



Supplemental Information

March 31, 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 135 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 96 percent interest at March 31, 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 370 bulk distribution industrial properties encompassing approximately 89.5 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 304 suburban office buildings totaling more than 35.7 million square feet (27 percent of total square feet).

Healthcare Properties: Duke owns interests in 22 healthcare buildings totaling approximately 2.2 million square feet (1 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 63 properties classified as Service Center/Other encompassing more than 4.8 million square feet (4 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 more than 7,100 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 107 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 9.0 million square feet of properties serving more than 500 tenants.

Investor Information

Research Coverage

BMO Capital Markets	Paul Adornato	212.885.4170
Citigroup Smith Barney	Michael Bilerman	212.816.1383
Davenport & Company	Rob Norfleet	804.780.2170
Edward Jones & Co.	Tom Kersting	314.515.1849
Friedman Billings Ramsey	Wilkes Graham	703.312.9731
Goldman Sachs	Jay Habermann/Sloan Bohlen	917.343.4260
Green Street Advisors	Michael Knott	949.640.8780
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

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

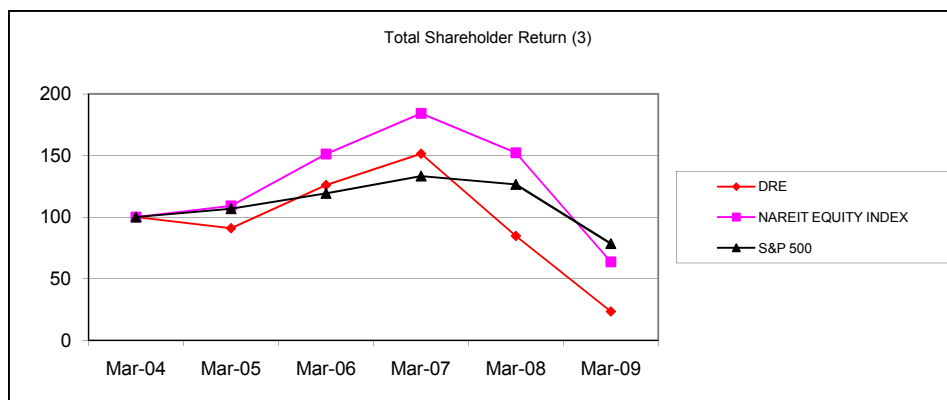
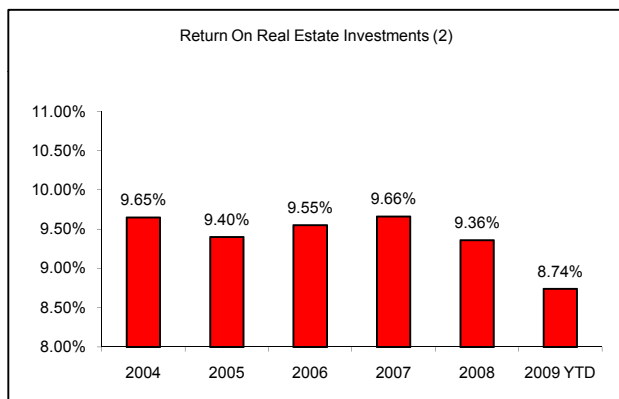
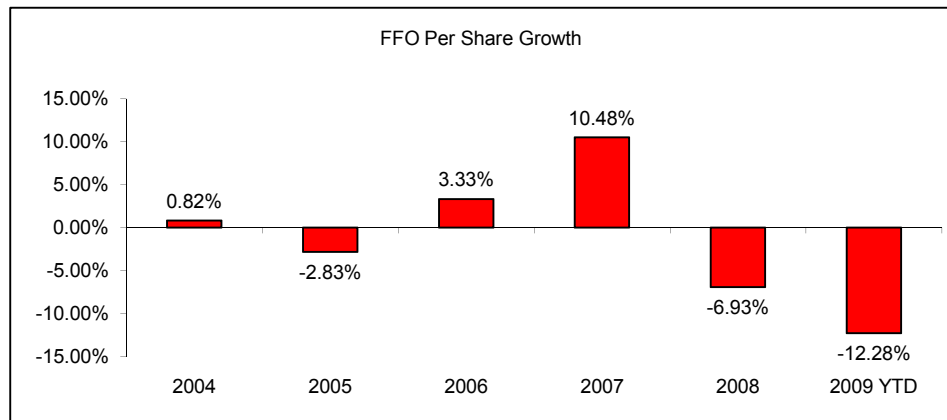
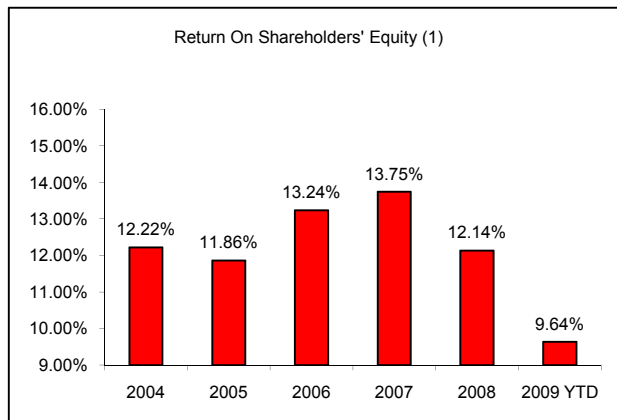
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters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

	1 st Quarter 2008	2 nd Quarter 2008	3 rd Quarter 2008	4 th Quarter 2008	1 st Quarter 2009
High price*	26.01	27.05	27.02	24.12	12.25
Low price*	20.56	21.94	20.62	3.85	4.07
Closing price*	22.81	22.45	24.58	10.96	5.50
Dollar value of average daily trading volume (thousands)*	22,351	15,592	27,311	28,888	21,176
Dividends paid per share	.480	.480	.485	.485	.250
Closing dividend yield	8.4%	8.6%	7.9%	17.7%	18.2%
Closing shares and units outstanding - Basic (thousands)	154,358	154,507	154,748	155,199	155,310
Closing market value of shares and units outstanding (millions)	3,538	3,469	3,804	1,701	854

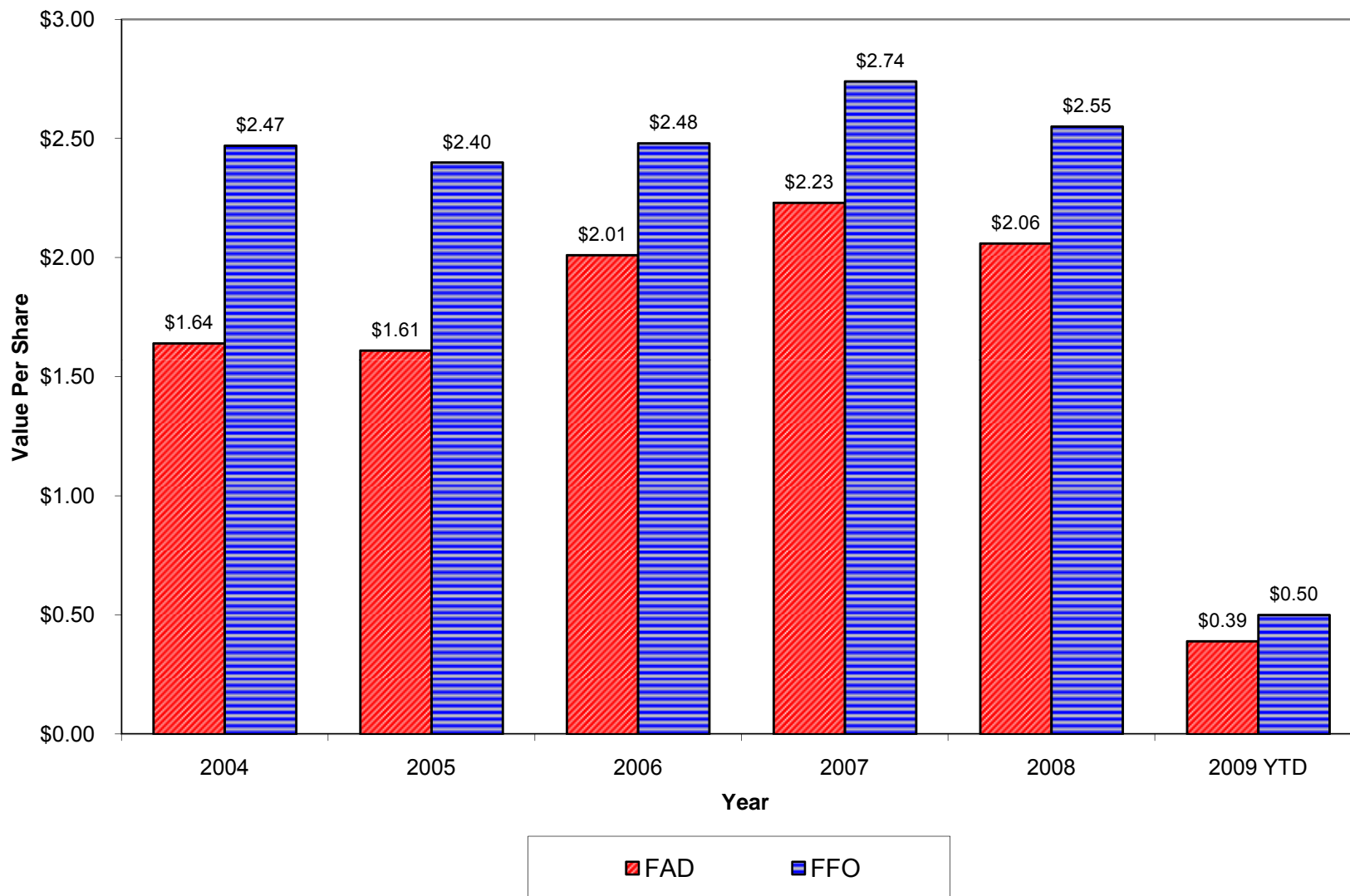
* New York Stock Exchange trades only

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) minus impairment charges on land and buildings and gains 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.
- (3) Includes price appreciation plus reinvested dividends. Duke's 5-year average total return of -25.29% compares to -8.64% for the NAREIT Equity Index, and -4.76% for the S&P 500 Index.

