performance

	<u>Three Months Ended September 30, 2009 and 2008</u>				<u>Twelve Months Ended September 30, 2009 and 2008</u>			
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total
<u>All Properties:</u>								
Number of properties	324	265	59	648	324	265	59	648
Square feet	70,502,259	30,058,339	4,231,662	104,792,260	70,502,259	30,058,339	4,231,662	104,792,260
Percent of in-service properties	78.39%	82.58%	87.22%	79.88%	78.39%	82.58%	87.22%	79.88%
2009 Average occupancy (1)	90.83%	86.54%	91.99%	89.65%	92.20%	87.74%	92.67%	90.94%
Period over period percent change	-1.97%	-3.13%	-1.32%	-2.27%	0.30%	-1.19%	-0.42%	-0.15%

	<u>Three Months Ended September 30</u>			<u>Twelve Months Ended September 30</u>		
	<u>2009</u>	<u>2008</u>	<u>% Change</u>	<u>2009</u>	<u>2008</u>	<u>% Change</u>
	Bulk Distribution					
Total operating revenues	\$ 75,339,246	\$ 79,204,564	-4.88%	\$ 316,951,801	\$ 313,339,638	1.15%
Total operating expenses	20,752,745	20,183,528	2.82%	91,358,109	87,632,133	4.25%
Net Operating Income (2)	\$ 54,586,501	\$ 59,021,036	-7.51%	\$ 225,593,692	\$ 225,707,505	-0.05%
	Suburban Office					
Total operating revenues	\$ 142,941,761	\$ 147,438,221	-3.05%	\$ 581,173,899	\$ 573,189,250	1.39%
Total operating expenses	61,376,222	61,466,304	-0.15%	248,429,112	236,868,129	4.88%
Net Operating Income (2)	\$ 81,565,539	\$ 85,971,916	-5.13%	\$ 332,744,787	\$ 336,321,121	-1.06%
	Service Center/Other					
Total operating revenues	\$ 13,370,511	\$ 13,002,928	2.83%	\$ 55,215,753	\$ 53,925,921	2.39%
Total operating expenses	4,559,159	4,389,582	3.86%	19,568,418	18,998,716	3.00%
Net Operating Income (2)	\$ 8,811,352	\$ 8,613,346	2.30%	\$ 35,647,335	\$ 34,927,205	2.06%
	Total					
Total operating revenues	\$ 231,651,518	\$ 239,645,713	-3.34%	\$ 953,341,453	\$ 940,454,809	1.37%
Total operating expenses	86,688,126	86,039,414	0.75%	359,355,639	343,498,978	4.62%
Net Operating Income (2)	\$ 144,963,392	\$ 153,606,299	-5.63%	\$ 593,985,814	\$ 596,955,831	-0.50%

(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 development JV portfolio.

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
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of September 30, 2009
(IN 000'S)

