



Supplemental Information

September 30, 2010

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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 March 1, 2010 for additional information concerning these risks.

DUKE REALTY CORPORATION

About Duke Realty

Duke Realty specializes in the ownership, management and development of office, industrial, and medical office real estate. In terms of market capitalization, Duke Realty is the largest publicly traded, vertically integrated office/industrial/medical office real estate company in the United States. The company owns, maintains an interest in, or has under development more than 135 million rentable square feet in 18 major U.S. cities. Duke Realty 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

Our mission is to build, own, lease and manage industrial, office and healthcare properties with a focus on customer satisfaction while maximizing shareholder value.

Structure of the Company

Duke Realty 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. Our property operations are conducted through a partnership in which Duke Realty is the sole general partner owning a 98 percent interest at September 30, 2010. 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 Realty. Duke Realty is also the sole general partner in another partnership which conducts our service operations.

Product Review

Bulk Distribution Industrial Properties: Duke Realty owns interests in 423 bulk distribution industrial properties encompassing more than 96.3 million square feet (71 percent of total square feet). These properties are primarily warehouse facilities with clear ceiling heights of 20 feet or more. This also includes 50 light industrial buildings, also known as flex buildings, totaling 3.3 million square feet.

Suburban Office Properties: Duke Realty owns interests in 291 suburban office buildings totaling approximately 35.1 million square feet (26 percent of total square feet).

Medical Office Properties: Duke Realty owns interests in 24 medical office buildings totaling approximately 2.7 million square feet (2 percent of total square feet).

Retail Properties: Duke Realty owns interests in 8 retail buildings encompassing more than 1.4 million square feet (1 percent of total square feet).

Land: Duke Realty owns or controls through options or joint ventures more than 6,500 acres of land located primarily in its existing business parks. The land is ready for immediate use and is primarily unencumbered by debt. Approximately 102 million square feet of additional space can be developed on these sites and all of the land is zoned for either office, industrial, medical office, or retail development.

Service Operations: As a fully integrated Company, Duke Realty provides property and asset management, development, leasing and construction services to third party owners in addition to its own properties. Our current property management base for third parties includes approximately 7.9 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
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
J.P. Morgan	Tony Paolone	212-622-6682
UBS	Ross Nussbaum	212-713-2484

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 Realty's web site at <http://www.dukerealty.com>

Stock Information

Duke Realty's common stock is traded on the New York Stock Exchange (symbol: DRE).
Duke Realty's Series J preferred stock is traded on the New York Stock Exchange (symbol: DRE PRJ).
Duke Realty's Series K preferred stock is traded on the New York Stock Exchange (symbol: DRE PRK).
Duke Realty's Series L preferred stock is traded on the New York Stock Exchange (symbol: DRE PRL).
Duke Realty's Series M preferred stock is traded on the New York Stock Exchange (symbol: DRE PRM).
Duke Realty's Series N preferred stock is traded on the New York Stock Exchange (symbol: DRE PRN).
Duke Realty'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 Realty 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):

	3rd Quarter 2009	4th Quarter 2009	1st Quarter 2010	2nd Quarter 2010	3rd Quarter 2010
High price*	13.71	12.90	13.37	14.35	12.60
Low price*	7.45	10.84	10.26	10.66	10.19
Closing price*	12.01	12.17	12.40	11.35	11.59
Dividends paid per share	.170	.170	.170	.170	.170
Closing dividend yield	5.7%	5.6%	5.5%	6.0%	5.9%
Closing shares and units outstanding - Basic (thousands)	230,611	230,638	230,854	257,335	257,409

* New York Stock Exchange trades only

FFO and AFFO Reporting Definitions

Funds from Operations (“FFO”): FFO is computed in accordance with standards established by the National Association of Real Estate Investment Trusts (“NAREIT”). NAREIT defines FFO as net income (loss) before non-controlling interest and excluding gains (losses) on sales of depreciable property and extraordinary items (computed in accordance with generally accepted accounting principles (“GAAP”)); plus real estate related depreciation and amortization, and after similar adjustments for unconsolidated joint ventures. We believe FFO to be most directly comparable to net income as defined by GAAP. We believe that FFO should be examined in conjunction with net income (as defined by GAAP) as presented in the financial statements accompanying this release. FFO does not represent a measure of liquidity, nor is it indicative of funds available for our cash needs, including our ability to make cash distributions to shareholders.

Core Funds from Operations (“Core FFO”): Core FFO is computed as FFO adjusted for certain items that are generally non-cash in nature and that materially distort the comparative measurement of company performance over time. The adjustments include impairment charges, tax expenses or benefit related to either changes in deferred tax asset valuation allowances or changes in tax exposure accruals that were established as the result of the adoption of new accounting principles (collectively referred to as “other income tax items”), gains (losses) on debt transactions, gains (losses) on the repurchases of preferred stock and gains (losses) on and related costs of acquisitions. Although our calculation of Core FFO differs from NAREIT’s definition of FFO and may not be comparable to that of other REITs and real estate companies, we believe it provides a meaningful supplemental measure of our operating performance.

Adjusted Funds from Operations (“AFFO”): AFFO is defined by the company as Core FFO (as defined below), less recurring building improvements and second generation capital expenditures, and adjusted for certain non-cash items including straight line rental income, non-cash components of interest expense and stock compensation expense, and after similar adjustments for unconsolidated partnerships and joint ventures.

DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)

	September 30, 2010	June 30, 2010	March 31, 2010	December 31, 2009	September 30, 2009
ASSETS:					
Rental Property	\$6,901,320	\$6,318,248	\$6,298,396	\$6,390,119	\$6,432,630
Less: Accumulated Depreciation	(1,394,450)	(1,357,939)	(1,313,671)	(1,311,733)	(1,274,728)
Construction in Progress	86,930	79,971	88,485	103,298	144,748
Undeveloped Land	638,962	643,832	655,947	660,723	666,175
Net Real Estate Investments	<u>6,232,762</u>	<u>5,684,112</u>	<u>5,729,157</u>	<u>5,842,407</u>	<u>5,968,825</u>
Cash	20,849	256,265	30,999	147,322	155,914
Accounts Receivable	26,040	19,382	20,798	20,604	23,880
Straight-line Rents Receivable	138,604	136,944	133,138	131,934	132,763
Receivables on Construction Contracts	19,611	55,532	40,982	18,755	32,446
Investments in and Advances to Unconsolidated Companies	357,217	518,157	516,356	501,121	483,882
Deferred Financing Costs, Net	46,452	49,195	51,302	54,489	45,997
Deferred Leasing and Other Costs, Net	500,279	355,248	360,702	371,286	382,784
Escrow Deposits and Other Assets	<u>217,974</u>	<u>226,852</u>	<u>208,834</u>	<u>216,361</u>	<u>212,455</u>
Total Assets	<u>\$7,559,788</u>	<u>\$7,301,687</u>	<u>\$7,092,268</u>	<u>\$7,304,279</u>	<u>\$7,438,946</u>
LIABILITIES AND EQUITY:					
Secured Debt	\$1,069,348	\$788,850	\$785,769	\$785,797	\$783,425
Unsecured Notes	2,948,271	2,929,603	2,938,688	3,052,465	3,133,879
Unsecured Line of Credit	97,980	16,083	15,876	15,770	15,299
Construction Payables and Amounts due Subcontractors	38,197	73,165	58,568	43,147	66,790
Accrued Real Estate Taxes	126,702	90,049	80,986	84,347	114,529
Accrued Interest	36,067	60,351	36,612	62,971	40,701
Accrued Expenses	47,636	35,058	27,733	48,758	35,815
Other Liabilities	130,509	188,239	194,901	198,906	203,426
Tenant Security Deposits and Prepaid Rents	<u>40,819</u>	<u>38,989</u>	<u>35,947</u>	<u>44,258</u>	<u>37,142</u>
Total Liabilities	<u>4,535,529</u>	<u>4,220,387</u>	<u>4,175,080</u>	<u>4,336,419</u>	<u>4,431,006</u>
Preferred Stock	907,275	960,957	1,016,625	1,016,625	1,016,625
Common Stock and Additional Paid-in Capital	3,573,835	3,571,901	3,273,760	3,269,436	3,267,510
Accumulated Other Comprehensive Loss	(2,184)	(2,888)	(4,906)	(5,630)	(6,440)
Distributions in Excess of Net Income	<u>(1,499,605)</u>	<u>(1,490,099)</u>	<u>(1,409,048)</u>	<u>(1,355,086)</u>	<u>(1,313,103)</u>
Total Shareholders' Equity	<u>2,979,321</u>	<u>3,039,871</u>	<u>2,876,431</u>	<u>2,925,345</u>	<u>2,964,592</u>
Non-controlling Interest	<u>44,938</u>	<u>41,429</u>	<u>40,757</u>	<u>42,515</u>	<u>43,348</u>
Total Liabilities and Equity	<u>\$7,559,788</u>	<u>\$7,301,687</u>	<u>\$7,092,268</u>	<u>\$7,304,279</u>	<u>\$7,438,946</u>

Note: The acquisition of our partner's 50% interest in Dugan Realty, L.L.C. took place on July 1, 2010.