FFO and FAD Per Share



**DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)**

	March 31, 2009	December 31, 2008	September 30, 2008	June 30, 2008	March 31, 2008
ASSETS:					
Rental Property	\$6,266,814	\$6,297,923	\$6,281,725	\$6,123,911	\$5,922,070
Less: Accumulated Depreciation	(1,203,054)	(1,167,113)	(1,121,202)	(1,076,881)	(1,030,569)
Construction in Progress	199,899	159,330	194,734	354,217	445,685
Land Held for Development	811,551	806,379	866,016	836,623	836,245
Net Real Estate Investments	<u>6,075,210</u>	<u>6,096,519</u>	<u>6,221,273</u>	<u>6,237,870</u>	<u>6,173,431</u>
Cash	22,171	22,532	3,470	17,704	15,529
Accounts Receivable	23,684	28,026	22,403	24,084	26,893
Straight-line Rents Receivable	126,410	123,863	123,711	122,207	119,384
Receivables on Construction Contracts	70,747	75,100	93,177	89,851	70,704
Investments in and Advances to Unconsolidated Companies	691,267	693,503	700,637	664,885	665,572
Deferred Financing Costs, Net	45,258	47,907	50,929	53,456	53,480
Deferred Leasing and Other Costs, Net	369,873	369,224	379,190	382,518	383,934
Escrow Deposits and Other Assets	<u>251,799</u>	<u>234,209</u>	<u>248,074</u>	<u>240,494</u>	<u>251,316</u>
Total Assets	<u><u>\$7,676,419</u></u>	<u><u>\$7,690,883</u></u>	<u><u>\$7,842,864</u></u>	<u><u>\$7,833,069</u></u>	<u><u>\$7,760,243</u></u>
LIABILITIES AND SHAREHOLDERS' EQUITY:					
Secured Debt	\$660,621	\$507,351	\$520,034	\$507,031	\$506,071
Unsecured Notes	2,998,363	3,285,980	3,322,840	3,321,194	3,094,572
Unsecured Line of Credit	673,926	483,659	533,709	493,791	635,068
Construction Payables and Amounts due Subcontractors	100,361	105,227	126,978	141,264	131,478
Accrued Real Estate Taxes	80,763	78,483	101,642	83,625	73,483
Accrued Interest	39,925	56,376	44,371	57,568	38,490
Accrued Expenses	26,263	45,059	39,328	27,387	31,398
Other Liabilities	168,720	187,425	145,098	130,155	128,576
Tenant Security Deposits and Prepaid Rents	<u>35,381</u>	<u>41,348</u>	<u>28,457</u>	<u>36,334</u>	<u>38,407</u>
Total Liabilities	<u>4,784,323</u>	<u>4,790,908</u>	<u>4,862,457</u>	<u>4,798,349</u>	<u>4,677,543</u>
Preferred Stock	1,016,625	1,016,625	1,044,000	1,044,000	1,044,000
Common Stock and Additional Paid-in Capital	2,707,145	2,703,997	2,688,748	2,680,368	2,673,238
Accumulated Other Comprehensive Income	(8,036)	(8,652)	(7,902)	(8,472)	(9,719)
Distributions in Excess of Net Income	<u>(882,357)</u>	<u>(867,951)</u>	<u>(815,565)</u>	<u>(755,460)</u>	<u>(700,911)</u>
Total Shareholders' Equity	<u>2,833,377</u>	<u>2,844,019</u>	<u>2,909,281</u>	<u>2,960,436</u>	<u>3,006,608</u>
Non-controlling Interest	58,719	55,956	71,126	74,284	76,092
Total Liabilities and Equity	<u><u>\$7,676,419</u></u>	<u><u>\$7,690,883</u></u>	<u><u>\$7,842,864</u></u>	<u><u>\$7,833,069</u></u>	<u><u>\$7,760,243</u></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		
	March 31, 2009	March 31, 2008	% Change
RENTAL OPERATIONS:			
Rental and Related Revenue	\$220,951	\$211,988	4.23%
Operating Expenses:			
Rental Expenses	54,270	50,366	7.75%
Real Estate Taxes	29,176	25,484	14.49%
Depreciation and Amortization	80,016	75,707	5.69%
	163,462	151,557	7.86%
Equity in Earnings of Unconsolidated Companies	2,527	10,099	-74.98%
Earnings from Rental Operations	60,016	70,530	-14.91%
SERVICE OPERATIONS:			
Revenues:			
Net general contractor revenue	10,209	6,655	53.40%
Service fee revenue	6,542	7,524	-13.05%
Gain on disposition of Build-for-Sale properties, net	195	372	-47.58%
	16,946	14,551	16.46%
Operating Expenses	8,598	10,138	-15.19%
Earnings from Service Operations	8,348	4,413	89.17%
General and Administrative Expense	(9,880)	(12,163)	-18.77%
Earnings from Sales of Land, Net	357	629	-43.24%
Undeveloped Land Carrying Costs	(2,365)	(2,149)	10.05%
Impairment charges	(338)	(808)	-58.17%
Operating Income	56,138	60,452	-7.14%
OTHER INCOME (EXPENSE):			
Interest and Other Income (Expense), Net	123	1,559	-92.11%
Interest Expense	(52,068)	(48,101)	8.25%
Gain on Extinguishment of Debt	33,062	-	
Income from Continuing Operations	37,255	13,910	167.83%
Discontinued Operations:			
Income (Loss) from Discontinued Operations	213	2,705	-92.13%
Gain on Sale of Property	5,119	1,110	361.17%
Income from Discontinued Operations	5,332	3,815	39.76%
Net Income	42,587	17,725	140.27%
Dividends on Preferred Shares	(18,363)	(15,306)	19.97%
Net Income (Loss) Attributable to Noncontrolling Interests	(977)	114	-957.02%
Net Income Available for Common Shareholders	\$23,247	\$2,533	817.77%
Basic net income per common share:			
Continuing Operations	\$0.12	(\$0.01)	-1163.64%
Discontinued Operations	0.03	0.03	30.77%
Total	\$0.15	\$0.02	650.00%
Diluted net income per common share:			
Continuing Operations	\$0.12	(\$0.01)	-1163.64%
Discontinued Operations	0.03	0.03	30.77%
Total	\$0.15	\$0.02	650.00%

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
SUMMARY OF EPS, FFO and FAD
(IN THOUSANDS)

Three Months Ended
March 31
(Unaudited)

	2009			2008			Per Share % Change
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares	\$23,247			\$2,533			
Less Income Allocated to Participating Securities	(515)			(\$330)			
Net Income Per Common Share-Basic	22,732	148,488	\$0.15	2,203	146,331	\$0.02	650.00%
Add back:							
Minority interest in earnings of unitholders	1,060	6,766		138	7,858		
Other common stock equivalents		493			407		
Net Income Available for Common Shares-Diluted	\$23,792	155,747	\$0.15	\$2,341	154,596	\$0.02	650.00%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$23,247	148,488		\$2,533	146,331		
Adjustments:							
Depreciation and Amortization	80,208			79,121			
Company Share of Joint Venture Depreciation and amortization	11,218			6,928			
Earnings from depreciable property sales-wholly owned	(5,119)			(1,110)			
Earnings from depreciable property sales-JV	-			(19)			
Minority interest share of adjustments	(3,761)			(4,326)			
Funds From Operations-Basic	105,793	148,488	\$0.71	83,127	146,331	\$0.57	24.56%
Minority interest in earnings of unitholders	1,060	6,766		138	7,858		
Minority interest share of adjustments	3,761			4,326			
Other common stock equivalents	-	493		-	407		
Funds From Operations-Diluted	\$110,614	155,747	\$0.71	\$87,591	154,596	\$0.57	24.56%
Less gains on extinguishment of debt	(33,062)			-			
Funds From Operations - Diluted, excluding gains on repurchase of debt	\$77,552	155,747	\$0.50	\$87,591	154,596	\$0.57	-12.28%
Funds Available for Distribution							
Funds From Operations-Diluted	\$110,614	155,747	\$0.71	\$87,591	154,596	\$0.57	24.56%
Adjustments:							
Gain on Extinguishment of Debt	(33,062)			-			
Straight-line Rental Income	(6,322)			(5,478)			
Amortization of Above(Below) Market Rents and Concessions	1,723			41			
Stock Based Compensation Expense	2,183			3,443			
Noncash Interest Expense	4,447			4,389			
Second Generation Concessions	(2,422)			-			
Second Generation Tenant Improvements	(6,964)			(10,358)			
Second Generation Leasing Commissions	(7,963)			(7,496)			
Building Improvements	(1,375)			(999)			
Funds Available for Distribution-Diluted	\$60,859	155,747	\$0.39	\$71,133	154,596	\$0.46	-15.22%
Dividends Declared Per Common Share			<u>\$0.250</u>			<u>\$0.480</u>	
Payout Ratio of Diluted Funds From Operations			<u>50.00%</u>			<u>84.21%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>64.10%</u>			<u>104.35%</u>	

Notes

- Q1 2008 net income reflects a reduction of \$1,597 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 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.

