

DRAFT



Supplemental Information

December 31, 2007

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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, 2007 for additional information concerning these risks.

Structure of the Company

Duke has elected to be taxed as a Real Estate Investment Trust (REIT) under the Internal Revenue Code. To qualify as a REIT, we must meet a number of organizational and operational requirements, including a requirement to distribute at least 90% of our adjusted taxable income to our shareholders. Management intends to continue to adhere to these requirements and to maintain our REIT status. As a REIT, we are entitled to a tax deduction for some or all of the dividends we pay to shareholders. Accordingly, we generally will not be subject to federal income taxes as long as we distribute an amount equal to or in excess of our taxable income to shareholders. We are also generally subject to federal income taxes on any taxable income that is not distributed to its shareholders. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 95 percent interest at December 31, 2007. 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 358 bulk distribution industrial properties encompassing approximately 81.2 million square feet (67 percent of total square feet). These properties are primarily warehouse facilities with clear ceiling heights of 20 feet or more.

Suburban Office Properties : Duke owns interests in 309 suburban office buildings totaling approximately 35.9 million square feet (30 percent of total square feet).

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

Land: Duke owns or controls through options or joint ventures approximately 7,700 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 113 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 approximately 9.3 million square feet of properties serving approximately 580 tenants.

Earnings Growth

Duke intends to grow its earnings by:

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

Investor Information

Research Coverage

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

Timing

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

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

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

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

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

Stock Information

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

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

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

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

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

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

Senior Unsecured Debt Ratings:

Standard & Poor's	BBB+
Moody's	Baa1
Fitch Ratings	BBB

Inquiries

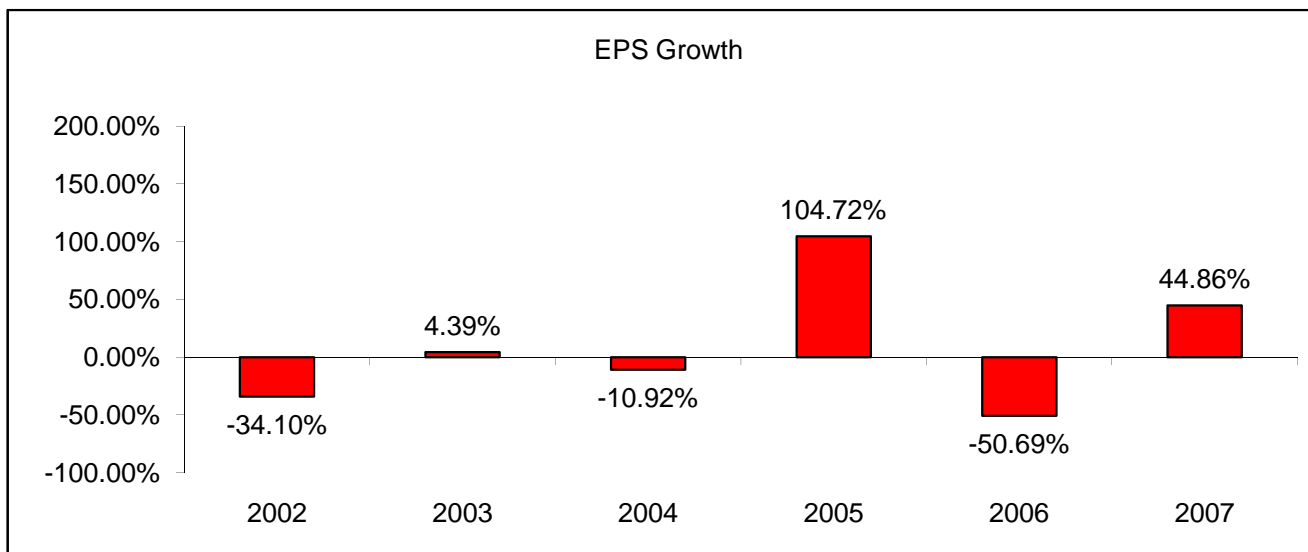
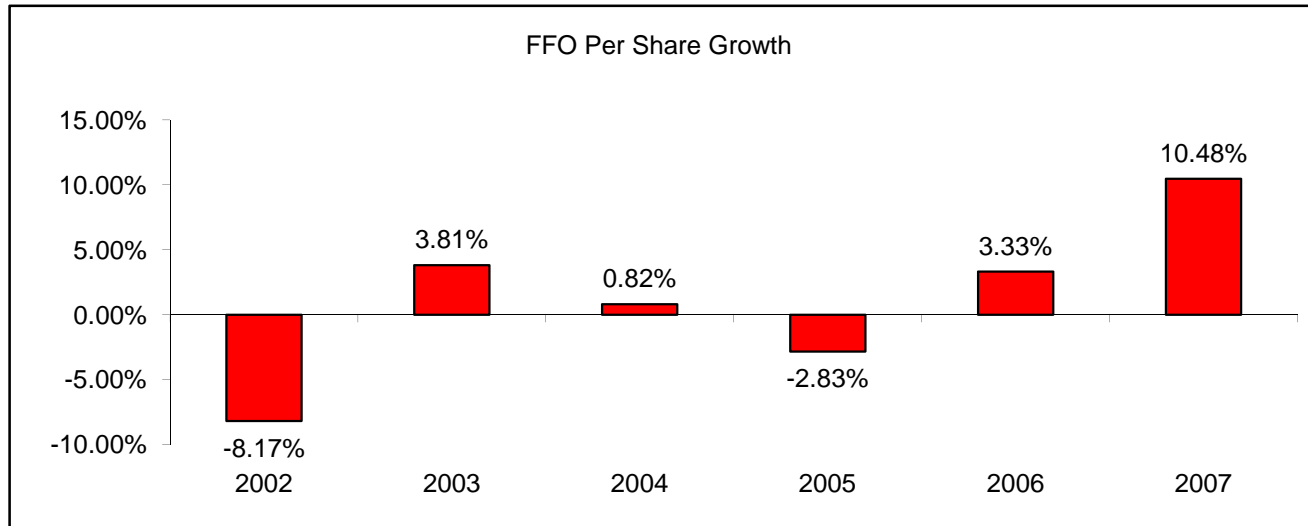
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters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