WHOLLY OWNED PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		HEALTHCARE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO	
	SQUARE FEET	DOLLARS (1)	%	SQUARE FEET	DOLLARS	SQUARE FEET	DOLLARS	SQUARE FEET	DOLLARS	SQUARE FEET	DOLLARS
	YEAR OF EXPIRATION										
2009	1,473	\$ 11,048	2%	740	\$ 2,413	675	\$ 8,188	-	\$ -	58	\$ 447
2010	7,884	56,246	9%	4,376	15,187	2,817	34,671	2	19	689	6,369
2011	9,577	68,752	11%	6,092	24,327	3,193	41,300	50	609	242	2,516
2012	8,749	64,776	10%	5,178	19,675	3,231	41,118	47	617	293	3,366
2013	10,679	84,150	13%	6,341	24,558	4,039	56,194	27	308	272	3,090
2014	8,542	60,913	10%	5,538	21,148	2,668	35,589	131	2,129	205	2,047
2015	7,737	48,459	8%	5,734	21,794	1,854	24,941	5	62	144	1,662
2016	5,860	37,055	6%	4,158	14,266	1,413	19,070	39	807	250	2,912
2017	4,983	41,032	7%	2,951	11,450	1,502	20,821	118	2,207	412	6,554
2018	3,253	40,973	6%	1,255	6,267	1,388	20,548	320	6,841	290	7,317
2019 AND THEREAFTER	10,599	117,228	18%	5,603	27,544	4,256	73,449	522	11,550	218	4,685
	<u>79,336</u>	<u>\$ 630,632</u>	100%	<u>47,966</u>	<u>\$ 188,629</u>	<u>27,036</u>	<u>\$ 375,889</u>	<u>1,261</u>	<u>\$ 25,149</u>	<u>3,073</u>	<u>\$ 40,965</u>
TOTAL PORTFOLIO SQUARE FEET	<u>91,304</u>			<u>54,727</u>		<u>31,639</u>		<u>1,596</u>		<u>3,342</u>	
PERCENT OCCUPIED	<u>86.89%</u>			<u>87.65%</u>		<u>85.45%</u>		<u>79.01%</u>		<u>91.91%</u>	
JOINT VENTURE PORTFOLIO:											
2009	885	\$ 3,851	2%	785	\$ 2,835	35	\$ 541	-	\$ -	65	\$ 475
2010	4,246	18,965	11%	3,929	14,056	260	4,495	-	-	57	414
2011	5,399	24,112	14%	4,897	18,035	270	4,511	-	-	232	1,566
2012	4,315	22,188	13%	3,663	12,016	376	7,740	-	-	276	2,432
2013	2,376	13,086	7%	2,077	7,597	235	4,794	-	-	64	695
2014	3,552	12,418	7%	3,354	10,256	51	978	-	-	147	1,184
2015	2,900	25,249	14%	1,987	6,676	860	18,148	-	-	53	425
2016	1,507	11,343	6%	1,092	3,800	332	6,783	-	-	83	760
2017	1,675	8,122	5%	1,525	4,919	110	2,543	-	-	40	660
2018	3,578	15,805	9%	3,183	11,752	186	3,072	-	-	209	981
2019 AND THEREAFTER	4,462	21,876	12%	4,206	15,425	151	2,849	105	3,602	-	-
	<u>34,895</u>	<u>\$ 177,015</u>	100%	<u>30,698</u>	<u>\$ 107,367</u>	<u>2,866</u>	<u>\$ 56,454</u>	<u>105</u>	<u>\$ 3,602</u>	<u>1,226</u>	<u>\$ 9,592</u>
TOTAL PORTFOLIO SQUARE FEET	<u>39,886</u>			<u>35,214</u>		<u>3,057</u>		<u>105</u>		<u>1,510</u>	
PERCENT OCCUPIED	<u>87.49%</u>			<u>87.17%</u>		<u>93.73%</u>		<u>100.00%</u>		<u>81.31%</u>	
TOTAL:											
2009	2,358	\$ 14,899	3%	1,525	\$ 5,248	710	\$ 8,729	-	\$ -	123	\$ 922
2010	12,130	75,211	9%	8,305	29,243	3,077	39,166	2	19	746	6,783
2011	14,976	92,864	11%	10,989	42,362	3,463	45,811	50	609	474	4,082
2012	13,064	86,964	11%	8,841	31,691	3,607	48,858	47	617	569	5,798
2013	13,055	97,236	12%	8,418	32,155	4,274	60,988	27	308	336	3,785
2014	12,094	73,331	9%	8,892	31,404	2,719	36,567	131	2,129	352	3,231
2015	10,637	73,708	9%	7,721	28,470	2,714	43,089	5	62	197	2,087
2016	7,367	48,398	6%	5,250	18,066	1,745	25,853	39	807	333	3,672
2017	6,658	49,154	6%	4,476	16,369	1,612	23,364	118	2,207	452	7,214
2018	6,831	56,778	7%	4,438	18,019	1,574	23,620	320	6,841	499	8,298
2019 AND THEREAFTER	15,061	139,104	17%	9,809	42,969	4,407	76,298	627	15,152	218	4,685
	<u>114,231</u>	<u>\$ 807,647</u>	100%	<u>78,664</u>	<u>\$ 295,996</u>	<u>29,902</u>	<u>\$ 432,343</u>	<u>1,366</u>	<u>\$ 28,751</u>	<u>4,299</u>	<u>\$ 50,557</u>
TOTAL PORTFOLIO SQUARE FEET	<u>131,190</u>			<u>89,941</u>		<u>34,696</u>		<u>1,701</u>		<u>4,852</u>	
PERCENT OCCUPIED	<u>87.07%</u>			<u>87.46%</u>		<u>86.18%</u>		<u>80.31%</u>		<u>88.61%</u>	

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

Note: Excludes buildings that are in the Development JV 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
New Lease Analysis
As of September 30, 2009

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 2008						
BULK DISTRIBUTION	69	3,618,940	\$ 2.85	\$ 0.56	5.12	\$ 3.57
SUBURBAN OFFICE	270	1,623,394	21.36	3.84	5.56	15.86
HEALTHCARE	9	62,066	10.21	1.05	9.68	17.87
SERVICE CENTER/OTHER	33	256,289	12.02	2.36	5.09	8.63
	<u>381</u>	<u>5,560,689</u>	<u>\$ 8.76</u>	<u>\$ 1.65</u>	<u>5.30</u>	<u>\$ 7.55</u>
1ST QTR 2009						
BULK DISTRIBUTION	21	1,357,104	\$ 3.66	\$ 0.58	6.33	\$ 3.14
SUBURBAN OFFICE	39	300,355	17.08	3.18	5.36	12.50
HEALTHCARE	-	-	-	-	-	-
SERVICE CENTER/OTHER	6	41,367	2.07	0.98	2.12	6.31
	<u>66</u>	<u>1,698,826</u>	<u>\$ 5.99</u>	<u>\$ 0.99</u>	<u>6.06</u>	<u>\$ 4.88</u>
2ND QTR 2009						
BULK DISTRIBUTION	26	1,517,923	\$ 3.05	\$ 0.42	7.34	\$ 3.05
SUBURBAN OFFICE	90	908,547	20.58	2.68	7.68	14.42
HEALTHCARE	2	8,373	15.87	3.64	4.36	12.08
SERVICE CENTER/OTHER	8	21,277	3.61	0.74	4.89	6.39
	<u>126</u>	<u>2,456,120</u>	<u>\$ 9.59</u>	<u>\$ 1.29</u>	<u>7.43</u>	<u>\$ 7.32</u>
3RD QTR 2009						
BULK DISTRIBUTION	20	1,380,328	\$ 3.38	\$ 0.51	6.59	\$ 3.10
SUBURBAN OFFICE	83	621,183	17.68	2.80	6.32	11.07
HEALTHCARE	-	-	-	-	-	-
SERVICE CENTER/OTHER	10	30,598	16.50	2.64	6.25	13.72
	<u>113</u>	<u>2,032,109</u>	<u>\$ 7.95</u>	<u>\$ 1.22</u>	<u>6.50</u>	<u>\$ 5.70</u>
YEAR TO DATE 2009						
BULK DISTRIBUTION	67	4,255,355	\$ 3.35	\$ 0.50	6.77	\$ 3.10
SUBURBAN OFFICE	212	1,830,085	19.02	2.78	6.84	12.96
HEALTHCARE	2	8,373	15.87	3.64	4.36	12.08
SERVICE CENTER/OTHER	24	93,242	7.15	1.74	4.11	8.76
	<u>305</u>	<u>6,187,055</u>	<u>\$ 8.06</u>	<u>\$ 1.19</u>	<u>6.75</u>	<u>\$ 6.11</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 DEVELOPMENT JV PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of September 30, 2009