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

	Three Months Ended	
	March 31, 2009	March 31, 2008
Properties Comprising Discontinued Operations (1):		
Income Statement:		
Revenues	\$1,854	\$9,469
Expenses:		
Operating	873	2,013
Depreciation and amortization	192	3,414
Operating income	789	4,042
Interest expense	(576)	(1,337)
Gain on sale of property	5,119	1,110
Income from discontinued operations	\$5,332	\$3,815

- (1) The amounts classified in discontinued operations for the periods ended March 31, 2009 and March 31, 2008 are comprised of two properties sold in the three month period ended March 31, 2009 and eight properties sold during the year ended December 31, 2008.
- (2) We had no properties that were held for sale and included in discontinued operations at March 31, 2009.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended		
	March 31, 2009	March 31, 2008	% Change
SELECTED FINANCIAL INFORMATION (1)			
Revenues from Continuing Operations	\$237,897	\$226,539	5.01%
Revenues from Discontinued Operations	1,854	9,469	
Total Revenues	\$239,751	\$236,008	
Net Income Available for Common Shares	\$23,247	\$2,533	817.77%
Funds from Operations - Diluted	\$110,614	\$87,591	26.28%
Earnings Before Interest, Depreciation and Amortization (EBIDA)	\$169,963	\$144,545	17.58%
Interest Expense	\$52,644	\$49,438 (3)	6.48%
Scheduled Principal Payments (normal amortization of secured debt)	\$2,585	\$2,340	10.47%
Capitalized Interest	\$7,499	\$14,436	-48.05%
Dividends on Preferred Shares	\$18,363	\$15,306	19.97%
Common Dividends Paid	\$37,125	\$70,211	-47.12%
Unit Distributions Paid	\$1,691	\$3,777	-55.23%
General and Administrative Expenses	\$9,880	\$12,163	-18.77%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$6,266,814	\$5,922,070	5.82%
Total Assets	\$7,676,419	\$7,760,243	-1.08%
<u>Unencumbered Assets</u>			
Number of Properties	452 (2)	458	
Total Square Feet	67,680	69,460	
Gross Book Value	\$5,682,927	\$5,610,355	
Annual Stabilized NOI	\$535,651	\$557,835	
Total Debt (including financing for projects currently under development)	\$4,332,910	\$4,235,711	
Shareholders' Equity (book value)	\$2,833,377	\$3,006,608	
Common Shares Outstanding	148,547	146,670	
Partnership Units Outstanding	6,763	7,688	
Total Common Shares and Units Outstanding at end of period	155,310	154,358	
Total Preferred Shares Outstanding	40,665	41,760	
Common Shares and Units (market value)	\$854,205	\$3,537,885	
Preferred Shares (redemption value)	1,016,625	1,044,000	
Equity	\$1,870,830	\$4,581,885	
Total Market Capitalization (market value of common equity plus book value of preferred equity and debt)	\$6,203,740	\$8,817,596	

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

(2) Excludes 17 wholly owned properties under development at March 31, 2009 which will be unencumbered upon completion. These properties totaled approximately 1.9 million square feet with total project costs of approximately \$371 million and anticipated stabilized NOI of approximately \$32 million.

(3) Restated 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
STATEMENTS OF FFO
(IN THOUSANDS)

	Three Months Ended		%
	March 31, 2009	March 31, 2008	
RENTAL OPERATIONS			
Revenues:			
Rental and related revenue from continuing operations	\$220,676	\$204,380	7.97%
Lease buyouts	275	7,608	-96.39%
Revenues from continuing rental operations	220,951	211,988	4.23%
Rental and related revenue from discontinued operations	1,854	9,469	-80.42%
	<u>222,805</u>	<u>221,457</u>	0.61%
Operating expenses:			
Rental expenses	54,270	50,366	7.75%
Real estate taxes	29,176	25,484	14.49%
Operating expenses from discontinued operations	873	2,013	-56.63%
	<u>84,319</u>	<u>77,863</u>	8.29%
FFO from rental operations	<u>138,486</u>	<u>143,594</u>	-3.56%
SERVICE OPERATIONS			
Fee Revenues:			
Net general contractor revenue	10,209	6,655	53.40%
Service fee revenue	6,542	7,524	-13.05%
	<u>16,751</u>	<u>14,179</u>	18.14%
Operating expenses	8,598	10,138	-15.19%
FFO from fee based Service Operations	<u>8,153</u>	<u>4,041</u>	101.76%
Gain on sale of build for sale properties, net of tax	195	372	-47.58%
FFO from Service Operations	<u>8,348</u>	<u>4,413</u>	89.17%
UNCONSOLIDATED SUBSIDIARIES			
FFO from operations	13,961	13,109	6.50%
FFO on sale of build for sale properties	39	3,875	-98.99%
FFO from gain on sale of land	0	342	-100.00%
FFO from unconsolidated subsidiaries	<u>14,000</u>	<u>17,326</u>	-19.20%
FFO from Operations	<u>160,834</u>	<u>165,333</u>	-2.72%
Earnings from sales of land	357	629	-43.24%
Undeveloped land carrying costs	(2,365)	(2,149)	10.05%
Impairment charges	(338)	(808)	-58.17%
General and administrative expense	(9,880)	(12,163)	-18.77%
Interest and other income, net	123	1,559	-92.11%
Interest expense	(52,068)	(48,101)	8.25%
Interest expense from discontinued operations	(576)	(1,337)	-56.92%
Dividends on preferred shares	(18,363)	(15,306)	19.97%
Gain on extinguishment of debt	33,062	0	
Noncontrolling interest share of FFO from consolidated subsidiaries	(172)	(66)	160.61%
Diluted Funds from Operations	<u>\$110,614</u>	<u>\$87,591</u>	26.28%
Less gains on extinguishment of debt	(33,062)	0	
Diluted Funds from Operations, excluding gains on extinguishment of debt	<u>\$77,552</u>	<u>\$87,591</u>	-11.46%
Weighted average number of common shares and potential dilutive securities	<u>155,747</u>	<u>154,596</u>	
Diluted FFO per share	<u>\$0.71</u>	<u>\$0.57</u>	24.56%
Diluted FFO per share, excluding gains on extinguishment of debt	<u>\$0.50</u>	<u>\$0.57</u>	-12.28%

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
(IN THOUSANDS)

	Three Months Ended	
	March 31, 2009	March 31, 2008
RATIOS COMPUTED FOR INDUSTRY COMPARISONS: (1)		
<i>FINANCIAL POSITION RATIOS</i>		
Total Debt/Total Book Capitalization Ratio (book value) (%)	51.41%	50.73%
Total Debt/Total Market Capitalization Ratio (market value) (%)	69.84%	48.04%
Secured Debt/Secured Assets (%)	45.78%	47.84%
<i>OPERATIONAL RATIOS</i>		
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend-Gains on Repurchases of Securities /Interest Expense + Pref Div + Capitalized Int. + Prin. Amort.)	1.83	1.87
Interest Coverage Ratio (Funds from Operations + Interest Expense + Pref Div - Gains on Repurchases of Securities/Interest Expense)	2.82	3.08
Return on Common Shareholders' Equity ((Funds from Operations /Average Adjusted Common Equity (book value)) (%)	9.64%	11.03%
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)) (%)	8.74%	9.63%
FFO Payout Ratio (Dividends/Funds from Operations (%))	50.00%	84.21%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	64.10%	104.35%

- (1) All coverage and return ratios computed based on FFO before minority interest in earnings of the Operating Partnership and the minority interest share of FFO adjustments, except for return on shareholders' equity, which is based upon FFO after minority interest.
- (2) Interest expense from the prior year, where applicable, has been restated 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)*.

Duke Realty Corporation
Summary of Unsecured Public Debt Covenants

Covenant	Threshold	Second Quarter '08	Third Quarter '08	Fourth Quarter '08	First Quarter '09
Total Debt to Undepreciated Assets	<60%	51.80%	51.64%	51.18%	51.43%
Debt Service Coverage	>1.5x	3.32	3.25	3.12	3.08
Secured Debt to Undepreciated Assets	<40%	8.57%	8.43%	8.80%	10.67%
Undepreciated Unencumbered Assets to Unsecured Debt	>150%	192.29%	190.21%	193.51%	193.16%

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
Services Operating Expenses	\$ 10,638,533	\$ 13,145,979	\$ 12,014,823	\$ 11,161,144	\$ 46,960,479	\$ 11,175,036
Rental Operating Expenses	9,103,840	9,708,247	10,326,135	10,767,071	39,905,293	10,082,486
General & Administrative Expenses	12,163,432	6,888,476	10,448,575	10,007,113	39,507,596	9,880,110
Capitalized Construc/Dev. Costs	12,593,496	12,748,999	9,295,258	7,221,647	41,859,400	5,906,348
Capitalized Internal Leasing Costs	9,081,949	7,597,785	8,700,764	5,818,299	31,198,797	7,444,696
Total Overhead Costs	\$ 53,581,250	\$ 50,089,486	\$ 50,785,555	\$ 44,975,274	\$ 199,431,565	\$ 44,488,676

Allocation Percentages:

Services Operating Expenses	20%	26%	24%	25%	24%	25%
Rental Operating Expenses	17%	19%	20%	24%	20%	23%
General & Administrative Expenses	23%	14%	21%	22%	20%	22%
Capitalized Construction/Development Costs	24%	25%	18%	16%	21%	13%
Capitalized Internal Leasing Costs	17%	15%	17%	13%	16%	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
Owned Property Occupancy Analysis