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Nine Months Ended		
	September 30, 2010	September 30, 2009	% Change	September 30, 2010	September 30, 2009	% Change
Revenues:						
Rental and related revenue	\$238,920	\$219,082	9.06%	\$674,413	\$653,078	3.27%
General contractor and service fee revenue	132,351	100,880	31.20%	414,391	335,412	23.55%
	<u>371,271</u>	<u>319,962</u>	16.04%	<u>1,088,804</u>	<u>988,490</u>	10.15%
Expenses:						
Rental expenses	50,261	49,030	2.51%	151,221	150,021	0.80%
Real estate taxes	34,405	29,202	17.82%	93,381	86,722	7.68%
General contractor and other services expenses	124,653	96,241	29.52%	392,433	319,352	22.88%
Depreciation and amortization	97,323	85,880	13.32%	261,748	248,870	5.17%
	<u>306,642</u>	<u>260,353</u>	17.78%	<u>898,783</u>	<u>804,965</u>	11.65%
Other Operating Activities:						
Equity in earnings of unconsolidated companies	580	2,364	-75.47%	7,525	7,353	2.34%
Gain (loss) on sale of properties	(125)	0		6,917	0	
Earnings from sales of land	0	0		0	357	-100.00%
Undeveloped land carrying costs	(2,359)	(2,601)	9.30%	(7,152)	(7,646)	6.46%
Impairment charges	(1,860)	(274,572)	99.32%	(9,834)	(291,521)	96.63%
Other operating expenses	(580)	(323)	-79.57%	(1,002)	(843)	-18.86%
General and administrative expense	(8,476)	(11,233)	24.54%	(31,171)	(34,713)	10.20%
	<u>(12,820)</u>	<u>(286,365)</u>	95.52%	<u>(34,717)</u>	<u>(327,013)</u>	89.38%
Operating income (loss)	51,809	(226,756)	122.85%	155,304	(143,488)	208.23%
Other Income (Expense):						
Interest and other income, net	149	796	-81.28%	504	924	-45.45%
Interest expense	(64,049)	(56,180)	-14.01%	(182,771)	(157,260)	-16.22%
Gain (loss) on debt transactions	(167)	(13,631)	98.77%	(16,294)	20,880	-178.04%
Gain (loss) on business combinations, net	57,513	0		57,513	(999)	5857.06%
Income (loss) from continuing operations before income taxes	45,255	(295,771)	115.30%	14,256	(279,943)	105.09%
Income tax benefit	0	4,326	-100.00%	0	10,220	-100.00%
Other income tax items	1,126	(12,273)	109.17%	1,126	(12,273)	109.17%
Income (loss) from continuing operations	46,381	(303,718)	115.27%	15,382	(281,996)	105.45%
Discontinued Operations:						
Income (loss) before impairment charges and gain on sales	(473)	(160)	-195.63%	(322)	1,211	-126.59%
Impairment charges	0	(10,273)	100.00%	0	(11,045)	-100.00%
Gain on sale of depreciable properties	11,527	0		24,383	5,168	371.81%
Income (loss) from discontinued operations	11,054	(10,433)	205.95%	24,061	(4,666)	615.67%
Net income (loss)	57,435	(314,151)	118.28%	39,443	(286,662)	113.76%
Dividends on preferred shares	(16,726)	(18,363)	8.91%	(53,452)	(55,089)	2.97%
Adjustments for repurchase of preferred shares	(5,652)	0		(10,144)	0	
Net (income) loss attributable to noncontrolling interests	(993)	9,632	-110.31%	562	11,583	-95.15%
Net income (loss) attributable to common shareholders	<u>\$34,064</u>	<u>(\$322,882)</u>	110.55%	<u>(\$23,591)</u>	<u>(\$330,168)</u>	92.85%
Basic net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	\$0.09	(\$1.40)	106.43%	(\$0.21)	(\$1.69)	87.57%
Discontinued operations attributable to common shareholders	\$0.04	(\$0.04)	200.00%	\$0.10	(\$0.02)	600.00%
Total	<u>\$0.13</u>	<u>(\$1.44)</u>	109.03%	<u>(\$0.11)</u>	<u>(\$1.71)</u>	93.57%
Diluted net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	\$0.09	(\$1.40)	106.43%	(\$0.21)	(\$1.69)	87.57%
Discontinued operations attributable to common shareholders	\$0.04	(\$0.04)	200.00%	\$0.10	(\$0.02)	600.00%
Total	<u>\$0.13</u>	<u>(\$1.44)</u>	109.03%	<u>(\$0.11)</u>	<u>(\$1.71)</u>	93.57%

DUKE REALTY CORPORATION
STATEMENTS OF FFO
(IN THOUSANDS)

	Three Months Ended		Nine Months Ended	
	September 30, 2010	September 30, 2009	September 30, 2010	September 30, 2009
RENTAL OPERATIONS				
Revenues:				
Rental and related revenue from continuing operations	\$236,625	\$217,597	\$667,435	\$646,640
Lease buyouts	2,295	1,485	6,978	6,438
Revenues from continuing rental operations	<u>238,920</u>	219,082	<u>674,413</u>	653,078
Rental and related revenue from discontinued operations	764	4,931	6,352	18,917
	<u>239,684</u>	224,013	<u>680,765</u>	671,995
Operating expenses:				
Rental expenses	50,261	49,030	151,221	150,021
Real estate taxes	34,405	29,202	93,381	86,722
Operating expenses from discontinued operations	296	1,785	2,151	6,720
	<u>84,962</u>	80,017	<u>246,753</u>	243,463
	<u>154,722</u>	143,996	<u>434,012</u>	428,532
FFO from rental operations				
	<u>154,722</u>	143,996	<u>434,012</u>	428,532
SERVICE OPERATIONS				
General contractor and service fee revenue	132,351	100,880	414,391	335,412
General contractor and other services expenses	124,653	96,241	392,433	319,352
FFO from fee based Service Operations, pre-tax	<u>7,698</u>	4,639	<u>21,958</u>	16,060
UNCONSOLIDATED SUBSIDIARIES				
FFO from rental operations	7,606	11,150	32,604	36,055
FFO on construction contract	683	0	995	0
FFO from unconsolidated subsidiaries	<u>8,289</u>	11,150	<u>33,599</u>	36,055
FFO from Operations	<u>170,709</u>	159,785	<u>489,569</u>	480,647
Earnings from sales of land	0	0	0	357
Undeveloped land carrying costs	(2,359)	(2,601)	(7,152)	(7,646)
Impairment charges included in continuing operations	(1,860)	(274,572)	(9,834)	(291,521)
Impairment charges included in discontinued operations	0	(10,273)	0	(11,045)
Other operating expenses	(580)	(323)	(1,002)	(843)
General and administrative expense	(8,476)	(11,233)	(31,171)	(34,713)
Interest and other income, net	149	796	504	924
Interest expense	(64,049)	(56,180)	(182,771)	(157,260)
Interest expense from discontinued operations	(351)	(1,539)	(2,185)	(5,183)
Dividends on preferred shares	(16,726)	(18,363)	(53,452)	(55,089)
Gain (loss) on debt transactions	(167)	(13,631)	(16,294)	20,880
Adjustments for repurchase of preferred shares	(5,652)	0	(10,144)	0
Gain (loss) on business combinations, net	57,513	0	57,513	(999)
Income tax benefit	0	4,326	0	10,220
Other income tax items	1,126	(12,273)	1,126	(12,273)
Noncontrolling interest share of FFO from consolidated subsidiaries	(325)	(156)	(1,169)	(516)
Diluted Funds from Operations	<u>\$128,952</u>	(\$236,237)	<u>\$233,538</u>	(\$64,060)
Add back loss (gain) on debt transactions	167	13,631	16,294	(20,880)
Add back adjustments for repurchase of preferred shares	5,652	0	10,144	0
Add back impairments of land, buildings and JV investments	1,860	284,845	9,834	302,209
Add back loss (gain) on business combinations	(57,513)	0	(57,513)	999
Add back other income tax items	(1,126)	12,273	(1,126)	12,273
Diluted Core Funds from Operations	<u>\$77,992</u>	<u>\$74,512</u>	<u>\$211,171</u>	<u>\$230,541</u>
Weighted average number of common shares and potential dilutive securities	<u>260,004</u>	231,671	<u>243,292</u>	201,114
Diluted FFO per share	<u>\$0.50</u>	(\$1.02)	<u>\$0.96</u>	(\$0.32)
Diluted Core FFO per share	<u>\$0.30</u>	\$0.32	<u>\$0.87</u>	\$1.15

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

	Three Months Ended September 30 (Unaudited)						Per Share % Change
	2010			2009			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income (Loss) Attributable to Common Shares	\$34,064			(\$322,882)			
Less: Dividends on share-based awards expected to vest	(694)			(391)			
Net Income (Loss) Per Common Share-Basic	33,370	251,866	\$0.13	(323,273)	223,952	(\$1.44)	109.03%
Add back:							
Noncontrolling interest in earnings of unitholders	1,041	5,517		-	-		
Other potentially dilutive securities							
Net Income (Loss) Attributable to Common Shares-Diluted	\$34,411	257,383	\$0.13	(\$323,273)	223,952	(\$1.44)	109.03%
Reconciliation to Funds From Operations ("FFO")							
Net Income (Loss) Attributable to Common Shares	\$34,064	251,866		(\$322,882)	223,952		
Adjustments:							
Depreciation and amortization	97,913			87,647			
Company share of joint venture depreciation and amortization	7,336			8,543			
Earnings from depreciable property sales-wholly owned, discontinued operations	(11,527)			-			
Earnings from depreciable property sales-wholly owned, continuing operations	125			-			
Earnings from depreciable property sales-JV	-			-			
Noncontrolling interest share of adjustments	(2,018)			(2,771)			
Funds From Operations-Basic	125,893	251,866	\$0.50	(229,463)	223,952	(\$1.02)	149.02%
Noncontrolling interest in income (loss) of unitholders	1,041	5,517		(9,545)	6,646		
Noncontrolling interest share of adjustments	2,018			2,771			
Other potentially dilutive securities		2,621			1,073		
Funds From Operations-Diluted	\$128,952	260,004	\$0.50	(\$236,237)	231,671	(\$1.02)	149.02%
Loss on debt transactions	167			13,631			
Adjustments for repurchase of preferred shares	5,652			-			
Impairment charges	1,860			284,845			
Gain on business combinations, net	(57,513)			-			
Other income tax items	(1,126)			12,273			
Core Funds From Operations - Diluted	\$77,992	260,004	\$0.30	\$74,512	231,671	\$0.32	-6.25%
Adjusted Funds From Operations							
Core Funds From Operations - Diluted	\$77,992	260,004	\$0.30	\$74,512	231,671	\$0.32	-6.25%
Adjustments:							
Straight-line Rental Income	(3,675)			(7,682)			
Amortization of Above/Below Market Rents and Concessions	3,481			2,004			
Stock Based Compensation Expense	3,010			1,905			
Noncash Interest Expense	2,113			4,129			
Second Generation Concessions	(615)			(984)			
Second Generation Tenant Improvements	(27,793)			(7,112)			
Second Generation Leasing Commissions	(6,246)			(9,522)			
Building Improvements	(2,406)			(2,487)			
Adjusted Funds From Operations - Diluted	\$45,861	260,004	\$0.18	\$54,763	231,671	\$0.24	-25.00%
Dividends Declared Per Common Share			<u>\$0.170</u>			<u>\$0.170</u>	
Payout Ratio of Core Funds From Operations - Diluted			<u>56.67%</u>			<u>53.13%</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>94.44%</u>			<u>70.83%</u>	

Notes

- 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 AFFO
(IN THOUSANDS)