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	PER SQ FT
YEAR ENDED 2008										
BULK DISTRIBUTION	141	9,705,440	99	7,125,108	73.41%	3.76	\$ 3.78	4.29%	\$ 1.27	\$ 0.34
SUBURBAN OFFICE	363	2,835,962	205	1,972,975	69.57%	4.44	13.32	(0.25%)	7.67	1.73
HEALTHCARE	5	43,928	2	21,149	48.14%	9.46	14.90	4.98%	0.73	0.08
SERVICE CENTER/OTHER	54	307,464	27	180,677	58.76%	3.87	7.98	5.00%	3.38	0.87
	<u>563</u>	<u>12,892,794</u>	<u>333</u>	<u>9,299,909</u>	<u>72.13%</u>	<u>3.92</u>	<u>\$ 5.91</u>	<u>2.09%</u>	<u>\$ 2.67</u>	<u>\$ 0.68</u>
1ST QTR 2009										
BULK DISTRIBUTION	39	2,114,491	24	1,460,388	69.07%	4.90	\$ 3.56	(0.99%)	\$ 0.99	\$ 0.20
SUBURBAN OFFICE	106	769,035	63	529,371	68.84%	7.01	13.80	7.58%	7.83	1.12
HEALTHCARE	1	1,917	1	1,917	100.00%	3.00	10.15	26.13%	4.14	1.38
SERVICE CENTER/OTHER	13	93,495	9	40,388	43.20%	3.32	7.48	(0.80%)	2.55	0.77
	<u>159</u>	<u>2,978,938</u>	<u>97</u>	<u>2,032,064</u>	<u>68.21%</u>	<u>5.42</u>	<u>\$ 6.31</u>	<u>3.76%</u>	<u>\$ 2.81</u>	<u>\$ 0.52</u>
2ND QTR 2009										
BULK DISTRIBUTION	38	2,473,989	29	2,102,704	84.99%	3.29	\$ 4.87	1.17%	\$ 0.92	\$ 0.28
SUBURBAN OFFICE	92	739,332	46	526,313	71.19%	5.92	14.70	6.46%	5.26	0.89
HEALTHCARE	3	10,211	3	10,211	100.00%	4.27	11.29	19.95%	7.03	1.65
SERVICE CENTER/OTHER	19	144,422	14	119,682	82.87%	4.61	9.21	(2.27%)	4.46	0.97
	<u>152</u>	<u>3,367,954</u>	<u>92</u>	<u>2,758,910</u>	<u>81.92%</u>	<u>3.85</u>	<u>\$ 6.95</u>	<u>3.12%</u>	<u>\$ 1.92</u>	<u>\$ 0.50</u>
3RD QTR 2009										
BULK DISTRIBUTION	37	2,620,432	31	2,405,242	91.79%	3.62	\$ 3.59	5.49%	\$ 0.95	\$ 0.26
SUBURBAN OFFICE	123	1,501,286	71	1,094,644	72.91%	7.86	13.27	(3.94%)	13.01	1.66
HEALTHCARE	4	9,500	-	-	-	-	-	-	-	-
SERVICE CENTER/OTHER	17	207,285	13	187,797	90.60%	6.75	11.91	(2.36%)	7.75	1.15
	<u>181</u>	<u>4,338,503</u>	<u>115</u>	<u>3,687,683</u>	<u>85.00%</u>	<u>5.04</u>	<u>\$ 6.89</u>	<u>(0.78%)</u>	<u>\$ 4.88</u>	<u>\$ 0.97</u>
YEAR TO DATE 2009										
BULK DISTRIBUTION	114	7,208,912	84	5,968,334	82.79%	3.82	\$ 4.03	2.19%	\$ 0.95	\$ 0.25
SUBURBAN OFFICE	321	3,009,653	180	2,150,328	71.45%	7.17	13.75	1.33%	9.84	1.37
HEALTHCARE	8	21,628	4	12,128	56.08%	4.07	11.11	20.80%	6.57	1.62
SERVICE CENTER/OTHER	49	445,202	36	347,867	78.14%	5.62	10.47	(2.20%)	6.01	1.07
	<u>492</u>	<u>10,685,395</u>	<u>304</u>	<u>8,478,657</u>	<u>79.35%</u>	<u>4.74</u>	<u>\$ 6.77</u>	<u>1.49%</u>	<u>\$ 3.42</u>	<u>\$ 0.72</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.