	March 31, 2008			June 30, 2008			September 30, 2008			December 31, 2008			March 31, 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 Properties In Service:															
Bulk Distribution	340	74,794,344	93.78%	341	75,781,246	94.06%	348	79,066,690	95.09%	354	82,430,735	93.40%	358	84,814,950	90.11%
Suburban Office	275	31,794,225	91.19%	282	32,530,523	90.91%	285	32,996,920	90.66%	289	33,751,524	89.60%	290	33,750,019	88.00%
Healthcare	9	969,249	92.89%	9	986,609	92.48%	10	1,017,815	92.08%	9	946,300	93.48%	9	945,696	94.32%
Service Center/Other	60	4,720,872	93.93%	59	4,678,647	94.29%	61	4,807,610	93.22%	62	4,829,674	94.38%	62	4,823,200	92.76%
Total	684	112,278,690	93.04%	691	113,977,025	93.16%	704	117,889,035	93.75%	714	121,958,233	92.39%	719	124,333,865	89.67%
Unstabilized Developments In Service: (1)															
Bulk Distribution	15	5,477,335	26.00%	21	8,252,439	32.22%	19	8,019,756	29.63%	15	6,553,156	46.11%	11	4,169,304	43.67%
Suburban Office	14	1,938,444	37.20%	11	1,684,889	36.60%	13	1,842,197	44.10%	9	1,080,433	30.12%	7	790,529	38.19%
Healthcare	2	198,817	68.94%	2	247,991	63.37%	2	240,704	62.86%	2	240,704	66.41%	3	263,024	65.98%
Service Center/Other	3	174,016	68.05%	3	174,016	69.41%	1	38,366	51.92%	-	-	-	-	-	-
Total	34	7,788,612	30.82%	37	10,359,335	34.30%	35	10,141,023	33.13%	26	7,874,293	44.54%	21	5,222,857	43.96%
Total In-Service Portfolio:															
Bulk Distribution	355	80,271,679	89.15%	362	84,033,685	87.99%	367	87,086,446	89.06%	369	88,983,891	89.92%	369	88,984,254	87.93%
Suburban Office	289	33,732,669	88.09%	293	34,215,412	88.24%	298	34,839,117	88.20%	298	34,831,957	87.76%	297	34,540,548	86.86%
Healthcare	11	1,168,066	88.81%	11	1,234,600	86.63%	12	1,258,519	86.49%	11	1,187,004	87.99%	12	1,208,720	88.15%
Service Center/Other	63	4,894,888	93.01%	62	4,852,663	93.40%	62	4,845,976	92.89%	62	4,829,674	94.38%	62	4,823,200	92.76%
Total	718	120,067,302	89.01%	728	124,336,360	88.25%	739	128,030,058	88.95%	740	129,832,526	89.49%	740	129,556,722	87.83%
Properties Under Development:															
Bulk Distribution	18	9,531,923	59.61%	8	5,206,267	81.17%	3	2,412,580	70.32%	1	503,200	0.00%	1	503,200	0.00%
Suburban Office	17	2,135,203	50.55%	13	1,707,869	58.74%	9	1,396,779	76.53%	8	1,249,267	85.12%	7	1,159,517	84.22%
Healthcare	7	619,389	77.72%	10	814,383	83.20%	10	872,740	71.18%	10	909,983	72.95%	10	984,185	68.79%
Service Center/Other	-	-	-	-	-	-	-	-	-	1	20,061	7.11%	1	20,061	21.34%
Total	42	12,286,515	58.95%	31	7,728,519	76.43%	22	4,682,099	72.33%	20	2,682,511	64.44%	19	2,666,963	62.16%
Total Portfolio:															
Bulk Distribution	373	89,803,602	86.02%	370	89,239,952	87.59%	370	89,499,026	88.56%	370	89,487,091	89.42%	370	89,487,454	87.44%
Suburban Office	306	35,867,872	85.85%	306	35,923,281	86.84%	307	36,235,896	87.75%	306	36,081,224	87.67%	304	35,700,065	86.77%
Healthcare	18	1,787,455	84.97%	21	2,048,983	85.27%	22	2,131,259	80.22%	21	2,096,987	81.47%	22	2,192,905	79.46%
Service Center/Other	63	4,894,888	93.01%	62	4,852,663	93.40%	62	4,845,976	92.89%	63	4,849,735	94.02%	63	4,843,261	92.46%
Total	760	132,353,817	86.22%	759	132,064,879	87.56%	761	132,712,157	88.36%	760	132,515,037	88.98%	759	132,223,685	87.31%

(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 30.

	Product Type				Total
	Bulk Distribution	Suburban Office	Healthcare	Service Center/Other	
Wholly Owned Portfolio					
Stabilized in-service NOI (1)					
Rental Income From Continuing Operations	53,766,920	142,710,846	5,626,860	8,662,217	210,766,844
Straight line rental income	(1,108,843)	(3,195,598)	(442,544)	114,772	(4,632,214)
Amortization of above and below market rents	(25,114)	60,634	(25,000)	930	11,451
Lease Termination Fees	(94,387)	(163,222)	-	-	(257,609)
Adjusted Rental Income	52,538,576	139,412,661	5,159,316	8,777,920	205,888,472
Rental Expenses	(15,101,464)	(64,307,106)	(2,449,195)	(3,130,654)	(84,988,418)
Adjusted NOI	37,437,113	75,105,555	2,710,121	5,647,266	120,900,055
Other Adjustments (2)	-	458,659	-	-	458,659
Pro Forma Stabilized Portfolio NOI	37,437,113	75,564,214	2,710,121	5,647,266	121,358,714
Unstabilized in-service NOI (3)					
Rental Income From Continuing Operations	1,273,158	1,347,607	1,527,750	-	4,148,515
Straight line rental income	(253,824)	(672,568)	(59,207)	-	(985,599)
Amortization of above and below market rents	-	-	-	-	-
Lease Termination Fees	-	-	-	-	-
Adjusted Rental Income	1,019,334	675,039	1,468,543	-	3,162,916
Rental Expenses	(274,288)	(454,601)	(559,238)	-	(1,288,127)
Adjusted NOI	745,046	220,438	909,305	-	1,874,789
Other Adjustments (2)	-	-	(6,655)	-	(6,655)
Pro Forma Unstabilized Portfolio NOI	745,046	220,438	902,650	-	1,868,134
Projected Incremental Unstabilized NOI (4)	2,103,202	2,514,553	297,563	-	4,915,318
Adjusted Pro Forma Unstabilized Portfolio NOI	2,848,248	2,734,991	1,200,214	-	6,783,452
Joint Venture Portfolio (Duke Share)					
Stabilized in-service NOI (1)					
Rental Income From Continuing Operations	15,152,012	6,614,414	225,545	4,701,010	26,692,981
Straight line rental income	299,288	(110,902)	(29,487)	(341,246)	(182,347)
Amortization of above and below market rents	1,077	32,174	-	(1)	33,251
Lease Termination Fees	(34,044)	-	-	(471,111)	(505,155)
Adjusted Rental Income	15,418,333	6,535,687	196,058	3,888,652	26,038,730
Rental Expenses	(5,175,503)	(2,266,812)	(46,896)	(1,422,849)	(8,912,061)
Adjusted NOI	10,242,830	4,268,875	149,162	2,465,802	17,126,669
Other Adjustments (2)	-	-	-	-	-
Pro Forma Stabilized Portfolio NOI	10,242,830	4,268,875	149,162	2,465,802	17,126,669
Unstabilized in-service NOI (3)					
Rental Income From Continuing Operations	198,487	-	-	-	198,487
Straight line rental income	(23,084)	-	-	-	(23,084)
Amortization of above and below market rents	-	-	-	-	-
Lease Termination Fees	-	-	-	-	-
Adjusted Rental Income	175,403	-	-	-	175,403
Rental Expenses	(133,482)	-	-	-	(133,482)
Adjusted NOI	41,921	-	-	-	41,921
Other Adjustments (2)	-	-	-	-	-
Pro Forma Unstabilized Portfolio NOI	41,921	-	-	-	41,921
Projected Incremental Unstabilized NOI (4)	209,177	-	-	-	209,177
Adjusted Pro Forma Unstabilized Portfolio NOI	251,098	-	-	-	251,098
Total in-service NOI					
Rental Income From Continuing Operations	70,390,577	150,672,868	7,380,156	13,363,227	241,806,827
Straight line rental income	(1,086,463)	(3,979,068)	(531,238)	(226,474)	(5,823,244)
Amortization of above and below market rents	(24,037)	92,809	(25,000)	930	44,702
Lease Termination Fees	(128,431)	(163,222)	-	(471,111)	(762,764)
Adjusted Rental Income	69,151,646	146,623,386	6,823,917	12,666,571	235,265,521
Rental Expenses	(20,684,737)	(67,028,519)	(3,055,329)	(4,553,503)	(95,322,088)
Adjusted NOI	48,466,909	79,594,868	3,768,588	8,113,068	139,943,433
Other Adjustments (2)	-	458,659	(6,655)	-	452,004
Pro Forma Portfolio NOI	48,466,909	80,053,527	3,761,933	8,113,068	140,395,437
Projected Incremental NOI (4)	2,312,379	2,514,553	297,563	-	5,124,495
Adjusted Pro Forma Portfolio NOI	50,779,288	82,568,079	4,059,497	8,113,068	145,519,932

Note: NOI information is based upon the most recent quarter.

- (1) Represents assets which have reached 90% occupancy or have been in-service over twelve months.
(2) NOI is adjusted to reflect a full quarter of operations for properties that were placed in-service or acquired during the quarter.
(3) Represents buildings in-service that have not reached 90% occupancy and that have been in-service less than 1 year.
(4) Represents the incremental projected quarterly NOI upon stabilization of the current unstabilized portfolio.

**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	100,962	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	129,557	87.83%	2,667	62.16%	132,224	87.31%

(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 March 31, 2009

Primary Market	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			
Indianapolis	19,116,526	3,040,668	288,058	1,077,414	23,522,666	18.93%	\$ 88,242,347	13.11%
Cincinnati	10,198,912	4,787,696	59,546	805,641	15,851,795	12.75%	80,299,561	11.93%
Atlanta	8,028,556	4,087,493	363,174	25,881	12,505,104	10.06%	76,237,348	11.32%
Chicago	5,268,815	2,696,546	56,531	181,409	8,203,301	6.60%	55,104,690	8.18%
Columbus	5,509,005	3,249,328	73,433	-	8,831,766	7.10%	52,552,569	7.80%
Raleigh	1,531,214	2,938,935	-	470,235	4,940,384	3.97%	49,139,047	7.30%
St. Louis	3,315,070	2,930,347	104,954	622,258	6,972,629	5.61%	47,754,329	7.09%
Central Florida	4,268,901	1,572,961	-	84,130	5,925,992	4.77%	34,916,240	5.18%
Nashville	2,959,810	1,499,935	-	158,908	4,618,653	3.71%	32,496,183	4.83%
Washington DC	736,882	2,906,820	-	283,695	3,927,397	3.16%	31,354,242	4.66%
Minneapolis	3,303,319	1,046,620	-	242,798	4,592,737	3.69%	28,457,988	4.23%
Dallas	11,299,946	645,455	-	479,889	12,425,290	9.99%	25,878,085	3.84%
South Florida	-	773,923	-	390,942	1,164,865	0.94%	21,043,660	3.12%
Savannah	5,936,500	-	-	-	5,936,500	4.77%	19,754,038	2.93%
Cleveland	-	1,324,367	-	-	1,324,367	1.07%	13,289,736	1.97%
Houston	434,800	248,925	-	-	683,725	0.55%	5,876,973	0.87%
Phoenix	1,422,485	-	-	-	1,422,485	1.14%	3,393,507	0.50%
Baltimore	462,070	-	-	-	462,070	0.37%	2,661,358	0.40%
Norfolk	466,000	-	-	-	466,000	0.37%	2,290,177	0.34%
Other (3)	556,139	-	-	-	556,139	0.45%	2,717,914	0.40%
Total	84,814,950	33,750,019	945,696	4,823,200	124,333,865	100.00%	\$ 673,459,991	100.00%
	68.22%	27.14%	0.76%	3.88%	100.00%			