	Nine Months Ended September 30 (Unaudited)						
	2010			2009			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	Per Share % Change
Net Loss Attributable to Common Shares	(\$23,591)			(\$330,168)			
Less: Dividends on share-based awards expected to vest	(1,699)			(1,366)			
Net Loss Per Common Share-Basic	<u>(25,290)</u>	234,468	(\$0.11)	<u>(331,534)</u>	193,520	(\$1.71)	93.57%
Add back:							
Noncontrolling interest in earnings of unitholders	-	-		-	-		
Other potentially dilutive securities	-	-		-	-		
Net Loss Attributable to Common Shares-Diluted	<u>(\$25,290)</u>	<u>234,468</u>	<u>(\$0.11)</u>	<u>(\$331,534)</u>	<u>193,520</u>	<u>(\$1.71)</u>	93.57%
Reconciliation to Funds From Operations ("FFO")							
Net Loss Attributable to Common Shares	(\$23,591)	234,468		(\$330,168)	193,520		
Adjustments:							
Depreciation and amortization	264,086			254,673			
Company share of joint venture depreciation and amortization	27,271			28,013			
Earnings from depreciable property sales-wholly owned, discontinued operations	(24,383)			(5,168)			
Earnings from depreciable property sales-wholly owned, continuing operations	(6,917)			-			
Earnings from depreciable property sales-JV	(2,308)			-			
Noncontrolling interest share of adjustments	(6,611)			(9,302)			
Funds From Operations-Basic	<u>227,547</u>	<u>234,468</u>	\$0.97	<u>(61,952)</u>	<u>193,520</u>	(\$0.32)	403.13%
Noncontrolling interest in loss of unitholders	(620)	6,172		(11,410)	6,711		
Noncontrolling interest share of adjustments	6,611			9,302			
Other potentially dilutive securities		2,652			883		
Funds From Operations-Diluted	<u>\$233,538</u>	<u>243,292</u>	<u>\$0.96</u>	<u>(\$64,060)</u>	<u>201,114</u>	<u>(\$0.32)</u>	400.00%
Loss (gain) on debt transactions	16,294			(20,880)			
Adjustments for repurchase of preferred shares	10,144			-			
Impairment charges	9,834			302,209			
Loss (gain) on business combinations, net	(57,513)			999			
Other income tax items	(1,126)			12,273			
Core Funds From Operations - Diluted	<u>\$211,171</u>	<u>243,292</u>	<u>\$0.87</u>	<u>\$230,541</u>	<u>201,114</u>	<u>\$1.15</u>	-24.35%
Adjusted Funds From Operations							
Core Funds From Operations - Diluted	\$211,171	243,292	\$0.87	\$230,541	201,114	\$1.15	-24.35%
Adjustments:							
Straight-line Rental Income	(14,938)			(17,731)			
Amortization of Above(Below) Market Rents and Concessions	7,724			5,713			
Stock Based Compensation Expense	9,609			8,905			
Noncash Interest Expense	9,500			12,691			
Second Generation Concessions	(3,013)			(4,865)			
Second Generation Tenant Improvements	(40,549)			(24,608)			
Second Generation Leasing Commissions	(24,962)			(28,738)			
Building Improvements	(4,651)			(5,932)			
Adjusted Funds From Operations - Diluted	<u>\$149,891</u>	<u>243,292</u>	<u>\$0.62</u>	<u>\$175,976</u>	<u>201,114</u>	<u>\$0.88</u>	-29.55%
Dividends Declared Per Common Share			<u>\$0.510</u>			<u>\$0.590</u>	
Payout Ratio of Core Funds From Operations - Diluted			<u>58.62%</u>			<u>51.30%</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>82.26%</u>			<u>67.05%</u>	

Notes

- 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 DISCLOSURE
(IN THOUSANDS)

	Three Months Ended		Nine Months Ended	
	<u>September 30, 2010</u>	September 30, 2009	<u>September 30, 2010</u>	September 30, 2009
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$764	\$4,931	\$6,352	\$18,917
Operating expenses	(296)	(1,785)	(2,151)	(6,720)
Depreciation and amortization	(590)	(1,767)	(2,338)	(5,803)
Operating income (loss)	(122)	1,379	1,863	6,394
Interest expense	(351)	(1,539)	(2,185)	(5,183)
Impairment charges	0	(10,273)	0	(11,045)
Gain on sale of depreciable properties	11,527	0	24,383	5,168
Income (loss) from discontinued operations	<u>\$11,054</u>	<u>(\$10,433)</u>	<u>\$24,061</u>	<u>(\$4,666)</u>

- (1) The amounts classified in discontinued operations for the periods ended September 30, 2010 and September 30, 2009 are comprised of one property that is currently held for sale, 17 properties sold in the nine-month period ended September 30, 2010 and five properties sold during the year ended December 31, 2009.

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

	Three Months Ended			Nine Months Ended		
	September 30, 2010	September 30, 2009	% Change	September 30, 2010	September 30, 2009	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$371,271	\$319,962	16.04%	\$1,088,804	\$988,490	10.15%
Revenues from Discontinued Operations	764	4,931	-84.51%	6,352	18,917	-66.42%
Total Revenues	\$372,035	\$324,893		\$1,095,156	\$1,007,407	
Net income (loss) attributable to common shareholders	\$34,064	(\$322,882)	110.55%	(\$23,591)	(\$330,168)	92.85%
Funds from Operations - Diluted	\$128,952	(\$236,237)	154.59%	\$233,538	(\$64,060)	464.56%
Core Funds from Operations - Diluted	\$77,992	\$74,512	4.67%	\$211,171	\$230,541	-8.40%
Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA)	\$218,622	(\$160,838)	235.93%	\$487,359	\$132,507	267.80%
Less Gains on Depreciable Property Sales	(11,402)	0		(31,300)	(5,168)	-505.65%
Less Gains on Land Sales	0	0	0.00%	0	(357)	100.00%
Less Gains (Losses) on Business Combinations	(57,513)	0		(57,513)	999	-5857.06%
Add Impairment Charges	1,860	284,845	-99.35%	9,834	302,566	-96.75%
Add Losses (Gains) on Debt Transactions	167	13,631	-98.77%	16,294	(20,880)	178.04%
Add Severance Charges	466	575	-18.96%	1,130	6,723	-83.19%
Core EBITDA	\$152,200	\$138,213	10.12%	\$425,804	\$416,390	2.26%
<u>Components of Fixed Charges</u>						
Interest Expense, including discontinued operations	\$64,400	\$57,719	11.58%	\$184,956	\$162,443	13.86%
Company's Share of JV Interest Expense	3,339	5,456	-38.80%	14,109	16,573	-14.87%
Capitalized Interest	2,968	6,653	-55.39%	10,166	21,024	-51.65%
Non-cash Deferred Financing Charges Included in Interest Expense	(3,399)	(3,387)	-0.35%	(10,491)	(10,134)	-3.52%
Interest Costs for Fixed Charge Reporting	\$67,308	\$66,441	1.30%	\$198,740	\$189,906	4.65%
Scheduled Principal Payments (normal amortization of secured debt)	3,497	3,216	8.74%	8,814	8,824	-0.11%
Dividends on Preferred Shares	16,726	18,363	-8.91%	53,452	55,089	-2.97%
Total Fixed Charges	\$87,531	\$88,020	-0.56%	\$261,006	\$253,819	2.83%
Common Dividends Paid	\$42,857	\$38,075	12.56%	\$119,116	\$113,251	5.18%
Unit Distributions Paid	\$904	\$1,128	-19.86%	\$3,139	\$3,961	-20.75%
General and Administrative Expenses	\$8,476	\$11,233	-24.54%	\$31,171	\$34,713	-10.20%
Real Estate Investments Before Depreciation (excludes undeveloped land and CIP)	\$6,901,320	\$6,432,630	7.29%	\$6,901,320	\$6,432,630	7.29%
Total Assets	\$7,559,788	\$7,438,946	1.62%	\$7,559,788	\$7,438,946	1.62%
<u>Unencumbered Consolidated Assets</u>						
Number of Properties	449 (2)	448		449 (2)	448	
Total Square Feet	67,323	63,435		67,323	63,435	
Gross Book Value	\$5,653,193	\$5,578,427		\$5,653,193	\$5,578,427	
Annual Stabilized NOI	\$544,992	\$541,012		\$544,992	\$541,012	
Total Debt (including financing for projects currently under development)	\$4,115,599	\$3,932,603		\$4,115,599	\$3,932,603	
Shareholders' Equity (book value)	\$2,979,321	\$2,964,592		\$2,979,321	\$2,964,592	
Common Shares Outstanding	252,117	223,981		252,117	223,981	
Partnership Units Outstanding	5,291	6,630		5,291	6,630	
Total Common Shares and Units Outstanding at end of period	257,408	230,611		257,408	230,611	
Weighted Average Shares Outstanding - Basic FFO	251,866	223,952		234,468	193,520	
Weighted Average Shares Outstanding - Diluted FFO	260,004	231,671		243,292	201,114	

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

(2) Excludes three wholly owned properties under development at September 30, 2010 which will be unencumbered upon completion. These properties totaled approximately 1.6 million square feet with total project costs of more than \$109 million and anticipated stabilized NOI of approximately \$9 million.

DUKE REALTY CORPORATION

	Three Months Ended		Nine Months Ended	
	September 30, 2010	September 30, 2009	September 30, 2010	September 30, 2009
RATIOS COMPUTED FOR INDUSTRY PURPOSES				
<i>FINANCIAL POSITION</i>				
Effective Leverage (Debt + Preferred Stock / Total Assets + Accumulated Depreciation)	56.09%	56.80%	56.09%	56.80%
<i>OPERATIONAL</i>				
Fixed Charge Coverage Ratio (Core Funds from Operations (<i>Diluted</i>) + Interest Expense + Company's Share of JV Interest Expense + Pref Dividends) / (Interest Expense + Company's Share of JV Interest Expense + Capitalized Int. - Deferred Financing Cost Amort. + Prin. Amort. + Pref. Div.)	1.77 (1)	1.90 (1)	1.77 (1)	1.90 (1)
Net Debt (Debt - Cash) to Core EBITDA (Net Income + Interest Expense + Depr Expense + Income Tax Expense (Benefit) - Gains on Sales of Land and Depreciable Property - Gain (Loss) on Debt Transactions - Gain (Loss) on Business Combinations + Impairment Charges + Severance Charges)	7.22 (1)	6.53 (1)	7.22 (1)	6.53 (1)
Net Debt (Debt - Cash) + Preferred Equity to Core EBITDA	8.82 (1)	8.29 (1)	8.82 (1)	8.29 (1)
Return on Common Shareholders' Equity (Core Funds from Operations (<i>Basic</i>) / Average Adjusted Common Equity (book value)) (%)	8.83%	9.11%	8.24%	9.44%
Return on Real Estate Investments (Core Funds from Operations from Operating Real Estate Investments (<i>Diluted</i>) + Interest Expense + Preferred Dividends + Land Carry + General and Administrative Expense - Earnings from Service Operations) / (Adjusted Average Operating Real Estate Investments, as defined (book value)) (%)	8.68%	8.53%	8.44%	8.62%
Core FFO Payout Ratio (Dividends/Core Funds from Operations (%))	56.67%	53.13%	58.62%	51.30%
AFFO Payout Ratio (Dividends/Adjusted Funds From Operations (%))	94.44%	70.83%	82.26%	67.05%

(1) Based on results from a rolling twelve-month period ended September 30, 2010 and September 30, 2009, respectively.