EXCLUDES BUILDINGS THAT ARE IN THE DEVELOPMENT JV PORTFOLIO.

	TOTAL TERMINATIONS		SPACE VACATED FOR THE FOLLOWING REASONS									
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)	
YEAR ENDED 2008												
BULK DISTRIBUTION	82	4,409,477	42	2,580,332	9	627,245	10	265,325	17	898,163	4	38,412
SUBURBAN OFFICE	366	2,177,172	158	862,987	52	236,810	36	214,006	105	719,632	15	143,737
HEALTHCARE	15	82,849	3	22,779	-	-	-	-	11	56,728	1	3,342
SERVICE CENTER/OTHER	51	253,855	27	126,787	8	30,138	3	5,690	12	76,392	1	14,848
	<u>514</u>	<u>6,923,353</u>	<u>230</u>	<u>3,592,885</u>	<u>69</u>	<u>894,193</u>	<u>49</u>	<u>485,021</u>	<u>145</u>	<u>1,750,915</u>	<u>21</u>	<u>200,339</u>
1ST QTR 2009												
BULK DISTRIBUTION	39	2,266,669	15	654,103	12	783,511	4	223,805	6	507,837	2	97,413
SUBURBAN OFFICE	92	571,247	43	239,664	18	83,952	5	15,873	23	207,440	3	24,318
HEALTHCARE	-	-	-	-	-	-	-	-	-	-	-	-
SERVICE CENTER/OTHER	13	118,898	4	53,107	6	22,643	1	10,151	1	2,393	1	30,604
	<u>144</u>	<u>2,956,814</u>	<u>62</u>	<u>946,874</u>	<u>36</u>	<u>890,106</u>	<u>10</u>	<u>249,829</u>	<u>30</u>	<u>717,670</u>	<u>6</u>	<u>152,335</u>
2ND QTR 2009												
BULK DISTRIBUTION	28	1,237,071	9	371,285	4	53,499	7	416,613	8	395,674	-	-
SUBURBAN OFFICE	103	838,539	46	213,019	14	49,986	8	159,018	33	365,418	2	51,098
HEALTHCARE	5	19,400	-	-	-	-	-	-	5	19,400	-	-
SERVICE CENTER/OTHER	13	52,903	5	24,740	1	1,800	2	5,600	4	11,463	1	9,300
	<u>149</u>	<u>2,147,913</u>	<u>60</u>	<u>609,044</u>	<u>19</u>	<u>105,285</u>	<u>17</u>	<u>581,231</u>	<u>50</u>	<u>791,955</u>	<u>3</u>	<u>60,398</u>
3RD QTR 2009												
BULK DISTRIBUTION	25	1,735,926	6	215,190	10	522,416	2	202,200	4	168,520	3	627,600
SUBURBAN OFFICE	113	969,447	52	406,642	26	253,305	6	47,889	24	233,708	5	27,903
HEALTHCARE	5	9,748	4	9,500	-	-	-	-	-	-	1	248
SERVICE CENTER/OTHER	16	92,203	4	19,488	5	22,613	3	26,778	4	23,324	-	-
	<u>159</u>	<u>2,807,324</u>	<u>66</u>	<u>650,820</u>	<u>41</u>	<u>798,334</u>	<u>11</u>	<u>276,867</u>	<u>32</u>	<u>425,552</u>	<u>9</u>	<u>655,751</u>
YEAR TO DATE 2009												
BULK DISTRIBUTION	92	5,239,666	30	1,240,578	26	1,359,426	13	842,618	18	1,072,031	5	725,013
SUBURBAN OFFICE	308	2,379,233	141	859,325	58	387,243	19	222,780	80	806,566	10	103,319
HEALTHCARE	10	29,148	4	9,500	-	-	-	-	5	19,400	1	248
SERVICE CENTER/OTHER	42	264,004	13	97,335	12	47,056	6	42,529	9	37,180	2	39,904
	<u>452</u>	<u>7,912,051</u>	<u>188</u>	<u>2,206,738</u>	<u>96</u>	<u>1,793,725</u>	<u>38</u>	<u>1,107,927</u>	<u>112</u>	<u>1,935,177</u>	<u>18</u>	<u>868,484</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 DEVELOPMENT JV PORTFOLIO

DUKE REALTY CORPORATION
DEBT MATURITY & PREFERRED STOCK ANALYSIS (000's)
September 30, 2009

Year	Mortgages (1)		Unsecured Debt	Credit Facility (2)	Total	Weighted Average Interest Rate of Future Reductions		Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
	Amortization	Maturities								
2009	\$ 2,565	\$ -	\$ 82,141	\$ -	\$ 84,706	7.83%	Fixed Rate Secured Debt	\$ 767,750	6.72%	7.87
2010	11,456	-	99,849	-	111,305	5.49%	Fixed Rate Unsecured Debt	3,140,565	6.36%	5.51
2011	11,621	12,139	598,874	-	622,634	5.30%	Variable Rate Debt and LOC's	29,718	0.90%	3.35
2012	9,767	8,055	200,000	-	217,822	5.86%				
2013	9,819	-	475,000	-	484,819	6.49%	Total	\$ 3,938,033	6.39%	5.96
2014	10,113	22,112	250,000	-	282,225	6.44%				
2015	8,785	-	250,000	-	258,785	7.46%				
2016	7,994	340,900	150,000	-	498,894	6.16%				
2017	6,508	19,324	450,000	-	475,832	5.94%				
2018	4,671	-	300,000	-	304,671	6.08%				
2019	3,463	268,438	250,000	-	521,901	7.98%				
Thereafter	24,439	-	50,000	-	74,439	6.76%				
	<u>\$ 111,201</u>	<u>\$ 670,968</u>	<u>\$ 3,155,864</u>	<u>\$ -</u>	<u>\$ 3,938,033</u>	<u>(3)</u>				