Occupancy %

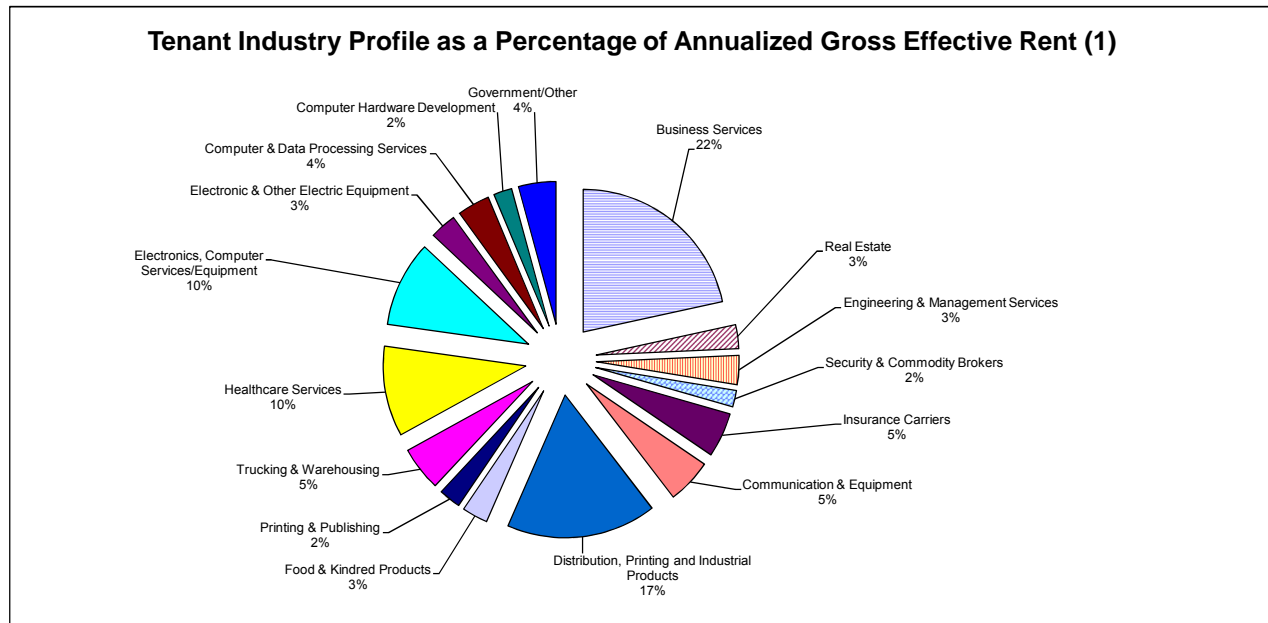
Primary Market	Bulk Distribution	Suburban Office	Healthcare	Service Center/ Other	Overall
Indianapolis	96.80%	92.35%	95.05%	86.92%	95.75%
Cincinnati	88.46%	87.43%	74.03%	96.19%	88.49%
Atlanta	92.30%	87.15%	95.77%	96.29%	90.73%
Chicago	93.67%	87.99%	90.07%	100.00%	91.92%
Columbus	99.99%	92.06%	95.85%	-	97.04%
Raleigh	97.17%	94.64%	-	94.41%	95.40%
St. Louis	77.52%	83.95%	100.00%	96.68%	82.27%
Central Florida	87.28%	85.95%	-	81.05%	86.84%
Nashville	88.95%	90.12%	-	96.64%	89.60%
Washington DC	95.92%	90.39%	-	85.87%	91.10%
Minneapolis	88.43%	75.25%	-	90.36%	85.53%
Dallas	71.74%	70.57%	-	96.01%	72.61%
South Florida	-	94.68%	-	93.42%	94.26%
Savannah	100.00%	-	-	-	100.00%
Cleveland	-	76.12%	-	-	76.12%
Houston	81.66%	89.85%	-	-	84.64%
Phoenix	78.60%	-	-	-	78.60%
Baltimore	100.00%	-	-	-	100.00%
Norfolk	100.00%	-	-	-	100.00%
Other (3)	100.00%	-	-	-	100.00%
Total	90.11%	88.00%	94.32%	92.76%	89.67%

(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
General Services Admin	South Florida	U.S. Government	2010 - 2028	\$14,322	1.56%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2011 - 2018	12,340	1.34%
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	9,375	1.02%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2009 - 2013	8,808	0.96%
Amazon.com	Phoenix	Distribution/Warehousing	2018	8,319	0.91%
Lenovo Inc.	Raleigh	Real Estate	2017 - 2019	8,282	0.90%
St. John's Mercy Health Care	St. Louis	Healthcare Services	2011 - 2027	7,578	0.82%
AT&T	Columbus	Communication & Equipment	2009 - 2020	7,461	0.81%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2012 - 2016	6,821	0.74%
HealthNow New York, Inc.	Buffalo	Financial Services/Insurance	2024	6,758	0.74%
Pearson Education PLC	Indianapolis	Educational Services	2009 - 2019	6,564	0.71%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.70%
Wal Mart	Savannah	Retail	2011 - 2021	5,420	0.59%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,129	0.56%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.56%
Qwest Communications Intl	Columbus	Communication & Equipment	2010 - 2015	5,091	0.55%
Conopco, Inc.	Central Florida	Manufacturing/Agriculture	2018	5,040	0.55%
Tekelek	Raleigh	Marketing/Advertising/Business Services	2013	4,932	0.54%
State Farm Insurance Companies	St. Louis	Insurance Carriers	2009 - 2013	4,862	0.53%
Anheuser-Busch Inbev	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.52%
				\$143,389	15.61%

(1) Represents annual gross effective rents due from tenants in service as of March 31, 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

	Three Months Ended March 31, 2009 and 2008				Twelve Months Ended March 31, 2009 and 2008			
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total
All Properties:								
Number of properties	320	254	56	630	320	254	56	630
Square feet	69,491,511	28,216,743	4,049,544	101,757,798	69,491,511	28,216,743	4,049,544	101,757,798
Percent of in-service properties	78.09%	78.93%	83.96%	78.54%	78.09%	78.93%	83.96%	78.54%
2009 Average occupancy (1)	92.83%	90.12%	93.82%	92.12%	93.29%	91.12%	94.26%	92.73%
Period over period percent change	-0.28%	-1.62%	-0.20%	-0.64%	0.94%	0.40%	0.47%	0.78%
	Three Months Ended March 31				Twelve Months Ended March 31			
	2009	2008	% Change		2009	2008	% Change	
	Bulk Distribution							
Total operating revenues	\$ 80,086,719	\$ 79,659,947	0.54%		\$ 317,447,959	\$ 309,515,148	2.56%	
Total operating expenses	24,310,620	24,287,809	0.09%		88,906,258	86,051,168	3.32%	
Net Operating Income (2)	\$ 55,776,099	\$ 55,372,138	0.73%		\$ 228,541,700	\$ 223,463,980	2.27%	
	Suburban Office							
Total operating revenues	\$ 141,298,095	\$ 140,721,248	0.41%		\$ 563,111,809	\$ 546,429,049	3.05%	
Total operating expenses	60,944,888	59,512,212	2.41%		230,524,368	222,866,301	3.44%	
Net Operating Income (2)	\$ 80,353,207	\$ 81,209,036	-1.05%		\$ 332,587,441	\$ 323,562,748	2.79%	
	Service Center/Other							
Total operating revenues	\$ 13,224,388	\$ 13,338,007	-0.85%		\$ 52,281,187	\$ 51,029,457	2.45%	
Total operating expenses	5,039,101	4,972,243	1.34%		18,437,193	17,777,092	3.71%	
Net Operating Income (2)	\$ 8,185,287	\$ 8,365,764	-2.16%		\$ 33,843,995	\$ 33,252,365	1.78%	
	Total							
Total operating revenues	\$ 234,609,203	\$ 233,719,202	0.38%		\$ 932,840,955	\$ 906,973,654	2.85%	
Total operating expenses	90,294,610	88,772,264	1.71%		337,867,819	326,694,561	3.42%	
Net Operating Income (2)	\$ 144,314,593	\$ 144,946,938	-0.44%		\$ 594,973,136	\$ 580,279,093	2.53%	