Duke Realty
Summary of Unsecured Public Debt Covenants

Covenant	Threshold	Fourth Quarter '09	First Quarter '10	Second Quarter '10	Third Quarter '10
Total Debt to Undepreciated Assets	<60%	47.74%	47.58%	46.21%	48.16%
Debt Service Coverage	>1.5x	2.56	2.34	2.19	2.48
Secured Debt to Undepreciated Assets	<40%	13.02%	13.20%	12.94%	14.62%
Undepreciated Unencumbered Assets to Unsecured Debt	>150%	212.89%	213.79%	222.42%	218.37%

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

Duke Realty Corporation
Owned Property Occupancy Analysis

	September 30, 2009			December 31, 2009			March 31, 2010			June 30, 2010			September 30, 2010		
	# 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	423	92,924,849	88.15%	426	94,980,874	88.95%	424	94,668,972	89.48%	423	94,936,489	89.48%	419	94,412,592	90.21%
Suburban Office	298	34,587,262	86.35%	295	34,238,851	85.61%	291	34,053,318	85.53%	290	34,149,437	85.99%	289	34,351,660	86.76%
Medical Office	13	1,332,548	88.43%	15	1,389,791	89.77%	15	1,305,397	88.77%	16	1,608,803	83.14%	17	1,656,329	84.86%
Retail	8	1,392,790	93.96%	8	1,392,790	93.99%	6	1,032,789	91.00%	6	1,032,789	92.32%	8	1,434,772	84.86%
Total	742	130,237,449	87.74%	744	132,002,306	88.14%	736	131,060,476	88.46%	735	131,727,518	88.52%	733	131,855,353	89.19%
Unstabilized and In Service Less Than One Year: (1)															
Bulk Distribution	4	2,186,968	2.74%	1	533,520	-	1	533,520	0.00%	2	225,376	0.00%	2	225,376	0.00%
Suburban Office	1	128,376	41.75%	1	300,389	39.44%	1	300,389	40.74%	2	736,664	18.45%	2	736,664	37.48%
Medical Office	3	368,348	50.92%	6	590,577	51.71%	5	568,259	55.19%	3	222,231	57.52%	3	222,231	58.30%
Retail	2	402,231	50.09%	2	402,231	52.45%	2	402,231	54.08%	2	401,983	59.72%	-	-	-
Total	10	3,085,923	16.29%	10	1,826,717	34.75%	9	1,804,399	36.21%	9	1,586,254	31.76%	7	1,184,271	34.25%
Total In-Service Portfolio:															
Bulk Distribution	427	95,111,817	86.18%	427	95,514,394	88.45%	425	95,202,492	88.98%	425	95,161,865	89.27%	421	94,637,968	89.99%
Suburban Office	299	34,715,638	86.19%	296	34,539,240	85.21%	292	34,353,707	85.13%	292	34,886,101	84.56%	291	35,088,324	85.73%
Medical Office	16	1,700,896	80.31%	21	1,980,368	78.42%	20	1,873,656	78.59%	19	1,831,034	80.03%	20	1,878,560	81.71%
Retail	10	1,795,021	84.13%	10	1,795,021	84.68%	8	1,435,020	80.65%	8	1,434,772	83.19%	8	1,434,772	84.86%
Total	752	133,323,372	86.08%	754	133,829,023	87.41%	745	132,864,875	87.75%	744	133,313,772	87.85%	740	133,039,624	88.70%
Properties Under Development:															
Bulk Distribution	1	306,977	100.00%	-	-	-	-	-	-	-	-	-	2	1,711,000	100.00%
Suburban Office	5	1,255,364	50.85%	3	838,975	48.14%	2	637,054	32.93%	-	-	-	-	-	-
Medical Office	7	997,694	85.01%	4	780,612	93.46%	4	783,121	95.03%	5	823,283	92.87%	4	775,298	93.09%
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	13	2,560,035	70.05%	7	1,619,587	69.98%	6	1,420,175	67.17%	5	823,283	92.87%	6	2,486,296	97.85%
Total Portfolio:															
Bulk Distribution	428	95,418,794	86.23%	427	95,514,394	88.45%	425	95,202,492	88.98%	425	95,161,865	89.27%	423	96,348,968	90.17%
Suburban Office	304	35,971,002	84.96%	299	35,378,215	84.33%	294	34,990,761	84.18%	292	34,886,101	84.56%	291	35,088,324	85.73%
Medical Office	23	2,698,590	82.04%	25	2,760,980	82.67%	24	2,656,777	83.43%	24	2,654,317	84.01%	24	2,653,858	85.04%
Retail	10	1,795,021	84.13%	10	1,795,021	84.68%	8	1,435,020	80.65%	8	1,434,772	83.19%	8	1,434,772	84.86%
Total	765	135,883,407	85.78%	761	135,448,610	87.21%	751	134,285,050	87.53%	749	134,137,055	87.88%	746	135,525,922	88.86%

(1) Includes development projects placed in-service less than 1 year that have not reached 90 % occupancy.

Note: Joint Ventures are shown at 100%

Duke Realty Corporation
Supplemental Information for Wholly Owned Portfolio Net Operating Income ("NOI")
9/30/10

	Product Type				Total
	Bulk Distribution	Suburban Office	Medical Office	Retail	
Stabilized (1)					
Rental Income from Continuing Operations	\$83,447	\$133,902	\$9,501	\$157	\$227,007
Adjustments to rental income (2)	(1,158)	(1,828)	(467)	15	(3,438)
Adjusted Rental Income	82,289	132,074	9,034	172	223,569
Rental and Real Estate Tax Expenses	(20,842)	(54,944)	(3,225)	(29)	(79,041)
Adjusted NOI	61,446	77,129	5,809	144	144,528
Other Adjustments (3)	700	2,076	138	-	2,914
Pro Forma NOI	<u>\$62,146</u>	<u>\$79,205</u>	<u>\$5,947</u>	<u>\$144</u>	<u>\$147,442</u>
Total Square Footage	72,775	29,691	1,374	23	103,863
Occupancy at 9/30/10	<u>93.01%</u>	<u>86.46%</u>	<u>93.03%</u>	<u>95.86%</u>	<u>91.14%</u>
In Service Greater than one year (4)					
Rental Income From Continuing Operations	\$2,961	\$3,326	\$636	\$5,454	\$12,377
Adjustments to rental income (2)	(179)	(376)	(37)	2	(590)
Adjusted Rental Income	2,782	2,950	599	5,456	11,787
Rental and Real Estate Tax Expenses	(1,399)	(1,742)	(484)	(1,686)	(5,311)
Adjusted NOI	1,383	1,208	115	3,770	6,476
Other Adjustments (3)	-	-	-	-	-
Pro Forma NOI	<u>\$1,383</u>	<u>\$1,208</u>	<u>\$115</u>	<u>\$3,770</u>	<u>\$6,476</u>
Total Square Footage	4,495	1,042	283	823	6,644
Occupancy at 9/30/10	<u>66.85%</u>	<u>67.56%</u>	<u>45.12%</u>	<u>88.13%</u>	<u>68.68%</u>
Unstabilized (5)					
Rental Income from Continuing Operations	\$0	\$0	\$765	\$0	\$765
Adjustments to rental income (2)	-	-	(6)	-	(6)
Adjusted Rental Income	-	-	759	-	759
Rental and Real Estate Tax Expenses	(83)	-	(216)	-	(299)
Adjusted NOI	(83)	-	543	-	460
Other Adjustments (3)	-	-	-	-	-
Pro Forma NOI	<u>(\$83)</u>	<u>\$0</u>	<u>\$543</u>	<u>\$0</u>	<u>\$460</u>
Total Square Footage	225	-	222	-	448
Occupancy at 9/30/10	<u>0.00%</u>	<u>NA</u>	<u>58.30%</u>	<u>NA</u>	<u>28.95%</u>
Total Wholly Owned In-Service Portfolio					
Rental Income from Continuing Operations	\$86,408	\$137,228	\$10,902	\$5,611	\$240,149 (6)
Adjustments to rental income (2)	(1,337)	(2,204)	(510)	17	(4,034)
Adjusted Rental Income	85,071	135,024	10,392	5,628	236,115
Rental and Real Estate Tax Expenses	(22,324)	(56,686)	(3,925)	(1,715)	(84,651) (7)
Adjusted NOI	62,746	78,337	6,467	3,914	151,464
Other Adjustments (3)	700	2,076	138	-	2,914
Pro Forma NOI	<u>\$63,446</u>	<u>\$80,413</u>	<u>\$6,605</u>	<u>\$3,914</u>	<u>\$154,378</u>
Total Square Footage	77,496	30,734	1,879	847	110,954
Occupancy at 9/30/10	<u>91.23%</u>	<u>85.82%</u>	<u>81.71%</u>	<u>88.34%</u>	<u>89.54%</u>

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

- (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 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) Difference from reported income statement amount due to intercompany rents and revenues from sold buildings that are included in GAAP income statement continuing operations
- (7) Difference from reported income statement amount due to expenses from sold buildings that are included in GAAP income statement continuing operations

**Duke Realty Corporation
Historical Occupancy 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	110,629	92.91%	10,585	33.81%	121,214	87.75%
December 31, 2007	116,323	92.03%	16,578	50.74%	132,901	86.88%
December 31, 2008	131,049	88.84%	4,021	46.42%	135,070	87.58%
December 31, 2009	133,829	87.41%	1,620	69.98%	135,449	87.21%
March 31, 2010	132,865	87.75%	1,420	67.17%	134,285	87.53%
June 30, 2010	133,314	87.85%	823	92.87%	134,137	87.88%
September 30, 2010	133,040	88.70%	2,486	97.85%	135,526	88.86%

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

Note: Joint Ventures are shown at 100%

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of September 30, 2010

	Square Feet (1)					Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Medical Office	Retail	Overall			
Primary Market								
Indianapolis	20,975,417	2,776,091	656,131	38,366	24,446,005	18.54%	\$ 99,639,716	13.89%
Cincinnati	10,672,510	5,193,105	107,470	206,315	16,179,400	12.27%	88,257,006	12.31%
Atlanta	8,543,996	3,883,039	363,174	23,181	12,813,390	9.72%	77,127,814	10.76%
Chicago	6,423,145	2,685,963	56,531	-	9,165,639	6.95%	58,584,375	8.17%
Columbus	6,445,737	2,926,967	73,238	-	9,445,942	7.16%	48,471,368	6.76%
St. Louis	3,763,928	2,933,668	-	-	6,697,596	5.08%	46,596,227	6.50%
Raleigh	2,101,449	3,002,962	-	20,061	5,124,472	3.89%	45,470,583	6.34%
South Florida	-	1,554,477	-	390,942	1,945,419	1.48%	36,050,473	5.03%
Dallas	13,459,360	645,983	279,127	-	14,384,470	10.91%	35,937,240	5.01%
Nashville	3,119,298	1,548,660	120,658	-	4,788,616	3.63%	34,597,347	4.82%
Central Florida	4,268,901	1,802,261	-	84,130	6,155,292	4.67%	34,284,226	4.78%
Minneapolis	3,363,691	1,028,803	-	381,922	4,774,416	3.62%	31,067,613	4.33%
Savannah	6,784,550	-	-	-	6,784,550	5.15%	21,128,113	2.95%
Washington DC	736,882	2,365,847	-	-	3,102,729	2.35%	16,278,192	2.27%
Cleveland	-	1,324,451	-	-	1,324,451	1.00%	12,878,398	1.80%
Houston	835,540	248,925	-	-	1,084,465	0.82%	7,640,327	1.07%
Phoenix	1,870,118	-	-	-	1,870,118	1.42%	3,032,732	0.42%
Baltimore	462,070	-	-	-	462,070	0.35%	2,659,588	0.37%
Norfolk	466,000	-	-	-	466,000	0.35%	2,290,177	0.32%
Other (3)	120,000	430,458	-	289,855	840,313	0.64%	15,096,936	2.11%
Total	94,412,592	34,351,660	1,656,329	1,434,772	131,855,353	100.00%	\$ 717,088,450	100.00%
	71.60%	26.05%	1.26%	1.09%	100.00%			