(1) Scheduled amortizations and maturities represent only Duke's wholly owned debt obligations.

(2) Credit Facility Summary:

Commitment **Balance O/S @ 9/30** **Maturity** **Blended Rate @ 9/30**

\$ 1,300,000 \$ - January 2010* N/A

*Duke has a one year extension option that if exercised would extend the maturity date to 1/25/2011.

(3) Total represents face value of debt and excludes fair value and other adjustments of (\$5,430) reflected on the balance sheet.

Preferred Stock/Unit Summary

Security	Dividend Rate	Liquidation Preference	Depository Shares Outstanding	Optional Redemption Date
Series J preferred stock	6.63%	\$ 99,058	3,962	Immediate
Series K preferred stock	6.50%	149,550	5,982	Immediate
Series L preferred stock	6.60%	199,075	7,963	November 30, 2009
Series M preferred stock	6.95%	168,273	6,731	January 31, 2011
Series N preferred stock	7.25%	108,630	4,345	June 30, 2011
Series O preferred stock	8.38%	292,040	11,682	February 22, 2013
Weighted Average	<u>7.23%</u>	<u>\$ 1,016,625</u>		

Duke Realty Corporation
Liquidity Analysis
September 30, 2009

	Remaining 2009 (1)	2010	2011	2012	Totals
Uses					
Development					
Current Development Pipeline	\$ 34,060	\$ 37,040	\$ -	\$ -	\$ 71,100
Unstabilized Projects In-Service	4,700	32,910	127,335	-	164,945
Remaining Development Project Costs to be Funded	38,760	69,950	127,335	-	236,045
Debt Maturities					
Wholly Owned Maturities	\$ 82,140	\$ 99,850	\$ 611,015	\$ 208,055	\$ 1,001,060
Wholly Owned Debt Amortization	2,565	11,455	11,620	9,765	35,405
Joint Venture (Duke Share), net of projected refinancing	-	112,075	100,000	46,150	258,225
Total Debt Maturities (except amortization)	84,705	223,380	722,635	263,970	1,294,690
Total Remaining Project Costs and Debt Maturities	\$ 123,465	\$ 293,330	\$ 849,970	\$ 263,970	\$ 1,530,735
Sources					
Potential					
Building and Land Dispositions	\$ 200,000	\$ 350,000	\$ 350,000	\$ 325,000	\$ 1,225,000
	<u>\$ 200,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 325,000</u>	<u>\$ 1,225,000</u>
Funding Excess (Required) from All Sources	\$ 76,535	\$ 56,670	\$ (499,970)	\$ 61,030	\$ (305,735)
Projected Line Balance beginning of period	\$ -	\$ -	\$ -	\$ 366,765	
Projected Borrowings (Paydowns), net of projected available cash balance	-	-	366,765	(61,030)	
Projected Line balance- end of period	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 366,765</u>	<u>\$ 305,735</u>	
Projected cash balance-end of period	<u>\$ 76,535</u>	<u>\$ 133,205</u>	<u>\$ -</u>	<u>\$ -</u>	

(1) Represents source and uses from 10/1/09 through 12/31/09.