(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 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
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of March 31, 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	4,385	\$ 36,307	5%	2,105	\$ 8,319	1,970	\$ 25,296	49	\$ 407	261	\$ 2,285
2010	8,725	66,274	11%	4,764	17,813	3,271	42,109	2	19	688	6,333
2011	10,119	71,511	12%	6,525	25,576	3,280	42,681	44	578	270	2,676
2012	8,742	63,957	10%	5,265	19,530	3,229	41,684	42	561	206	2,182
2013	10,178	90,127	15%	5,247	21,245	4,635	65,757	24	286	272	2,839
2014	9,057	62,305	10%	6,318	23,262	2,574	37,290	23	376	142	1,377
2015	7,091	44,707	7%	5,404	20,535	1,563	22,779	1	29	123	1,364
2016	4,019	27,675	5%	2,560	8,505	1,229	16,528	37	771	193	1,871
2017	4,861	37,061	6%	2,994	11,642	1,469	20,286	119	2,232	279	2,901
2018	3,271	34,950	6%	1,744	8,965	1,163	18,587	323	6,877	41	521
2019 AND THEREAFTER	7,860	76,526	13%	4,621	22,758	2,938	47,123	296	6,523	5	122
	<u>78,308</u>	<u>\$ 611,400</u>	<u>100%</u>	<u>47,547</u>	<u>\$ 188,150</u>	<u>27,321</u>	<u>\$ 380,120</u>	<u>960</u>	<u>\$ 18,659</u>	<u>2,480</u>	<u>\$ 24,471</u>
TOTAL PORTFOLIO SQUARE FEET	<u>89,832</u>			<u>54,416</u>		<u>31,673</u>		<u>1,104</u>		<u>2,639</u>	
PERCENT OCCUPIED	<u>87.18%</u>			<u>87.38%</u>		<u>86.26%</u>		<u>87.03%</u>		<u>94.02%</u>	
JOINT VENTURE PORTFOLIO:											
2009	3,413	\$ 15,009	9%	3,082	\$ 11,388	103	\$ 1,833	-	\$ -	228	\$ 1,788
2010	4,695	22,141	11%	4,331	16,650	285	4,895	-	-	79	596
2011	5,492	22,795	12%	4,979	16,483	279	4,672	-	-	234	1,640
2012	3,533	20,336	11%	2,876	9,903	365	7,596	-	-	292	2,837
2013	2,477	14,048	7%	2,173	7,993	212	4,485	-	-	92	1,570
2014	2,902	10,392	5%	2,723	8,392	48	914	-	-	131	1,086
2015	2,247	23,412	12%	1,338	4,933	853	17,972	-	-	56	507
2016	1,379	9,968	5%	1,037	3,477	231	4,992	-	-	111	1,499
2017	1,750	11,347	6%	1,479	4,761	98	2,297	-	-	173	4,289
2018	3,839	23,130	12%	3,183	11,721	186	3,072	-	-	470	8,337
2019 AND THEREAFTER	3,753	19,969	10%	3,500	12,903	21	578	105	3,602	127	2,886
	<u>35,480</u>	<u>\$ 192,547</u>	<u>100%</u>	<u>30,701</u>	<u>\$ 108,604</u>	<u>2,681</u>	<u>\$ 53,306</u>	<u>105</u>	<u>\$ 3,602</u>	<u>1,993</u>	<u>\$ 27,035</u>
TOTAL PORTFOLIO SQUARE FEET	<u>39,724</u>			<u>34,568</u>		<u>2,867</u>		<u>105</u>		<u>2,184</u>	
PERCENT OCCUPIED	<u>89.31%</u>			<u>88.81%</u>		<u>93.48%</u>		<u>100.00%</u>		<u>91.24%</u>	
WHOLLY OWNED AND JOINT VENTURE PORTFOLIO:											
2009	7,798	\$ 51,316	7%	5,187	\$ 19,707	2,073	\$ 27,129	49	\$ 407	489	\$ 4,073
2010	13,420	88,415	11%	9,095	34,463	3,556	47,004	2	19	767	6,929
2011	15,611	94,306	12%	11,504	42,059	3,559	47,353	44	578	504	4,316
2012	12,275	84,293	10%	8,141	29,433	3,594	49,280	42	561	498	5,019
2013	12,655	104,175	13%	7,420	29,238	4,847	70,242	24	286	364	4,409
2014	11,959	72,697	9%	9,041	31,654	2,622	38,204	23	376	273	2,463
2015	9,338	68,119	8%	6,742	25,468	2,416	40,751	1	29	179	1,871
2016	5,398	37,643	5%	3,597	11,982	1,460	21,520	37	771	304	3,370
2017	6,611	48,408	6%	4,473	16,403	1,567	22,583	119	2,232	452	7,190
2018	7,110	58,080	7%	4,927	20,686	1,349	21,659	323	6,877	511	8,858
2019 AND THEREAFTER	11,613	96,495	12%	8,121	35,661	2,959	47,701	401	10,125	132	3,008
	<u>113,788</u>	<u>\$ 803,947</u>	<u>100%</u>	<u>78,248</u>	<u>\$ 296,754</u>	<u>30,002</u>	<u>\$ 433,426</u>	<u>1,065</u>	<u>\$ 22,261</u>	<u>4,473</u>	<u>\$ 51,506</u>
TOTAL PORTFOLIO SQUARE FEET	<u>129,556</u>			<u>88,984</u>		<u>34,540</u>		<u>1,209</u>		<u>4,823</u>	
PERCENT OCCUPIED	<u>87.83%</u>			<u>87.93%</u>		<u>86.86%</u>		<u>88.15%</u>		<u>92.76%</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 March 31, 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	11.78	2.32	5.09	8.63
	<u>381</u>	<u>5,560,689</u>	<u>\$ 8.75</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>
YEAR TO DATE 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>

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 March 31, 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%)	\$ 2.09	\$ 0.43
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>\$ 3.60</u>	<u>\$ 0.66</u>
YEAR TO DATE 2009										
BULK DISTRIBUTION	39	2,114,491	24	1,460,388	69.07%	4.90	\$ 3.56	(0.99%)	\$ 2.09	\$ 0.43
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>\$ 3.60</u>	<u>\$ 0.66</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>	
YEAR TO DATE 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>	

(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)
March 31, 2009

Year	Mortgages (1)		Unsecured Debt	Credit Facility (2)	Total	Weighted Average Interest Rate of Future Reductions		Weighted Average		
	Amortization	Maturities						Balance	Interest Rate	Weighted Average Maturity (yrs)
2009	\$ 8,790	\$ -	\$ 121,440	\$ -	\$ 130,230	7.78%	Fixed Rate Secured Debt	\$ 650,786	6.49%	7.42
2010	11,315	-	164,728	660,000	836,043	2.09%	Fixed Rate Unsecured Debt	3,013,946	5.95%	4.62
2011	11,470	12,139	866,704	-	890,313	5.14%	Variable Rate Debt and LOC's	682,216	1.23%	1.08
2012	9,607	1,216	200,000	-	210,823	5.90%				
2013	9,648	-	475,000	-	484,648	6.50%	Total	\$ 4,346,948	5.29%	4.48
2014	9,931	22,111	250,000	-	282,042	6.45%				
2015	8,591	-	-	-	8,591	6.28%				
2016	7,786	340,900	150,000	-	498,686	6.16%				
2017	6,287	19,324	450,000	-	475,611	5.94%				
2018	4,435	-	300,000	-	304,435	6.09%				
2019	3,259	147,828	-	-	151,087	7.58%				
Thereafter	24,439	-	50,000	-	74,439	6.84%				
	<u>\$ 115,558</u>	<u>\$ 543,518</u>	<u>\$ 3,027,872</u>	<u>\$ 660,000</u>	<u>\$ 4,346,948</u>	5.29%				

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

(2) Credit Facility Summary:

<u>Commitment</u>	<u>Balance O/S @ 3/31</u>	<u>Maturity</u>	<u>Blended Rate @ 3/31</u>
\$ 1,300,000	\$ 660,000	January 2010*	1.19%

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

Preferred Stock/Unit Summary

<u>Security</u>	<u>Dividend Rate</u>	<u>Liquidation Preference</u>	<u>Depositary Shares Outstanding</u>	<u>Optional Redemption Date</u>
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
March 31, 2009

	Remaining 2009 (1)	2010	2011	2012	Totals
Uses					
Development					
Current Development Pipeline	\$ 154,925	\$ 39,275	\$ -	\$ -	\$ 194,200
Unstabilized Projects In-Service	45,335	40,000	57,670	-	143,005
Remaining Development Project Costs to be Funded	<u>200,260</u>	<u>79,275</u>	<u>57,670</u>	<u>-</u>	<u>337,205</u>
Debt Maturities					
Wholly Owned Maturities	\$ 121,440	\$ 164,730	\$ 890,450	\$ 201,215	\$ 1,377,835
Wholly Owned Debt Amortization	8,790	11,315	11,470	9,605	41,180
Joint Venture (Duke Share), net of projected refinancing	9,000	95	100,000	43,780	152,875
Total Debt Maturities (except amortization)	<u>139,230</u>	<u>176,140</u>	<u>1,001,920</u>	<u>254,600</u>	<u>1,571,890</u>
Total Remaining Project Costs and Debt Maturities	<u><u>\$ 339,490</u></u>	<u><u>\$ 255,415</u></u>	<u><u>\$ 1,059,590</u></u>	<u><u>\$ 254,600</u></u>	<u><u>\$ 1,909,095</u></u>
Sources					
Known					
Common Stock Offering- net proceeds	\$ 551,860	\$ -	\$ -	\$ -	\$ 551,860
Potential					
Secured Financing	\$ 480,000	\$ 100,000	\$ 100,000	\$ -	\$ 680,000
Asset Dispositions and joint venture contributions	355,000	245,000	270,000	225,000	1,095,000
	<u>\$ 835,000</u>	<u>\$ 345,000</u>	<u>\$ 370,000</u>	<u>\$ 225,000</u>	<u>\$ 1,775,000</u>
Funding Excess (Required) from All Sources	<u><u>\$ 1,047,370</u></u>	<u><u>\$ 89,585</u></u>	<u><u>\$ (689,590)</u></u>	<u><u>\$ (29,600)</u></u>	<u><u>\$ 417,765</u></u>
Projected Line Balance beginning of period	\$ 660,000	\$ -	\$ -	\$ 212,635	
Projected Borrowings (Paydowns), net of projected available cash balance	(660,000)	-	212,635	29,600	
Projected Line balance- end of period	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 212,635</u>	<u>\$ 242,235</u>	
Projected cash balance-end of period	<u>\$ 387,370</u>	<u>\$ 476,955</u>	<u>\$ -</u>	<u>\$ -</u>	

(1) Represents source and uses from 4/1/09 through 12/31/09.