Occupancy %

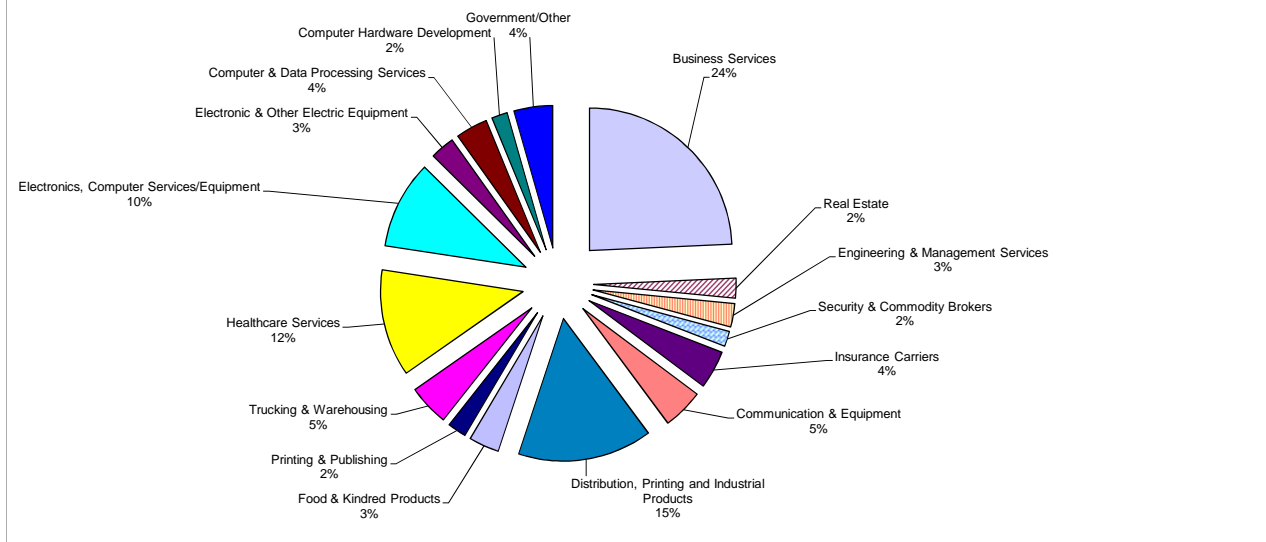
	Bulk Distribution	Suburban Office	Medical Office	Retail	Overall
Primary Market					
Indianapolis	91.65%	89.00%	90.15%	60.35%	91.26%
Cincinnati	86.05%	85.00%	91.41%	100.00%	85.93%
Atlanta	91.96%	88.62%	89.71%	95.86%	90.89%
Chicago	98.56%	88.06%	90.07%	-	95.43%
Columbus	98.60%	80.36%	100.00%	-	92.96%
St. Louis	88.64%	81.04%	-	-	85.31%
Raleigh	96.69%	89.73%	-	28.59%	92.35%
South Florida	-	94.35%	-	97.25%	94.93%
Dallas	78.02%	88.88%	56.08%	-	78.08%
Nashville	85.05%	90.70%	90.53%	-	87.01%
Central Florida	90.54%	83.23%	-	80.54%	88.26%
Minneapolis	90.11%	89.17%	-	68.98%	88.22%
Savannah	94.75%	-	-	-	94.75%
Washington DC	94.94%	89.34%	-	-	90.67%
Cleveland	-	77.99%	-	-	77.99%
Houston	96.64%	100.00%	-	-	97.41%
Phoenix	97.11%	-	-	-	97.11%
Baltimore	100.00%	-	-	-	100.00%
Norfolk	100.00%	-	-	-	100.00%
Other (3)	100.00%	100.00%	-	85.82%	95.11%
Total	90.21%	86.76%	84.86%	84.86%	89.19%

(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.

Tenant Industry Profile as a Percentage of Annualized Gross Effective Rent (1)



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	\$23,696	2.50%
Amazon.com	Phoenix	Distribution/Warehousing	2018 - 2021	10,308	1.09%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2011 - 2015	9,422	0.99%
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	8,685	0.92%
Lenovo Inc.	Raleigh	Computer Hardware Development	2020	8,170	0.86%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2010 - 2019	7,790	0.82%
HealthNow New York, Inc.	Buffalo	Financial Services/Insurance	2024	7,649	0.81%
General Electric Corp.	Cincinnati	Electrical, Gas & Sanitary Services	2010 - 2020	7,408	0.78%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2016 - 2023	6,919	0.73%
Pearson Education PLC	Indianapolis	Education Services	2012 - 2019	6,513	0.69%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.67%
Wal Mart	Savannah	Retail	2011 - 2021	5,978	0.63%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,381	0.57%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.54%
Qwest Communications Intl	Columbus	Communication & Equipment	2012 - 2015	5,113	0.54%
Conopco, Inc.	Central Florida	Manufacturing/Agriculture	2018	5,071	0.53%
Verizon Communications	Nashville	Communication & Equipment	2011 - 2021	5,019	0.53%
Eveready Battery Company	St. Louis	Manufacturing/Agriculture	2021	4,894	0.52%
CNA Corporation	Washington DC	Social Services	2013 - 2015	4,598	0.48%
Sisters of Mercy Health Care	St. Louis	Healthcare Services	2011 - 2019	4,564	0.48%
				\$148,701	15.68%

(1) Represents annual gross effective rents due from tenants in service as of September 30, 2010. 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: Joint Ventures are included at 100%.

Duke Realty Corporation
Same Property Performance

	Three Months Ended September 30, 2010 and 2009					Twelve Months Ended September 30, 2010 and 2009					
	Bulk Distribution	Suburban Office	Medical Office	Retail	Total	Bulk Distribution	Suburban Office	Medical Office	Retail	Total	
All Properties:											
Number of properties	400	255	10	4	669	400	255	10	4	669	
Square feet	86,656,892	29,123,758	1,081,049	351,992	117,213,691	86,656,892	29,123,758	1,081,049	351,992	117,213,691	
Percent of in-service properties	91.57%	83.00%	57.55%	24.53%	88.10%	91.57%	83.00%	57.55%	24.53%	88.10%	
2010 Average occupancy (1)	89.52%	84.24%	86.35%	90.75%	88.18%	87.91%	84.72%	84.80%	90.60%	87.10%	
Period over period percent change	4.14%	-2.31%	1.92%	0.43%	2.50%	1.45%	-1.88%	0.47%	0.88%	0.62%	
	Three Months Ended September 30			Twelve Months Ended September 30							
	2010	2009	% Change	2010	2009	% Change					
	Bulk Distribution										
Total operating revenues	\$ 98,293,502	\$ 92,825,945	5.89%	\$ 384,817,111	\$ 385,977,302	-0.30%					
Total operating expenses	28,063,472	26,219,594	7.03%	113,628,201	110,607,787	2.73%					
Net Operating Income (2)	\$ 70,230,030	\$ 66,606,351	5.44%	\$ 271,188,910	\$ 275,369,515	-1.52%					
	Suburban Office										
Total operating revenues	\$ 135,723,968	\$ 137,749,522	-1.47%	\$ 543,086,879	\$ 549,397,473	-1.15%					
Total operating expenses	58,162,583	58,400,572	-0.41%	232,560,576	231,797,462	0.33%					
Net Operating Income (2)	\$ 77,561,385	\$ 79,348,950	-2.25%	\$ 310,526,303	\$ 317,600,011	-2.23%					
	Medical Office										
Total operating revenues	\$ 7,044,605	\$ 6,615,957	6.48%	\$ 27,206,608	\$ 26,616,201	2.22%					
Total operating expenses	3,074,728	2,965,558	3.68%	11,936,699	11,680,771	2.19%					
Net Operating Income (2)	\$ 3,969,877	\$ 3,650,399	8.75%	\$ 15,269,910	\$ 14,935,430	2.24%					
	Retail										
Total operating revenues	\$ 1,462,515	\$ 1,349,199	8.40%	\$ 5,670,321	\$ 5,277,299	7.45%					
Total operating expenses	839,753	767,620	9.40%	3,087,091	3,113,238	-0.84%					
Net Operating Income (2)	\$ 622,763	\$ 581,580	7.08%	\$ 2,583,231	\$ 2,164,061	19.37%					
	Total										
Total operating revenues	\$ 242,524,589	\$ 238,540,623	1.67%	\$ 960,780,919	\$ 967,268,274	-0.67%					
Total operating expenses	90,140,535	88,353,343	2.02%	361,212,566	357,199,257	1.12%					
Net Operating Income (2)	\$ 152,384,054	\$ 150,187,280	1.46%	\$ 599,568,353	\$ 610,069,017	-1.72%					

(1) Occupancy is based upon lease commencement date.

(2) Net Operating Income (NOI) is equal to FFO excluding the effects of straight-line rent, concession amortization, market lease amortization and concession expense reserve

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

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

Note: Joint Venture buildings are shown at 100%.