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
September 30, 2009

	CBRE										
	Eaton/Vance	Dugan Realty, LLC	Dugan Texas, LLC	CBRE Realty Trust Industrial JV	Dugan Millenia, LLC	Park Creek	Duke Chesterfield Rehab, LLC	Baylor Cancer Center	(3) Other	(4)	Total
In-Service Properties											
Bulk Distribution	11	95	32	7	-	9	-	-	2		156
Suburban Office	20	1	-	3	3	-	1	-	1		29
Service Center/Other	-	11	5	-	-	2	-	-	1		19
Under Development Properties											
Suburban Office	-	-	-	-	-	-	-	1	1		2
Total Number of Properties	31	107	37	10	3	11	1	1	5		206
Percent Leased	97.06%	87.09%	72.98%	100.00%	73.27%	94.27%	100.00%	92.65%	77.47%		87.19%
Square Feet In-Service (in 000's):											
Bulk Distribution	659	20,376	6,778	5,309	-	1,882	-	-	211		35,215
Suburban Office	2,146	36	-	371	415	-	105	-	89		3,162
Service Center/Other	-	633	480	-	-	190	-	-	207		1,510
	<u>2,805</u>	<u>21,045</u>	<u>7,258</u>	<u>5,680</u>	<u>415</u>	<u>2,072</u>	<u>105</u>	<u>-</u>	<u>507</u>		<u>39,887</u>
Square Feet Under Development (in 000's):											
Suburban Office	-	-	-	-	-	-	-	460	300		760
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>460</u>	<u>300</u>		<u>760</u>
Total Square Feet (in 000's)	2,805	21,045	7,258	5,680	415	2,072	105	460	807		40,647
Company Effective Ownership Percentage	30.0%	50.0%	50.0%	20.0%	50.0%	10.0%	20.0%	16.0%	14.4%-50%		
Balance Sheet Information (in 000's) (A)											
Real Estate Assets	\$ 559,205	\$ 601,077	\$ 233,448	\$ 286,200	\$ 44,074	\$ 41,310	\$ 34,352	\$ -	\$ 17,754		\$ 1,817,420
Construction In Progress	390	667	165	-	589	15	-	20,653	55,254		77,733
Land Held for Development	-	3,747	2,279	-	6,135	-	-	-	13,029		25,190
Other Assets	72,878	41,647	16,641	34,703	3,719	5,448	4,868	1,064	4,801		185,769
Total Assets	\$ 632,473	\$ 647,138	\$ 252,533	\$ 320,903	\$ 54,517	\$ 46,773	\$ 39,220	\$ 21,717	\$ 90,838		\$ 2,106,112
Debt	\$ 474,662	\$ 287,562	\$ 17,866	\$ 150,000	\$ -	\$ 23,700	\$ 22,000	\$ -	\$ 43,309		\$ 1,019,099
Other Liabilities	10,701	26,502	8,558	3,720	2,013	3,430	511	6	6,419		61,860
Equity	147,110	333,074	226,109	167,183	52,504	19,643	16,709	21,711	41,110		1,025,153
Total Liabilities and Equity	\$ 632,473	\$ 647,138	\$ 252,533	\$ 320,903	\$ 54,517	\$ 46,773	\$ 39,220	\$ 21,717	\$ 90,838		\$ 2,106,112
Selected QTD Financial Information (C)											
QTD Share of Rental Revenue (in 000's)	\$5,629	\$10,971	\$3,468	\$1,534	\$974	\$196	\$185	\$0	\$478		\$23,435
QTD Share of In-Service Property Unlevered NOI (in 000)	\$3,593	\$7,549	\$2,001	\$1,130	\$576	\$141	\$150	\$0	\$328		\$15,468
QTD Share of Interest Expense (in 000's)	\$2,001	\$2,579	\$120	\$429	\$0	\$57	\$17	\$0	\$89		\$5,292
QTD Share of EBITDA (in 000's)	\$3,603	\$7,998	\$1,958	\$1,213	\$501	\$141	\$179	\$0	\$314		\$15,907
Interest Rate (B)	(1)	(2)	6.60%	5.58%	N/A	8.00%	5.59%	N/A	(4)		N/A
Company Share of Debt (in 000's)	\$142,399	\$143,781	\$8,933	\$30,000	\$0	\$2,370	\$4,400	\$0	\$21,380		\$353,263
Debt Maturity Date	(1)	(2)	1/14	10/13	N/A	5/12	12/10	N/A	(4)		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 outstanding debt consists of nine separate loans:

- i) \$24,511 at a fixed rate of 6.39% maturing August 2014, ii) \$7,602 at a fixed rate of 8.21% maturing December of 2015, iii) \$13,412 at a fixed rate of 6.00% maturing March 2016, iv) \$30,049 at a fixed rate of 6.19% maturing June 2016, v) \$131,250 at a fixed rate of 5.40% maturing March 2017, vi) \$203,250 at a fixed rate of 5.40% maturing March 2017, vii) \$16,557 at a fixed rate of 5.57% maturing December 2019, viii) \$36,665 at a fixed rate of 5.89% maturing January 2020, ix) \$8,501 at a fixed rate of 8.33% maturing November 2023.

(2) This debt consists of two separate loans:

- i) \$200,000 at a fixed rate of 7.52% maturing October 2010, and iii) \$87,562 at a fixed rate of 5.92% maturing September 2012.

(3) The Baylor Cancer Center joint venture was formed in the beginning of Q2 09 between Duke and Northwestern Mutual Life Insurance Company.

This 459,717 sf nine story medical building located in Dallas, Texas has a projected in-service date of March 2011 and is 92.65% pre-leased.

(4) Consists of 9 separate joint ventures that own and operate buildings and hold undeveloped land.

Debt balance consists of four separate loans: i) \$229 at a fixed rate of 8.13% maturing April 2010

ii) \$9,042 at a fixed rate of 7.39% maturing June 2011, iii) \$664 at a variable rate of LIBOR + 2.0% maturing June 2010,

iv) \$33,375 at a variable rate of LIBOR + 1% maturing April 2011.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
September 30, 2009