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
March 31, 2009

	Eaton/Vance	Dugan Realty, LLC	Dugan Texas, LLC	CBRE Realty Trust Industrial JV	Dugan Millenia, LLC	Park Creek	Duke Chesterfield Rehab, LLC	Anderson Retail (3)	Other	Total
In-Service Properties										
Bulk Distribution	11	94	32	6	-	9	-	-	2	154
Suburban Office	20	1	-	1	3	-	1	-	1	27
Service Center/Other	-	11	5	-	-	2	-	2	1	21
Under Development Properties										
Bulk Distribution	-	1	-	-	-	-	-	-	-	1
Suburban Office	-	-	-	-	-	-	-	-	1	1
Total Number of Properties	31	107	37	7	3	11	1	2	5	204
Percent Leased	96.73%	88.03%	74.59%	100.00%	73.14%	94.28%	100.00%	90.25%	77.29%	87.83%
Square Feet In-Service (in 000's):										
Bulk Distribution	659	19,873	6,778	5,173	-	1,875	-	-	211	34,569
Suburban Office	2,146	36	-	180	415	-	105	-	90	2,972
Service Center/Other	-	633	480	-	-	191	-	675	206	2,185
	<u>2,805</u>	<u>20,542</u>	<u>7,258</u>	<u>5,353</u>	<u>415</u>	<u>2,066</u>	<u>105</u>	<u>675</u>	<u>507</u>	<u>39,726</u>
Square Feet Under Development (in 000's):										
Bulk Distribution	-	503	-	-	-	-	-	-	-	503
Suburban Office	-	-	-	-	-	-	-	-	301	301
	<u>-</u>	<u>503</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>301</u>	<u>804</u>
Total Square Feet (in 000's)	2,805	21,045	7,258	5,353	415	2,066	105	675	808	40,530
Company Effective Ownership Percentage	30.0%	50.0%	50.0%	20.0%	50.0%	10.0%	20.0%	50.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)										
Real Estate Assets	\$ 566,387	\$ 591,253	\$ 237,457	\$ 255,917	\$ 45,046	\$ 40,098	\$ 35,116	\$ 181,918	\$ 18,291	\$1,971,483
Construction In Progress	574	14,550	150	-	937	15	-	-	38,421	54,647
Land Held for Development	-	3,747	2,223	-	5,788	-	-	10,802	13,010	35,570
Other Assets	77,476	40,477	15,527	29,008	4,346	6,346	3,742	13,985	7,745	198,652
Total Assets	\$ 644,437	\$ 650,027	\$ 255,357	\$ 284,925	\$ 56,117	\$ 46,459	\$ 38,858	\$ 206,705	\$ 77,467	\$2,260,352
Debt	\$ 476,043	\$ 317,327	\$ 17,948	\$ 150,000	\$ -	\$ 23,483	\$ 22,000	\$ -	\$ 27,837	\$1,034,638
Other Liabilities	9,069	25,599	5,629	3,383	1,531	3,603	986	174,087	8,027	231,914
Equity	159,325	307,101	231,780	131,542	54,586	19,373	15,872	32,618	41,603	993,800
Total Liabilities and Equity	\$ 644,437	\$ 650,027	\$ 255,357	\$ 284,925	\$ 56,117	\$ 46,459	\$ 38,858	\$ 206,705	\$ 77,467	\$2,260,352
Selected QTD Financial Information (C)										
QTD Share of Rental Revenue (in 000's)	\$5,859	\$11,150	\$4,199	\$1,216	\$971	\$225	\$226	\$2,636	\$489	\$26,971
QTD Share of In-Service Property Unlevered NOI (in 000's)	\$3,758	\$7,777	\$2,735	\$690	\$589	\$140	\$149	\$1,490	\$317	\$17,645
QTD Share of Interest Expense (in 000's)	\$1,984	\$2,766	\$53	\$429	\$0	\$38	\$64	\$0	\$94	\$5,428
QTD Share of EBITDA (in 000's)	\$3,866	\$7,148	\$2,725	\$1,003	\$497	\$140	\$179	\$1,831	\$306	\$17,695
Interest Rate (B)	(1)	(2)	6.60%	5.58%	N/A	6.48%	5.59%	N/A	(4)	N/A
Company Share of Debt (in 000's)	\$142,813	\$158,663	\$8,974	\$30,000	\$0	\$2,348	\$4,400	N/A	\$13,577	\$360,775
Debt Maturity Date	(1)	(2)	1/14	10/13	N/A	4/09	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) \$7,711 at a fixed rate of 8.21% maturing December of 2015, ii) \$13,551 at a fixed rate of 6.00% maturing March 2016, iii) \$30,265 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) \$16,691 at a fixed rate of 5.57% maturing December 2019, vii) \$36,932 at a fixed rate of 5.89% maturing January 2020, viii) \$8,655 at a fixed rate of 8.33% maturing November 2023, ix) \$24,686 at a fixed rate of 6.39% maturing August 2014.

(2) This debt consists of three separate loans: i) \$87,562 at a fixed rate of 5.92% maturing September 2012, ii) \$29,765 at a variable rate of Euro plus 90 basis points maturing September 2009, and iii) \$200,000 at a fixed rate of 7.52% maturing October 2010.

(3) Represents two joint ventures that developed lifestyle centers. Duke advanced all funds for construction of these assets which is reflected in other liabilities in the amount of \$173,009. Both assets have reached occupancy rates above 85% as of March 31, 2009. As Duke has significant risk in these assets from funding all costs, we intend to buy-out our partner in these two ventures during the second quarter of 2009 and will begin fully consolidating these assets.

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

Debt balance consists of five separate loans: i) \$353 at a fixed rate of 5.87% maturing April of 2010 ii) \$415 at a fixed rate of 8.13% maturing April 2010 iii) \$9,125 at a fixed rate of 7.39% maturing June 2011, iv) \$664 at a variable rate of Libor + 2.0% maturing June 2010, v) \$17,295 at a variable rate of Libor + 1% maturing April 2011.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
March 31, 2009

	West End Retail (1)	All Points Industrial	Linden Development (3)	DRCS, LLC	3630 Peachtree	Total
In-Service Properties						
Bulk Distribution	-	1	-	1	-	2
Service Center/Other	-	-	-	-	-	-
Under Development Properties						
Bulk Distribution	-	1	-	-	-	1
Suburban Office	-	-	-	-	1	1
Service Center/Other	1	-	-	-	-	1
Total Number of Properties	1	2	-	1	1	5
Percent Leased	38.39%	28.89%	0.00%	0.00%	0.00%	32.72%
Square Feet In-Service (in 000's):						
Bulk Distribution	-	280	-	937	-	1,217
	-	280	-	937	-	1,217
Square Feet Under Development (in 000's):						
Bulk Distribution	-	534	-	-	-	534
Suburban Office	-	-	-	-	435	435
Service Center/Other	380	-	-	-	-	380
	380	534	-	-	435	1,349
Total Square Feet (in 000's)	380	814	-	937	435	2,566
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)						
Real Estate Assets	\$ -	\$ 10,165	\$ -	\$ 20,871	\$ -	\$ 31,036
Construction In Progress	72,832	12,588	47	1,101	76,205	162,773
Land Held for Development	432	54,932	89,121	735	-	145,220
Other Assets	3,595	5,193	1,894	18,740	20	29,442
Total Assets	\$ 76,859	\$ 82,878	\$ 91,062	\$ 41,447	\$ 76,225	\$ 368,471
Debt	\$ 43,800	\$ 51,677	\$ 42,474	\$ 16,513	\$ 58,703	\$ 213,167
Other Liabilities	637	1,661	8,612	1,482	3,115	15,507
Equity	32,422	29,540	39,976	23,452	14,407	139,797
Total Liabilities and Equity	\$ 76,859	\$ 82,878	\$ 91,062	\$ 41,447	\$ 76,225	\$ 368,471
Selected QTD Financial Information (C)						
QTD Share of Rental Revenue (in 000's)	\$0	\$126	\$0	\$0	\$0	\$126
QTD Share of In-Service Property Unlevered NOI (in 0	\$0	\$90	\$0	\$3	\$0	\$93
QTD Share of Interest Expense (in 000's)	\$0	\$170	\$0	\$12	\$0	\$182
QTD Share of EBITDA (in 000's)	\$0	\$40	(\$12)	\$18	\$0	\$46
Interest Rate (B)	(1)	(2)	L+3.50%	L+1.045	(4)	N/A
Company Share of Debt (in 000's)	\$21,900	\$25,839	\$21,237	\$8,257	\$29,352	\$106,585
Debt Maturity Date	(1)	(2)	11/10	10/09	(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 consist 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 \$29,400.

(2) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 150 basis points maturing September 2010, with a current amount outstanding of \$23,844 and (ii) land acquisition line of credit at LIBOR plus 160 basis points maturing September 2010, with a current amount outstanding of \$27,833.

(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 is a variable rate loan of LIBOR plus 135 basis points maturing July 2011, with a current amount outstanding of \$58,703.

DUKE REALTY CORPORATION
JOINT VENTURE DEBT MATURITY SUMMARY (000's)
March 31, 2009

<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>Weighted Average Interest Rate</u>	<u>Weighted Average Maturity (yrs)</u>
2009	\$ 859	\$ 25,484	\$ 26,343	(1) 2.74%	Fixed Rate Secured Debt	\$ 336,242	6.29%	5.52
2010	1,063	173,471	174,534	(2) 6.01%	Fixed Rate Unsecured Debt	-	-	-
2011	977	42,371	43,348	2.91%	Variable Rate Debt and LOC's	130,209	2.07%	2.11
2012	1,000	43,781	44,781	5.96%				
2013	1,069	30,000	31,069	5.68%	Total	\$ 466,451	5.11%	4.57
2014	943	15,171	16,114	6.52%				
2015	905	1,742	2,647	7.18%				
2016	659	11,242	11,901	6.19%				
2017	564	100,350	100,914	(3) 5.42%				
2018	603	-	603	6.61%				
2019	631	3,825	4,456	5.95%				
Thereafter	1,048	8,693	9,741	6.61%				
	<u>\$ 10,321</u>	<u>\$ 456,130</u>	<u>\$ 466,451</u>	5.11%				

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

(1) Significant Maturities include:

- a) \$14.9m unsecured line of credit within Dugan Realty joint venture due September 2009
- b) \$8.3m secured construction loan within Rickenbacker joint venture due October 2009

(2) Significant Maturities include:

- a) \$11.9m secured construction loan and \$13.9m secured land loan within Browning Duke joint venture due September 2010
- b) \$14.7m unsecured construction line of credit and \$7.2m secured land loan within AD West End joint venture due September 2010
- c) \$100m secured loan within Dugan Realty joint venture due October 2010
- d) \$21.2m secured land loan within Linden Development joint venture due November 2010

(3) Significant Maturities include:

- a) Two secured loans totaling \$100.3m within Eaton Vance joint venture due March 2017

Wholly Owned

Project	Product	Market	Own %	Square Feet (000s)	Stabilized Project Costs (000s)	Occup. %	Stabilized Return	Costs Funded	
								to Date (000s)	Remaining (000s)
Sawgrass Pointe II	Office	South Florida	100%	92		100%			
Celebration Office Center	Office	Central Florida	100%	101		100%			
St. Francis Hospital MOB	Healthcare	Indianapolis	100%	20		100%			
Market at Perimeter Park-Bld A	Retail	Raleigh	100%	20		21%			
Baylor Administration Building	Healthcare	Dallas	100%	81		100%			
Baylor Plano MOB	Healthcare	Dallas	100%	141		7%			
Projected In-Service Second Quarter 2009				456	\$ 93,885	68%	8.74%	\$ 74,760	\$ 19,125
Elsevier	Office	St. Louis	100%	146		100%			
Saint Joseph Regional MOB	Healthcare	Indianapolis	100%	206		75%			
Projected In-Service Third Quarter 2009				352	\$ 64,822	85%	8.62%	\$ 40,245	\$ 24,577
Anson Medical Office Building	Healthcare	Indianapolis	100%	44		88%			
St. Elizabeth East MOB A	Healthcare	Indianapolis	100%	66		73%			
St. Elizabeth East MOB B	Healthcare	Indianapolis	100%	60		60%			
Lakeside Crossing Office Two	Office	St. Louis	100%	116		100%			
Projected In-Service Fourth Quarter 2009				285	\$ 55,578	84%	9.21%	\$ 18,820	\$ 36,759
North Pointe at Union Centre I	Office	Cincinnati	100%	202		100%			
Seton Hays MOB I	Healthcare	Dallas	100%	97		20%			
North Pointe at Union Ctr II	Office	Cincinnati	100%	202		100%			
Baylor Arlington	Healthcare	Dallas	100%	57		100%			
Veteran's Administration OPC	Healthcare	Dallas	100%	213		100%			
Projected In-Service Thereafter				771	\$ 156,637	90%	8.07%	\$ 40,732	\$ 115,905
Wholly Owned Developments Under Construction				1,863	\$ 370,924	83%	8.50%	\$ 174,557	\$ 196,367 (1)

Joint Venture

Project	Product	Market	Own %	Square Feet (000s)	Stabilized Project Costs (000s)	Occup. %	Stabilized Return	(at 100% Ownership)		(at Duke ownership share)		
								to Date (000s)	Remaining (000s)	Stabilized Project Costs (000s)	Costs Funded to Date (000s)	Remaining (000s)
Crossroads 5	Industrial	Chicago	50%	503		0%						
AllPoints Midwest	Industrial	Indianapolis	50%	534		0%						
Projected In-Service Second Quarter 2009				1,037	\$ 36,994	0%	8.09%	\$ 26,215	\$ 10,779	\$ 18,497	\$ 13,108	\$ 5,389
3630 Peachtree	Office	Atlanta	50%	435		0%						
The Shops at West End	Retail	Minneapolis	50%	380		38%						
Projected In-Service Third Quarter 2009				816	\$ 256,920	18%	7.20%	\$ 148,150	\$ 108,770	\$ 128,460	\$ 74,075	\$ 54,385
CAPTRUST Tower	Office	Raleigh	50%	300		39%						
Projected In-Service Fourth Quarter 2009				300	\$ 79,114	39%	8.01%	\$ 40,237	\$ 38,877	\$ 39,557	\$ 20,118	\$ 19,439
Joint Venture Developments Under Construction				2,153	\$ 373,028	12%	7.46%	\$ 214,602	\$ 158,426 (2)	\$ 186,514	\$ 107,301	\$ 79,213 (2)

(1) Represents Duke funding commitment. As of March 31, 2009, available capacity on Duke's credit facility is \$625 million.

(2) Development projects are funded within each joint venture through specific financing arrangements. See pages 29-30 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	6,160	69%	\$ 675,969	8.66%	1,258	71%	\$ 230,188	7.82%	7,417	69%	\$ 906,157	8.45%
2008:												
1st Quarter	3,231	63%	185,936	8.24%	416	80%	29,372	9.09%	3,647	65%	215,308	8.35%
2nd Quarter	4,209	61%	276,544	8.25%	600	59%	24,110	8.33%	4,809	61%	300,654	8.26%
3rd Quarter	3,869	82%	278,040	8.40%	-	-	-	-	3,869	82%	278,040	8.40%
4th Quarter	1,619	80%	89,952	8.41%	-	-	-	-	1,619	80%	89,952	8.41%
2008 Total	12,927	70%	\$ 830,471	8.31%	1,016	68%	\$ 53,481	8.75%	13,943	70%	\$ 883,953	8.34%
2009:												
1st Quarter	112	90%	18,290	8.72%	-	-	-	-	112	90%	18,290	8.72%
2009 Total YTD	112	90%	\$ 18,290	8.72%	-	-	-	-	112	90%	\$ 18,290	8.72%

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%
Total YTD	381	\$55,511	7.42%

	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	8,968	\$426,299	7.21% (2)

(1) Sales proceeds shown at ownership share.

(2) Cap rate excludes the sale of a 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	-	-	-	-
Total YTD	-	-	-	-
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	1,623	\$62,060	7.75%	100%

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of March 31, 2009

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Atlanta</u>						
Wholly Owned	477	6,111	85	1,819	561	7,930
Joint Venture	99	1,187	24	150	123	1,337
Options	-	-	-	-	-	-
	<u>575</u>	<u>7,298</u>	<u>109</u>	<u>1,969</u>	<u>684</u>	<u>9,267</u>
<u>Baltimore</u>						
Wholly Owned	122	2,310	-	-	122	2,310
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>122</u>	<u>2,310</u>	<u>-</u>	<u>-</u>	<u>122</u>	<u>2,310</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	322	6,584	54	1,082	376	7,666
Joint Venture	-	-	-	-	-	-
Options	-	-	11	164	11	164
	<u>322</u>	<u>6,584</u>	<u>65</u>	<u>1,245</u>	<u>387</u>	<u>7,830</u>
<u>Cincinnati</u>						
Wholly Owned	68	1,413	82	1,648	150	3,062
Joint Venture	14	247	-	-	14	247
Options	-	-	-	-	-	-
	<u>82</u>	<u>1,660</u>	<u>82</u>	<u>1,648</u>	<u>165</u>	<u>3,309</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	92	2,045	103	1,505	196	3,550
Joint Venture	-	-	-	-	-	-
Options	1,404	19,875	-	-	1,404	19,875
	<u>1,496</u>	<u>21,920</u>	<u>103</u>	<u>1,505</u>	<u>1,599</u>	<u>23,425</u>
<u>Dallas</u>						
Wholly Owned	84	1,751	72	1,040	156	2,791
Joint Venture	19	272	-	-	19	272
Options	-	-	-	-	-	-
	<u>103</u>	<u>2,023</u>	<u>72</u>	<u>1,040</u>	<u>174</u>	<u>3,063</u>
<u>Houston</u>						
Wholly Owned	235	3,940	25	397	261	4,337
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>235</u>	<u>3,940</u>	<u>25</u>	<u>397</u>	<u>261</u>	<u>4,337</u>
<u>Indianapolis</u>						
Wholly Owned	257	4,186	38	881	295	5,067
Joint Venture	998	16,106	-	-	998	16,106
Options	124	1,993	-	-	124	1,993
	<u>1,379</u>	<u>22,285</u>	<u>38</u>	<u>881</u>	<u>1,416</u>	<u>23,166</u>
<u>Anson (1)</u>						
Wholly Owned	-	-	39	543	39	543
Joint Venture	-	-	-	-	-	-
Options	-	-	151	1,000	151	1,000
	<u>-</u>	<u>-</u>	<u>189</u>	<u>1,543</u>	<u>189</u>	<u>1,543</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of March 31, 2009

	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	-	-	0	-	0	-
Options	-	-	-	-	-	-
	<u>119</u>	<u>1,245</u>	<u>33</u>	<u>1,992</u>	<u>152</u>	<u>3,237</u>
Nashville						
Wholly Owned	176	2,827	49	725	225	3,552
Joint Venture	-	-	-	-	-	-
Options	35	272	-	-	35	272
	<u>211</u>	<u>3,099</u>	<u>49</u>	<u>725</u>	<u>260</u>	<u>3,824</u>
New Jersey						
Wholly Owned	-	-	-	-	-	-
Joint Venture	57	1,140	-	-	57	1,140
Options	-	-	-	-	-	-
	<u>57</u>	<u>1,140</u>	<u>-</u>	<u>-</u>	<u>57</u>	<u>1,140</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	139	1,709	145	1,774
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>6</u>	<u>65</u>	<u>139</u>	<u>1,709</u>	<u>145</u>	<u>1,774</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	72	1,092	58	809	130	1,901
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>72</u>	<u>1,092</u>	<u>58</u>	<u>809</u>	<u>130</u>	<u>1,901</u>
Southern California						
Wholly Owned	37	773	-	-	37	773
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>37</u>	<u>773</u>	<u>-</u>	<u>-</u>	<u>37</u>	<u>773</u>
St. Louis						
Wholly Owned	384	6,203	24	402	408	6,606
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>384</u>	<u>6,203</u>	<u>24</u>	<u>402</u>	<u>408</u>	<u>6,606</u>
Washington DC						
Wholly Owned	35	542	48	900	83	1,442
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>35</u>	<u>542</u>	<u>48</u>	<u>900</u>	<u>83</u>	<u>1,442</u>
Total Wholly Owned	2,803	46,105	933	16,687	3,736	62,792
Total Joint Venture	1,187	18,952	37	405	1,224	19,358
Total Options	1,562	22,141	162	1,164	1,724	23,304
	<u>5,552</u>	<u>87,198</u>	<u>1,131</u>	<u>18,257</u>	<u>6,684</u>	<u>105,454</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 more than 400 acres of land for disposition or potential retail development within Duke business parks. If fully developed the acreage could support approximately 1.7 million square feet of development.