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of September 30, 2010
(IN 000'S)

WHOLLY OWNED PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		MEDICAL OFFICE PORTFOLIO		RETAIL PORTFOLIO		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE FEET		DOLLARS		SQUARE FEET		DOLLARS	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2010	2,548	\$ 14,551	2%	1,995	\$ 7,813	545	\$ 6,609	2	\$ 28	6	\$ 101	
2011	11,953	67,320	10%	9,323	34,519	2,594	32,329	34	405	2	67	
2012	9,280	65,942	10%	6,191	25,742	3,024	39,042	40	558	25	600	
2013	13,753	94,190	14%	9,631	36,317	4,072	56,869	24	313	26	691	
2014	11,203	70,104	10%	8,200	30,112	2,841	37,198	137	2,217	25	577	
2015	11,733	70,158	10%	8,855	32,801	2,853	36,807	7	114	18	436	
2016	8,486	50,272	7%	6,401	23,292	2,001	25,088	50	986	34	906	
2017	6,449	44,210	7%	4,774	18,359	1,378	19,495	118	2,237	179	4,119	
2018	5,336	50,926	8%	2,986	11,576	1,776	25,956	327	6,928	247	6,466	
2019	3,603	40,318	6%	1,523	6,315	1,808	27,230	192	4,258	80	2,515	
2020 AND THEREAFTER	15,009	110,272	16%	10,818	41,376	3,482	52,973	604	14,107	105	1,816	
	<u>99,353</u>	<u>\$ 678,263</u>	100%	<u>70,697</u>	<u>\$ 268,222</u>	<u>26,374</u>	<u>\$ 359,596</u>	<u>1,535</u>	<u>\$ 32,151</u>	<u>747</u>	<u>\$ 18,294</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>110,954</u>			<u>77,495</u>		<u>30,734</u>		<u>1,878</u>		<u>847</u>		
PERCENT OCCUPIED	<u>89.54%</u>			<u>91.23%</u>		<u>85.82%</u>		<u>81.71%</u>		<u>88.34%</u>		
JOINT VENTURE PORTFOLIO:												
2010	485	\$ 2,374	2%	413	\$ 1,173	72	\$ 1,201	-	\$ -	-	\$ -	
2011	1,646	11,789	8%	1,418	7,690	228	4,099	-	-	-	-	
2012	2,320	15,371	11%	1,898	6,493	415	8,545	-	-	7	333	
2013	1,159	9,983	7%	867	3,824	284	5,919	-	-	8	240	
2014	1,485	5,688	4%	1,417	4,386	68	1,302	-	-	-	-	
2015	1,472	22,557	16%	495	2,485	977	20,072	-	-	-	-	
2016	1,288	12,945	9%	819	3,166	464	9,621	-	-	5	158	
2017	549	6,994	5%	309	1,747	226	5,006	-	-	14	241	
2018	2,629	12,839	9%	2,199	8,077	219	3,633	-	-	211	1,129	
2019	3,520	16,201	12%	3,343	12,667	168	3,220	-	-	9	314	
2020 AND THEREAFTER	2,096	23,664	17%	1,294	6,722	586	10,545	-	-	216	6,397	
	<u>18,649</u>	<u>\$ 140,405</u>	100%	<u>14,472</u>	<u>\$ 58,430</u>	<u>3,707</u>	<u>\$ 73,163</u>	<u>-</u>	<u>\$ -</u>	<u>470</u>	<u>\$ 8,812</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>22,086</u>			<u>17,142</u>		<u>4,355</u>		<u>-</u>		<u>589</u>		
PERCENT OCCUPIED	<u>84.44%</u>			<u>84.43%</u>		<u>85.11%</u>		<u>0.00%</u>		<u>79.86%</u>		
TOTAL:												
2010	3,033	\$ 16,925	2%	2,408	\$ 8,986	617	\$ 7,810	2	\$ 28	6	\$ 101	
2011	13,599	79,109	10%	10,741	42,209	2,822	36,428	34	405	2	67	
2012	11,600	81,313	10%	8,089	32,235	3,439	47,587	40	558	32	933	
2013	14,912	104,173	13%	10,498	40,141	4,356	62,788	24	313	34	931	
2014	12,688	75,792	9%	9,617	34,498	2,909	38,500	137	2,217	25	577	
2015	13,205	92,715	11%	9,350	35,286	3,830	56,879	7	114	18	436	
2016	9,774	63,217	8%	7,220	26,458	2,465	34,709	50	986	39	1,064	
2017	6,998	51,204	6%	5,083	20,106	1,604	24,501	118	2,237	193	4,360	
2018	7,965	63,765	8%	5,185	19,653	1,995	29,589	327	6,928	458	7,595	
2019	7,123	56,519	7%	4,866	18,982	1,976	30,450	192	4,258	89	2,829	
2020 AND THEREAFTER	17,105	133,936	16%	12,112	48,098	4,068	63,518	604	14,107	321	8,213	
	<u>118,002</u>	<u>\$ 818,668</u>	100%	<u>85,169</u>	<u>\$ 326,652</u>	<u>30,081</u>	<u>\$ 432,759</u>	<u>1,535</u>	<u>\$ 32,151</u>	<u>1,217</u>	<u>\$ 27,106</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>133,040</u>			<u>94,637</u>		<u>35,089</u>		<u>1,878</u>		<u>1,436</u>		
PERCENT OCCUPIED	<u>88.70%</u>			<u>89.99%</u>		<u>85.73%</u>		<u>81.71%</u>		<u>84.86%</u>		

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

(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-2nd Generation
As of September 30, 2010

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 2009						
BULK DISTRIBUTION	114	5,128,181	\$ 3.25	\$ 0.50	6.53	\$ 3.17
SUBURBAN OFFICE	283	2,262,527	19.33	2.86	6.76	13.03
MEDICAL OFFICE	2	8,373	15.87	3.64	4.36	12.08
RETAIL	4	9,392	14.72	1.85	7.97	17.62
	<u>403</u>	<u>7,408,473</u>	<u>\$ 8.19</u>	<u>\$ 1.24</u>	<u>6.60</u>	<u>\$ 6.21</u>
1ST QTR 2010						
BULK DISTRIBUTION	25	872,189	\$ 2.17	\$ 0.56	3.89	\$ 3.02
SUBURBAN OFFICE	54	393,797	20.27	3.27	6.20	13.47
MEDICAL OFFICE	-	-	-	-	-	-
RETAIL	-	-	-	-	-	-
	<u>79</u>	<u>1,265,986</u>	<u>\$ 7.80</u>	<u>\$ 1.69</u>	<u>4.61</u>	<u>\$ 6.27</u>
2ND QTR 2010						
BULK DISTRIBUTION	34	1,387,345	\$ 4.57	\$ 0.59	7.74	\$ 3.02
SUBURBAN OFFICE	55	312,531	24.61	3.77	6.52	12.11
MEDICAL OFFICE	1	1,869	64.29	8.67	7.42	20.10
RETAIL	-	-	-	-	-	-
	<u>90</u>	<u>1,701,745</u>	<u>\$ 8.32</u>	<u>\$ 1.11</u>	<u>7.52</u>	<u>\$ 4.71</u>
3RD QTR 2010						
BULK DISTRIBUTION	17	300,214	\$ 3.83	\$ 0.68	5.66	\$ 3.42
SUBURBAN OFFICE	70	520,406	26.87	3.91	6.88	11.72
MEDICAL OFFICE	2	3,139	15.83	2.73	5.81	14.15
SERVICE CENTER/OTHER	-	-	-	-	-	-
	<u>89</u>	<u>823,759</u>	<u>\$ 18.43</u>	<u>\$ 2.87</u>	<u>6.43</u>	<u>\$ 8.71</u>
YEAR TO DATE 2010						
BULK DISTRIBUTION	76	2,559,748	\$ 3.67	\$ 0.59	6.18	\$ 3.06
SUBURBAN OFFICE	179	1,226,734	24.18	3.68	6.57	12.38
MEDICAL OFFICE	3	5,008	33.92	5.29	6.41	16.37
RETAIL	-	-	-	-	-	-
	<u>258</u>	<u>3,791,490</u>	<u>\$ 10.34</u>	<u>\$ 1.64</u>	<u>6.31</u>	<u>\$ 6.10</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: JOINT VENTURES ARE SHOWN AT 100%

Duke Realty Corporation
Renewal Analysis
As of September 30, 2010

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 2009										
BULK DISTRIBUTION	224	10,607,139	165	8,667,149	81.71%	3.71	\$ 4.20	(0.43%)	\$ 1.13	\$ 0.30
SUBURBAN OFFICE	452	4,425,983	267	3,268,458	73.85%	6.42	13.51	2.74%	9.00	1.40
MEDICAL OFFICE	10	31,184	5	16,844	54.01%	4.33	11.03	8.76%	7.53	1.74
RETAIL	4	20,550	4	20,550	100.00%	7.53	18.56	4.04%	13.29	1.77
	<u>690</u>	<u>15,084,856</u>	<u>441</u>	<u>11,973,001</u>	<u>79.37%</u>	<u>4.46</u>	<u>\$ 6.77</u>	<u>1.31%</u>	<u>\$ 3.30</u>	<u>\$ 0.74</u>
1ST QTR 2010										
BULK DISTRIBUTION	53	2,445,667	39	2,068,719	84.59%	7.00	\$ 3.79	2.75%	\$ 1.15	\$ 0.16
SUBURBAN OFFICE	85	725,977	57	552,232	76.07%	5.39	13.79	(5.29%) (2)	7.48	1.39
MEDICAL OFFICE	-	-	-	-	-	-	-	-	-	-
RETAIL	-	-	-	-	-	-	-	-	-	-
	<u>138</u>	<u>3,171,644</u>	<u>96</u>	<u>2,620,951</u>	<u>82.64%</u>	<u>6.66</u>	<u>\$ 5.89</u>	<u>(1.38%) (2)</u>	<u>\$ 2.49</u>	<u>\$ 0.37</u>
2ND QTR 2010										
BULK DISTRIBUTION	68	3,403,668	46	2,690,724	79.05%	5.21	\$ 3.29	(11.25%)	\$ 1.22	\$ 0.23
SUBURBAN OFFICE	86	790,041	49	507,469	64.23%	4.13	11.84	(6.91%)	8.51	2.06
MEDICAL OFFICE	3	5,994	2	3,994	66.63%	5.00	16.93	8.07%	3.22	0.64
RETAIL	-	-	-	-	-	-	-	-	-	-
	<u>157</u>	<u>4,199,703</u>	<u>97</u>	<u>3,202,187</u>	<u>76.25%</u>	<u>5.04</u>	<u>\$ 4.66</u>	<u>(9.48%)</u>	<u>\$ 2.38</u>	<u>\$ 0.47</u>
3RD QTR 2010										
BULK DISTRIBUTION	56	2,946,339	36	2,280,344	77.40%	5.32	\$ 3.69	(6.09%)	\$ 2.27	\$ 0.43
SUBURBAN OFFICE	104	1,301,849	64	1,059,026	81.35%	6.11	13.04	(0.87%)	14.05	2.30
MEDICAL OFFICE	3	10,366	1	4,245	40.95%	5.00	16.93	8.50%	1.69	0.34
RETAIL	-	-	-	-	-	-	-	-	-	-
	<u>163</u>	<u>4,258,554</u>	<u>101</u>	<u>3,343,615</u>	<u>78.52%</u>	<u>5.57</u>	<u>\$ 6.67</u>	<u>(2.88%)</u>	<u>\$ 6.00</u>	<u>\$ 1.08</u>
YEAR TO DATE 2010										
BULK DISTRIBUTION	177	8,795,674	121	7,039,787	80.04%	5.77	\$ 3.57	(5.49%)	\$ 1.54	\$ 0.27
SUBURBAN OFFICE	275	2,817,867	170	2,118,727	75.19%	5.45	12.95	(3.49%)	11.01	2.02
MEDICAL OFFICE	6	16,360	3	8,239	50.36%	5.00	16.93	8.29%	2.43	0.49
RETAIL	-	-	-	-	-	-	-	-	-	-
	<u>458</u>	<u>11,629,901</u>	<u>294</u>	<u>9,166,753</u>	<u>78.82%</u>	<u>5.69</u>	<u>\$ 5.75</u>	<u>(4.43%)</u>	<u>\$ 3.73</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.

