

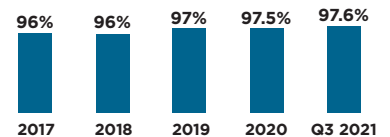


Paddock 2, Avenel, New Jersey — 267,000-square-foot, build-to-suit for FreezPak Logistics located in Exit 12 submarket.

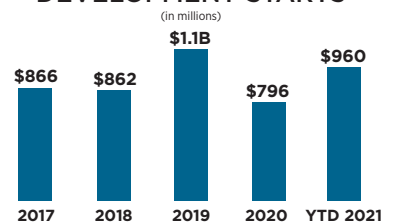
Q3 2021 AT-A-GLANCE

- 98.3% leased stabilized, in-service portfolio
- 9.5 million square feet of leases signed
- Tenant retention of 86.2% for the quarter after considering immediate backfills
- 35% growth in annualized net effective rents on 2nd generation new and renewal leases; 22% growth on a cash basis
- 3.8% increase in same-property net operating income for the three months ended September 30, 2021 compared to the same period in 2020
- Core FFO/diluted share of \$0.46 per diluted share for the quarter
- Total outstanding development pipeline of 8.4 million square feet totaling \$1.1 billion that is 60% pre-leased
- Acquired 1 building for \$24 million
- Disposed of 22 buildings for proceeds of \$738 million

IN-SERVICE PERCENT LEASED



DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of logistics real estate
- 160 million rentable square feet in 19 major U.S. logistics markets
- Component of S&P 500 Index
- Strong balance sheet, liquidity and access to capital
- Investment-grade debt ratings of BBB+/Baa1 by Standard & Poor's and Moody's, respectively
- Services include:
 - Leasing
 - Property management
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of September 30, 2021)

NYSE.....	DRE
Price.....	\$47.87
52-Wk Range	\$36.60-53.73
Annualized Dividend.....	\$1.02
Dividend Yield	2.1%
Equity Market Cap.....	\$18.4 billion
Total Market Cap.....	\$21.8 billion

RECENT TRANSACTIONS

DEVELOPMENT



RGLP Intermodal South 9756 – Columbus, OH
574,560-square-foot speculative building with direct rail service via Norfolk Southern



1865 Mountain View Avenue – Redlands, CA
304,262-square-foot speculative building in Inland Empire East submarket



1570 South Washington Avenue – Piscataway, NJ
216,892-square-foot speculative building in Exit 10/287 Corridor submarket

ACQUISITIONS



468 South Humane Way – Pomona, CA
63,265-square-foot warehouse in San Gabriel Valley submarket; 100% leased to a family-owned manufacturer and distributor of quality garments and gifts

LEASES



2000 Centre Court – East Point, GA
239,024-square-foot lease with a global transportation, e-commerce and business services company



110 North 25th Avenue – Bellwood, IL
299,520-square-foot lease with a snack food manufacturer



728 West Rider Street – Perris, CA
1.2M-square-foot lease with a global 3PL

SELECTED FINANCIAL DATA

(in thousands)

	Q3 2021	Q3 2020
Assets	\$ 10,048,377	\$ 8,743,025
Total shareholders' equity (GAAP)	\$ 5,950,299	\$ 5,018,219
PER SHARE:		
NAREIT FFO – diluted*	\$ 0.40	\$ 0.39
Core FFO – diluted*	\$ 0.46	\$ 0.40

* FFO definitions and reconciliation to net income attributable to common shareholders are provided in the company's quarterly financial supplement available in the Investor Relations section of the Duke Realty website.

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