	<u>West End Retail</u> (1)	<u>All Points Industrial</u>	<u>Linden Development</u> (3)	<u>DRCS, LLC</u>	<u>3630 Peachtree</u>	<u>Total</u>
In-Service Properties						
Bulk Distribution	-	2	-	1	-	3
Under Development Properties						
Suburban Office	-	-	-	-	1	1
Service Center/Other	1	-	-	-	-	1
Total Number of Properties	1	2	-	1	1	5
Percent Leased	51.57%	34.42%	0.00%	0.00%	0.00%	39.90%
Square Feet In-Service (in 000's):						
Bulk Distribution	-	814	-	937	-	1,751
	-	814	-	937	-	1,751
Square Feet Under Development (in 000's):						
Suburban Office	-	-	-	-	435	435
Service Center/Other	382	-	-	-	-	382
	382	-	-	-	435	817
Total Square Feet (in 000's)	382	814	-	937	435	2,568
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)						
Real Estate Assets	\$ -	\$ 24,901	\$ -	\$ 20,947	\$ -	\$ 45,848
Construction In Progress	99,371	243	355	238	84,684	184,891
Land Held for Development	432	55,741	92,093	1,614	-	149,880
Other Assets	1,924	3,874	770	18,633	1,376	26,577
Total Assets	\$ 101,727	\$ 84,759	\$ 93,218	\$ 41,432	\$ 86,060	\$ 407,196
Debt	\$ 68,715	\$ 55,244	\$ 44,294	\$ 16,709	\$ 65,026	\$ 249,988
Other Liabilities	954	816	8,996	1,688	3,115	15,569
Equity	32,058	28,699	39,928	23,035	17,919	141,639
Total Liabilities and Equity	\$ 101,727	\$ 84,759	\$ 93,218	\$ 41,432	\$ 86,060	\$ 407,196
Selected QTD Financial Information (C)						
QTD Share of Rental Revenue (in 000's)	\$95	\$138	\$0	\$0	\$0	\$233
QTD Share of In-Service Property Unlevered NOI (in 000's)	\$2	\$115	\$0	\$0	\$0	\$117
QTD Share of Interest Expense (in 000's)	\$0	\$155	\$0	\$9	\$0	\$164
QTD Share of EBITDA (in 000's)	\$14	\$104	(\$6)	(\$12)	\$0	\$100
Interest Rate (B)	(1)	(2)	L+3.50%	L+1.045	(4)	N/A
Company Share of Debt (in 000's)	\$34,357	\$27,622	\$22,147	\$8,355	\$32,513	\$124,994
Debt Maturity Date	(1)	(2)	11/10	10/10	(4)	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 joint venture formed to develop a retail "life style" center. The debt consists of two separate loans: (i) a variable rate land loan of LIBOR plus 102.5 basis points maturing September 2010, with a current amount outstanding of \$14,400, and (ii) construction line of credit at LIBOR plus 72.5 basis points maturing September 2010, with a current amount outstanding of \$54,315.

(2) This debt consists of two separate loans: (i) construction line of credit at LIBOR plus 150 basis points maturing September 2010, with a current amount outstanding of \$26,874 and (ii) land acquisition line of credit at LIBOR plus 160 basis points maturing September 2010, with a current amount outstanding of \$28,370.

(3) This joint venture currently has 102.14 acres of land in Linden, New Jersey, anticipated for use to develop for sale 1.2 million square feet of industrial and retail buildings.

(4) 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 has a variable rate and bears interest at LIBOR plus 135 basis points maturing July 2011, with a current amount outstanding of \$65,026.

DUKE REALTY CORPORATION
JOINT VENTURE DEBT MATURITY SUMMARY (000's)
September 30, 2009

<u>Year</u>	<u>Scheduled Amortization</u>	<u>Maturities</u>	<u>Total</u>	<u>Weighted Average Interest Rate</u>		<u>Balance</u>	<u>Weighted Average Interest Rate</u>	<u>Weighted Average Maturity (yrs)</u>
2009	\$ 265	\$ -	\$ 265	6.79%	Fixed Rate Secured Debt	\$ 335,620	6.30%	4.55
2010	1,012	196,976	197,988 (1)	4.87%	Fixed Rate Unsecured Debt	-	-	-
2011	977	53,573	54,550	2.04%	Variable Rate Debt and LOC's	141,777	1.78%	1.35
2012	1,000	46,151	47,151	6.04%				
2013	1,069	30,000	31,069	5.61%	Total	\$ 477,397	4.96%	3.60
2014	943	15,170	16,113	6.51%				
2015	904	1,742	2,646	7.66%				
2016	659	11,242	11,901	6.15%				
2017	564	100,350	100,914 (2)	5.40%				
2018	603	-	603	6.61%				
2019	631	3,824	4,455	5.72%				
Thereafter	1,048	8,693	9,741	6.61%				
	<u>\$ 9,675</u>	<u>\$ 467,721</u>	<u>\$ 477,396</u>	4.96%				

Note: Scheduled amortization and maturities reported at Duke's share.

(1) Primary maturity is a \$100m CMBS loan within Dugan Realty joint venture due 10/10. The loan has an approximate 50% loan to value.

(2) Primarily comprised of two secured loans totaling \$100.3m within Eaton Vance joint venture due 3/17.