(2) 1ST QTR GROWTH INCLUDES EARLY RENEWAL OF ONE TENANT FOR 160,069 SQUARE FEET WITH AVG TERM OF 11.58 YEARS. WITHOUT THE EARLY RENEWAL OF THIS TENANT, THE GROWTH WOULD HAVE BEEN: 1ST QTR OFFICE=Positive 4.42%, 1ST QTR TOTAL=Positive 3.34%

NOTE: JOINT VENTURES ARE SHOWN AT 100%

	TOTAL	TERMINATIONS	SPACE VACATED FOR THE FOLLOWING REASONS										
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)		
YEAR ENDED 2009													
BULK DISTRIBUTION	148	6,501,856	59	1,939,990	30	1,384,283	19	891,624	29	1,282,025	11	1,003,934	
SUBURBAN OFFICE	383	3,028,038	185	1,157,525	68	428,276	22	244,203	95	947,508	13	250,526	
MEDICAL OFFICE	12	35,748	5	14,340	-	-	-	-	6	21,160	1	248	
RETAIL	17	53,536	-	-	10	28,000	2	3,027	5	22,509	-	-	
	<u>560</u>	<u>9,619,178</u>	<u>249</u>	<u>3,111,855</u>	<u>108</u>	<u>1,840,559</u>	<u>43</u>	<u>1,138,854</u>	<u>135</u>	<u>2,273,202</u>	<u>25</u>	<u>1,254,708</u>	
1ST QTR 2010													
BULK DISTRIBUTION	37	1,515,272	14	376,948	12	632,271	5	452,807	2	16,400	4	36,846	
SUBURBAN OFFICE	75	545,534	28	173,745	16	83,436	7	44,703	14	131,337	10	112,313	
MEDICAL OFFICE	2	6,736	-	-	1	5,000	1	1,736	-	-	-	-	
RETAIL	3	9,250	-	-	2	4,800	1	4,450	-	-	-	-	
	<u>117</u>	<u>2,076,792</u>	<u>42</u>	<u>550,693</u>	<u>31</u>	<u>725,507</u>	<u>14</u>	<u>503,696</u>	<u>16</u>	<u>147,737</u>	<u>14</u>	<u>149,159</u>	
2ND QTR 2010													
BULK DISTRIBUTION	34	1,366,467	22	712,944	6	296,234	1	102,862	-	-	5	254,427	
SUBURBAN OFFICE	67	489,070	37	282,572	8	29,400	4	84,570	10	53,729	8	38,799	
MEDICAL OFFICE	1	2,000	1	2,000	-	-	-	-	-	-	-	-	
RETAIL	2	21,073	-	-	1	1,813	1	19,260	-	-	-	-	
	<u>104</u>	<u>1,878,610</u>	<u>60</u>	<u>997,516</u>	<u>15</u>	<u>327,447</u>	<u>6</u>	<u>206,692</u>	<u>10</u>	<u>53,729</u>	<u>13</u>	<u>293,226</u>	
3RD QTR 2010													
BULK DISTRIBUTION	33	1,448,643	20	665,995	3	14,020	4	464,971	2	17,426	4	286,231	
SUBURBAN OFFICE	69	502,261	40	242,823	8	66,210	5	95,427	10	44,657	6	53,144	
MEDICAL OFFICE	2	6,121	2	6,121	-	-	-	-	-	-	-	-	
RETAIL	3	6,351	-	-	1	1,300	2	5,051	-	-	-	-	
	<u>107</u>	<u>1,963,376</u>	<u>62</u>	<u>914,939</u>	<u>12</u>	<u>81,530</u>	<u>11</u>	<u>565,449</u>	<u>12</u>	<u>62,083</u>	<u>10</u>	<u>339,375</u>	
YEAR TO DATE 2010													
BULK DISTRIBUTION	104	4,330,382	56	1,755,887	21	942,525	10	1,020,640	4	33,826	13	577,504	
SUBURBAN OFFICE	211	1,536,865	105	699,140	32	179,046	16	224,700	34	229,723	24	204,256	
MEDICAL OFFICE	5	14,857	3	8,121	1	5,000	1	1,736	-	-	-	-	
RETAIL	8	36,674	-	-	4	7,913	4	28,761	-	-	-	-	
	<u>328</u>	<u>5,918,778</u>	<u>164</u>	<u>2,463,148</u>	<u>58</u>	<u>1,134,484</u>	<u>31</u>	<u>1,275,837</u>	<u>38</u>	<u>263,549</u>	<u>37</u>	<u>781,760</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

NOTE: JOINT VENTURES ARE SHOWN AT 100%

DUKE REALTY
DEBT MATURITY & PREFERRED STOCK ANALYSIS (\$ 000's)
September 30, 2010

Year	Mortgages (1)		Unsecured		Credit Facilities and Term Loan (3)	Total (4)	CMBS Loan Proforma Maturity (5)	Proforma Total	Weighted Average Interest Rate
	Amortization	Maturities	Amortization (2)	Maturities					
2010	\$ 2,802	\$ 195,444	\$ 417	\$ -	\$ -	\$ 198,663	\$ (195,444)	\$ 3,219	6.83%
2011	11,848	12,139	1,734	332,698	37,980	396,399	-	396,399	5.11%
2012	10,011	104,684	1,846	200,000	-	316,541	-	316,541	5.86%
2013	9,925	3,765	1,965	425,000	81,000	521,655	-	521,655	5.87%
2014	10,113	22,112	2,092	250,000	-	284,317	-	284,317	6.43%
2015	8,785	-	2,226	250,000	-	261,011	-	261,011	7.44%
2016	7,994	340,900	2,370	150,000	-	501,264	-	501,264	6.16%
2017	6,508	19,324	2,523	450,000	-	478,355	-	478,355	5.94%
2018	4,671	-	2,685	300,000	-	307,356	-	307,356	6.08%
2019	3,463	268,438	2,859	250,000	-	524,760	-	524,760	7.97%
2020	3,234	-	1,498	250,000	-	254,732	-	254,732	6.73%
Thereafter	21,205	-	-	50,000	-	71,205	-	71,205	6.80%
	<u>\$ 100,559</u>	<u>\$ 966,806</u>	<u>\$ 22,215</u>	<u>\$ 2,907,698</u>	<u>\$ 118,980</u>	<u>\$ 4,116,258</u>	<u>\$ (195,444)</u>	<u>\$ 3,920,814</u>	6.36%

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

(2) Scheduled amortization for the recently acquired Rickenbacker building.

(3) Comprised of the following:

Commitment	Balance O/S @ 9/30	Maturity	Blended Rate @ 9/30	Type
\$850,000	\$81,000	February 2013	3.01%	Wholly owned line of credit
\$30,000	\$16,980	July 2011	1.11%	Consolidated joint venture revolver
\$21,000	\$21,000	July 2011	6.25%	Consolidated joint venture term loan

(4) Total represents face value of debt and excludes fair value and other adjustments of (\$658) reflected on the balance sheet.

(5) CMBS loan that matured and was paid off on 10/8/10.

	Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
Fixed Rate Secured Debt	\$ 849,186	6.59%	6.44
Fixed Rate Unsecured Debt	2,950,912	6.43%	5.59
Variable Rate Debt and LOC's	120,716	2.86%	2.28
Total	<u>\$ 3,920,814</u>	6.36%	5.67

Preferred Stock/Unit Summary

Security	Dividend Rate	Liquidation Preference	Depositary 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	Immediate
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%	182,690	7,308	February 22, 2013
Weighted Average	<u>7.09%</u>	<u>\$ 907,275</u>		

Duke Realty Corporation
Joint Venture Information
September 30, 2010

	Eaton/Vance	CBRE Realty Trust JV	Dugan Texas, LLC	West End Retail	Linden Development (4)	3630 Peachtree	All Points Industrial	Baylor Cancer Center	Duke/Kane	Dugan Millenia, LLC	Park Creek	Other (6)	Total
In-Service Properties:													
Bulk Distribution	11	8	37	-	-	-	2	-	-	-	11	2	71
Suburban Office	20	9	-	-	-	1	-	-	1	3	-	1	35
Retail	-	-	-	1	-	-	-	-	-	-	-	1	2
	<u>31</u>	<u>17</u>	<u>37</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>2</u>	<u>-</u>	<u>1</u>	<u>3</u>	<u>11</u>	<u>4</u>	<u>108</u>
Under Development Properties:													
Medical Office	-	-	-	-	-	-	-	1	-	-	-	1	2
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>2</u>
Total Number of Properties	31	17	37	1	-	1	2	1	1	3	11	5	110
Percent Leased	96.85%	100.00%	73.70%	68.98%	N/A	23.85%	34.42%	92.65%	57.27%	68.73%	90.50%	100.00%	84.92%
Square Feet In-Service (in 000's):													
Bulk Distribution	659	6,129	7,258	-	-	-	814	-	-	-	2,072	212	17,144
Suburban Office	2,146	967	-	-	-	436	-	-	300	415	-	89	4,353
Retail	-	-	-	382	-	-	-	-	-	-	-	206	588
	<u>2,805</u>	<u>7,096</u>	<u>7,258</u>	<u>382</u>	<u>-</u>	<u>436</u>	<u>814</u>	<u>-</u>	<u>300</u>	<u>415</u>	<u>2,072</u>	<u>507</u>	<u>22,085</u>
Square Feet Under Development (in 000's):													
Bulk Distribution	-	406 (2)	-	-	-	-	-	-	-	-	-	-	406
Medical Office	-	-	-	-	-	-	-	460	-	-	-	62	522
	<u>-</u>	<u>406</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>460</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62</u>	<u>928</u>
Total Square Feet (in 000's)	2,805	7,502	7,258	382	-	436	814	460	300	415	2,072	569	23,013
Company Effective Ownership Percentage	30.0%	20.0%	50.0%	50.0%	50.0%	50.0%	50.0%	16.0%	50.0%	50.0%	10.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)													
Real Estate Assets	\$ 542,097	\$ 392,531	\$ 226,665	\$ 122,438	\$ -	\$ 94,086	\$ 23,737	\$ -	\$ 62,689	\$ 42,731	\$ 39,308	\$ 16,743	\$ 1,563,025
Construction In Progress	309	6,645	206	19	406	1,734	309	78,156	74	598	35	16,842	105,333
Land Held for Development	-	-	2,279	433	99,527	-	55,162	-	-	6,205	-	14,999	178,605
Other Assets	64,620	58,191	16,395	6,535	777	7,723	3,482	3,517	4,978	4,320	3,888	22,510	196,936
Total Assets	\$ 607,026	\$ 457,367	\$ 245,545	\$ 129,425	\$ 100,710	\$ 103,543	\$ 82,690	\$ 81,673	\$ 67,741	\$ 53,854	\$ 43,231	\$ 71,094	\$ 2,043,899
Debt	\$ 471,747	\$ 150,000	\$ 17,660	\$ 96,859	\$ 49,719	\$ 73,598	\$ 55,587	\$ -	\$ 43,823	\$ -	\$ 23,700	\$ 17,119	\$ 999,812
Other Liabilities	10,286	11,896	7,973	1,966	6,002	533	883	2,460	589	1,899	2,818	15,058	62,363
Equity	124,993	295,471	219,912	30,600	44,989	29,412	26,220	79,213	23,329	51,955	16,713	38,917	981,724
Total Liabilities and Equity	\$ 607,026	\$ 457,367	\$ 245,545	\$ 129,425	\$ 100,710	\$ 103,543	\$ 82,690	\$ 81,673	\$ 67,741	\$ 53,854	\$ 43,231	\$ 71,094	\$ 2,043,899
Selected QTD Financial Information (B)													
QTD Share of Rental Revenue (in 000's)	\$5,690	\$2,470	\$3,531	\$796	\$14	\$26	\$156	-	\$424	\$945	\$183	\$839	\$15,074
QTD Share of In-Service Property Unlevered NOI (in 000')	\$3,856	\$1,782	\$2,273	\$495	-	(\$49)	\$97	-	\$202	\$414	\$117	\$671	\$9,858
QTD Share of Interest Expense (in 000's)	\$2,005	\$429	\$147	\$255	-	-	\$169	-	-	-	\$47	\$287	\$3,339
QTD Share of EBITDA (in 000's)	\$3,818	\$1,890	\$2,187	\$494	\$9	(\$25)	\$20	-	\$339	\$455	\$117	\$1,267	\$10,571
Interest Rate (C)	(1)	(2)	6.60%	(3)	L+3.50%	L+1.35%	(5)	N/A	L+1.00%	N/A	8.00%	(6)	N/A
Company Share of Debt (in 000's)	\$141,524	\$30,000	\$8,830	\$48,430	\$24,859	\$36,799	\$27,794	N/A	\$21,911	N/A	\$2,370	\$6,806	\$349,323
Debt Maturity Date	(1)	(2)	1/14	(3)	11/10	7/15	(5)	N/A	4/11	N/A	5/12	(6)	N/A

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

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

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

(1) The outstanding debt consists of nine separate loans: i) \$24,130 at a fixed rate of 6.39% maturing August 2014, ii) \$7,369 at a fixed rate of 8.21% maturing December of 2015, iii) \$13,114 at a fixed rate of 6.00% maturing March 2016, iv) \$29,594 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) \$16,270 at a fixed rate of 5.57% maturing December 2019, viii) \$36,108 at a fixed rate of 5.89% maturing January 2020, ix) \$8,172 at a fixed rate of 8.33% maturing November 2023.

(2) Square feet under development represents a 406,000 square feet expansion project. Debt consists of two separate loans: i) \$99,200 at a fixed rate of 5.58% maturing October 2013, and ii) \$50,800 at a fixed rate of 5.58% maturing January 2014.

(3) The debt consists of two separate loans: (i) a variable rate land loan of LIBOR + 1.025% maturing September 2013, with a current amount outstanding of \$14,400, and (ii) a construction line of credit at LIBOR + .725% maturing September 2013, with a current amount outstanding of \$82,459.

(4) This joint venture currently has 102.48 acres of land in Linden, New Jersey, anticipated for use to develop for sale 1.6 million square feet of industrial and retail buildings.

(5) This debt consists of two separate loans: (i) a construction line of credit at LIBOR + 1.50% maturing September 2011, with a current amount outstanding of \$27,628 and (ii) a land acquisition line of credit at LIBOR + 1.60% maturing September 2011, with a current amount outstanding of \$27,959.

(6) Consists of 8 separate joint ventures that own and operate buildings and hold undeveloped land and one joint venture that was formed for a construction/remediation project (\$743 of profit from this joint venture is included in our share of EBITDA). Debt balance consists of three separate loans: i) \$8,868 at a fixed rate of 7.39% maturing June 2011, ii) \$654 at a variable rate of LIBOR + 3.00% maturing June 2013, iii) \$7,588 at a variable rate of LIBOR + 3.25% maturing November 2014.

DUKE REALTY
JOINT VENTURE DEBT MATURITY SUMMARY (\$ 000's)
September 30, 2010

Year	Scheduled Amortization	Maturities	Total	Weighted Average Interest Rate		Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
2010	\$ 249	\$ 24,859	\$ 25,108	3.79%	Fixed Rate Secured Debt	\$ 186,411	5.76%	5.98
2011	977	54,077	55,054	2.12%	Fixed Rate Unsecured Debt	-	-	-
2012	1,000	2,370	3,370	7.57%	Variable Rate Debt and LOC's	162,163	1.78%	2.39
2013	1,069	68,364	69,433	2.42%	Total	\$ 348,574	3.91%	4.31
2014	943	27,607	28,550	5.98%				
2015	904	38,541	39,445	2.01%				
2016	659	11,242	11,901	6.15%				
2017	564	100,350	100,914 (1)	5.40%				
2018	603	-	603	6.61%				
2019	631	3,824	4,455	5.72%				
2020	255	8,693	8,948	5.95%				
Thereafter	793	-	793	8.33%				
	<u>\$ 8,647</u>	<u>\$ 339,927</u>	<u>\$ 348,574</u>	3.91%				

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

(1) Significant Maturities include two secured loans totaling \$100.3m within Eaton Vance joint venture due 3/17

Wholly Owned

Project	Product	Market	Own %	Square Feet		Stabilized Project Costs (000s)	Stabilized Return	Costs Funded	
				(000s)	% Leased			to Date (000s)	Remaining (000s)
Veteran's Administration OPC Projected In-Service Fourth Quarter 2010	Medical Office	Dallas	100%	213	100%				
				213	100%				
HCA Emory Eastside MOB Projected In-Service Third Quarter 2011	Medical Office	Atlanta	100%	40	51%				
				40	51%				
100 Commerce Parkway Projected In-Service Fourth Quarter 2011	Industrial	Columbus	100%	1,305	100%				
				1,305	100%				
Wholly Owned Developments Under Construction				1,558	99%	\$ 109,445	8.16%	\$ 60,019	\$ 49,426 (1)

Joint Venture

Project	Product	Market	Own %	Square Feet		(at 100% Ownership)		Costs Funded		(at Duke ownership share)		
				(000s)	% Leased	Stabilized Project Costs (000s)	Stabilized Return	to Date (000s)	Remaining (000s)	Stabilized Project Costs (000s)	to Date (000s)	Remaining (000s)
Baylor Medical Center-Uptown Projected In-Service First Quarter 2011	Medical Office	Dallas	30%	62	100%							
				62	100%							
Baylor Cancer Center at Dallas AllPoints at Anson Expansion Projected In-Service Second Quarter 2011	Medical Office Industrial	Dallas Indianapolis	16% 20%	460 406	93% 100%							
				866	96%							
Joint Venture Developments Under Construction				928	96%	\$ 202,693	8.14%	\$ 102,567	\$ 100,126 (2)	\$ 36,773	\$ 18,977	\$ 17,796 (2)

(1) Represents Duke funding commitment. As of September 30, 2010 Duke Realty has \$769M of availability on its \$850M credit facility.

(2) Development projects are funded within each joint venture through specific financing arrangements. See pages 26-27 for joint venture information.

Duke Realty
 Completed Developments Summary
 Development Projects Placed In-Service 2008-2010

	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
2008 Total	12,377	91%	\$ 769,104	8.01%	2,233	89%	\$ 101,004	7.88%	14,610	91%	\$ 870,108	8.00%
2009:												
1st Quarter	204	95%	34,749	9.61%	-	-	-	-	204	95%	34,749	9.61%
2nd Quarter	343	64%	74,604	7.83%	1,037	49%	40,150	6.04%	1,380	52%	114,754	7.20%
3rd Quarter	268	87%	60,351	8.87%	382	69%	125,513	7.73%	650	76%	185,864	8.10%
4th Quarter	586	84%	88,574	9.06%	300	57%	91,017	7.23%	887	75%	179,590	8.13%
2009 Total	1,402	81%	\$ 258,278	8.73%	1,719	55%	\$ 256,679	7.29%	3,121	67%	\$ 514,957	8.01%
2010:												
1st Quarter	202	100%	26,882	8.03%	-	-	-	-	202	100%	26,882	8.03%
2nd Quarter	202	100%	25,679	8.20%	436	24%	158,357	7.06%	638	48%	184,036	7.22%
3rd Quarter	48	90%	11,179	9.69%	-	-	-	-	48	90%	11,179	9.69%
2010 Total YTD	452	99%	\$ 63,740	8.39%	436	24%	\$ 158,357	7.06%	888	62%	\$ 222,096	7.44%

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
Dispositions and Acquisitions Summary
(in 000s)

	Dispositions		
	Square Feet	Sales Proceeds (1)	Stabilized Cap Rate
2010			
1st Quarter	1,550	\$ 122,564	9.51%
2nd Quarter	672	30,968	8.15%
3rd Quarter	761	42,639	8.42%
Total YTD	<u>2,983</u>	<u>\$ 196,171</u>	<u>9.07%</u>
2009			
1st Quarter	381	\$ 55,511	7.42%
2nd Quarter	514	65,831	8.98%
3rd Quarter	-	-	-
4th Quarter	1,829	144,430	8.34%
Total	<u>2,724</u>	<u>\$ 265,772</u>	<u>8.28%</u>

(1) Sales proceeds included at ownership share.

	Acquisitions			
	Square Feet	Stabilized Investment (2)	Stabilized Return	Current % Leased
2010				
1st Quarter	223	\$ 8,685	9.49%	100%
2nd Quarter	475	27,896	8.40%	53%
3rd Quarter	466	442,001	9.14%	89% (3)
Total YTD	<u>1,164</u>	<u>\$ 478,582</u>	<u>9.10%</u>	<u>89% (3)</u>
2009				
1st Quarter	-	-	-	-
2nd Quarter	448	\$ 17,070	8.88%	100%
3rd Quarter	-	-	-	-
4th Quarter	400	15,240	8.90%	100%
Total	<u>848</u>	<u>\$ 32,310</u>	<u>8.89%</u>	<u>100%</u>

(2) Investment shown at ownership share.

(3) Investment, Return, & % Leased includes 2 acquisitions in which Duke Realty purchased the partner's interest in a joint venture in the third quarter 2010.