Wholly Owned

Project	Product	Market	Own %	Square Feet (000s)	Occup. %	Stabilized Project Costs (000s)	Stabilized Return	Costs Funded	
								to Date (000s)	Remaining (000s)
Amazon.com Expansion	Industrial	Phoenix	100%	307	100%				
St. Elizabeth East MOB A	Healthcare	Indianapolis	100%	66	73%				
St. Elizabeth East MOB B	Healthcare	Indianapolis	100%	60	84%				
Seton Hays MOB I	Healthcare	Austin	100%	97	27%				
Monsanto	Office	St. Louis	100%	116	100%				
Projected In-Service Fourth Quarter 2009				646	85%	\$ 80,045		\$ 56,141	\$ 23,904
GE Building I	Office	Cincinnati	100%	202	100%				
Baylor Arlington	Healthcare	Dallas	100%	57	100%				
Projected In-Service First Quarter 2010				259	100%	\$ 48,359		\$ 46,372	\$ 1,987
GE Building II	Office	Cincinnati	100%	202	100%				
Projected In-Service Second Quarter 2010				202	100%	\$ 25,117		\$ 17,973	\$ 7,143
Good Samaritan W. Ridge MOB	Healthcare	Cincinnati	100%	45	62%				
Veteran's Administration OPC	Healthcare	Dallas	100%	213	100%				
Projected In-Service Thereafter				258	94%	\$ 70,106		\$ 32,044	\$ 38,063
Wholly Owned Developments Under Construction				1,365	92%	\$ 223,627	8.55%	\$ 152,530	\$ 71,098 (1)

Joint Venture

Project	Product	Market	Own %	Square Feet (000s)	Occup. %	(at 100% Ownership)		(at Duke ownership share)		
						Stabilized Project Costs (000s)	Stabilized Return	Stabilized Project Costs (000s)	Costs Funded to Date (000s)	Costs Funded Remaining (000s)
CAPTRUST Tower	Office	Raleigh	50%	300	39%					
The Shops at West End	Retail	Minneapolis	50%	382	52%					
Projected In-Service Fourth Quarter 2009				683	46%	\$ 206,722		\$ 157,784	\$ 48,937	\$ 103,361 \$ 78,892 \$ 24,469
3630 Peachtree	Office	Atlanta	50%	435	0%					
Projected In-Service First Quarter 2010				435	0%	\$ 131,184		\$ 84,771	\$ 46,413	\$ 65,592 \$ 42,386 \$ 23,207
Joint Venture Developments Under Construction				1,117	28%	\$ 337,906	7.61%	\$ 242,555	\$ 95,351 (2)	\$ 168,953 \$ 121,278 \$ 47,675 (2)

(1) Represents Duke funding commitment. As of September 30, 2009 Duke has no balance outstanding on its credit facility.

(2) Development projects are funded within each joint venture through specific financing arrangements. See pages 30-32 for joint venture information.

Duke Realty Corporation
 Completed Developments Summary
 Development Projects Placed In-Service 2007-2009

	Wholly Owned				Joint Venture				Total			
	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return
2007 Total	6,840	77%	\$ 887,536	8.33%	583	50%	\$ 25,545	8.39%	7,424	75%	\$ 913,082	8.33%
2008:												
1st Quarter	3,231	86%	189,009	8.01%	416	81%	30,681	7.86%	3,647	86%	219,690	7.99%
2nd Quarter	4,098	60%	249,027	7.88%	600	67%	24,632	7.15%	4,698	61%	273,659	7.81%
3rd Quarter	3,871	83%	279,954	8.33%	-	-	-	-	3,871	83%	279,954	8.33%
4th Quarter	1,619	82%	91,878	8.23%	-	-	-	-	1,619	82%	91,878	8.23%
2008 Total	12,818	76%	\$ 809,869	8.11%	1,016	73%	\$ 55,313	7.54%	13,834	76%	\$ 865,181	8.07%
2009:												
1st Quarter	204	95%	34,803	9.61%	-	-	-	-	204	95%	34,803	9.61%
2nd Quarter	343	63%	72,835	8.33%	503	0%	20,964	4.37%	846	26%	93,799	7.44%
3rd Quarter	416	85%	81,978	8.71%	-	-	-	-	416	85%	81,978	8.71%
2009 Total YTD	964	79%	\$ 189,615	8.73%	503	0%	20,964	4.37%	1,467	52%	\$ 210,579	8.29%

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
Dispositions and Acquisitions Summary
(in 000s)

	Dispositions		
	Square Feet	Sales Proceeds (1)	Cap Rate
2009			
1st Quarter	381	\$55,511	7.42%
2nd Quarter	514	65,831	8.98%
3rd Quarter	-	-	-
Total YTD	<u>895</u>	<u>\$121,342</u>	<u>8.21%</u>

	Square Feet	Sales Proceeds (1)	Cap Rate
2008			
1st Quarter	1,316	\$44,100	7.25%
2nd Quarter	1,455	93,710	7.12% (2)
3rd Quarter	3,511	169,151	7.28%
4th Quarter	2,686	119,338	7.16%
Total	<u>8,968</u>	<u>\$426,299</u>	<u>7.21% (2)</u>

(1) Sales proceeds included at ownership share.

(2) Cap rate excludes the sale of one property which was sold pursuant to a fixed price under a tenant purchase option.

	Acquisitions			
	Square Feet	Stabilized Investment	Stabilized Return	Current % Leased
2009				
1st Quarter	-	-	-	-
2nd Quarter	448	\$17,070	8.88%	100%
3rd Quarter	-	-	-	-
Total YTD	<u>448</u>	<u>\$17,070</u>	<u>8.88%</u>	<u>100%</u>
2008				
1st Quarter	789	\$27,953	7.97%	100%
2nd Quarter	176	7,366	7.58%	100%
3rd Quarter	658	26,741	7.57%	100%
4th Quarter	-	-	-	-
Total	<u>1,623</u>	<u>\$62,060</u>	<u>7.75%</u>	<u>100%</u>