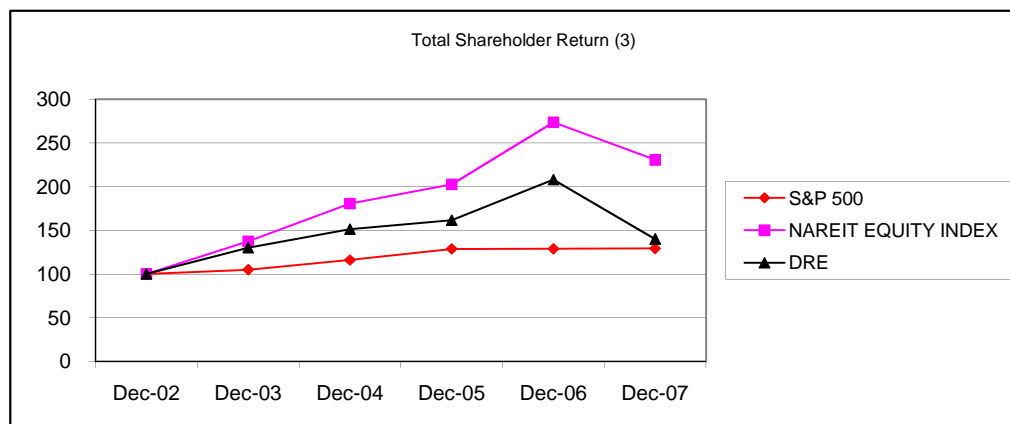
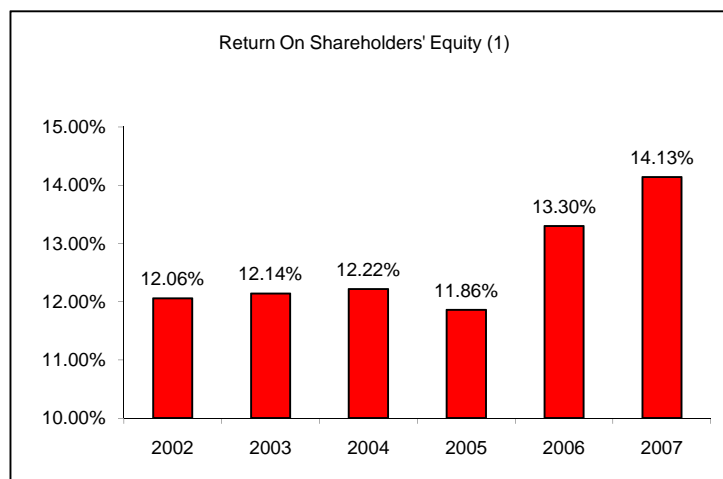
	4 th Quarter 2006	1 st Quarter 2007	2nd Quarter 2007	3rd Quarter 2007	4 th Quarter 2007
High price*	44.05	48.42	44.90	37.05	35.40
Low price*	36.98	40.02	35.22	29.74	24.25
Closing price*	40.90	43.47	35.67	33.81	26.08
Dollar value of average daily trading volume (thousands)*	17,648	23,818	20,302	25,761	24,431
Dividends paid per share	.475	.475	.475	.480	.480
Closing dividend yield	4.6%	4.4%	5.3%	5.7%	7.4%
Closing shares and units outstanding - Basic (thousands)	146,328	146,688	146,714	146,830	154,055
Closing market value of shares and units outstanding (millions)	5,985	6,377	5,233	4,964	4,018

* **New York Stock Exchange trades only**

FFO PER SHARE AND EPS GROWTH SUMMARY

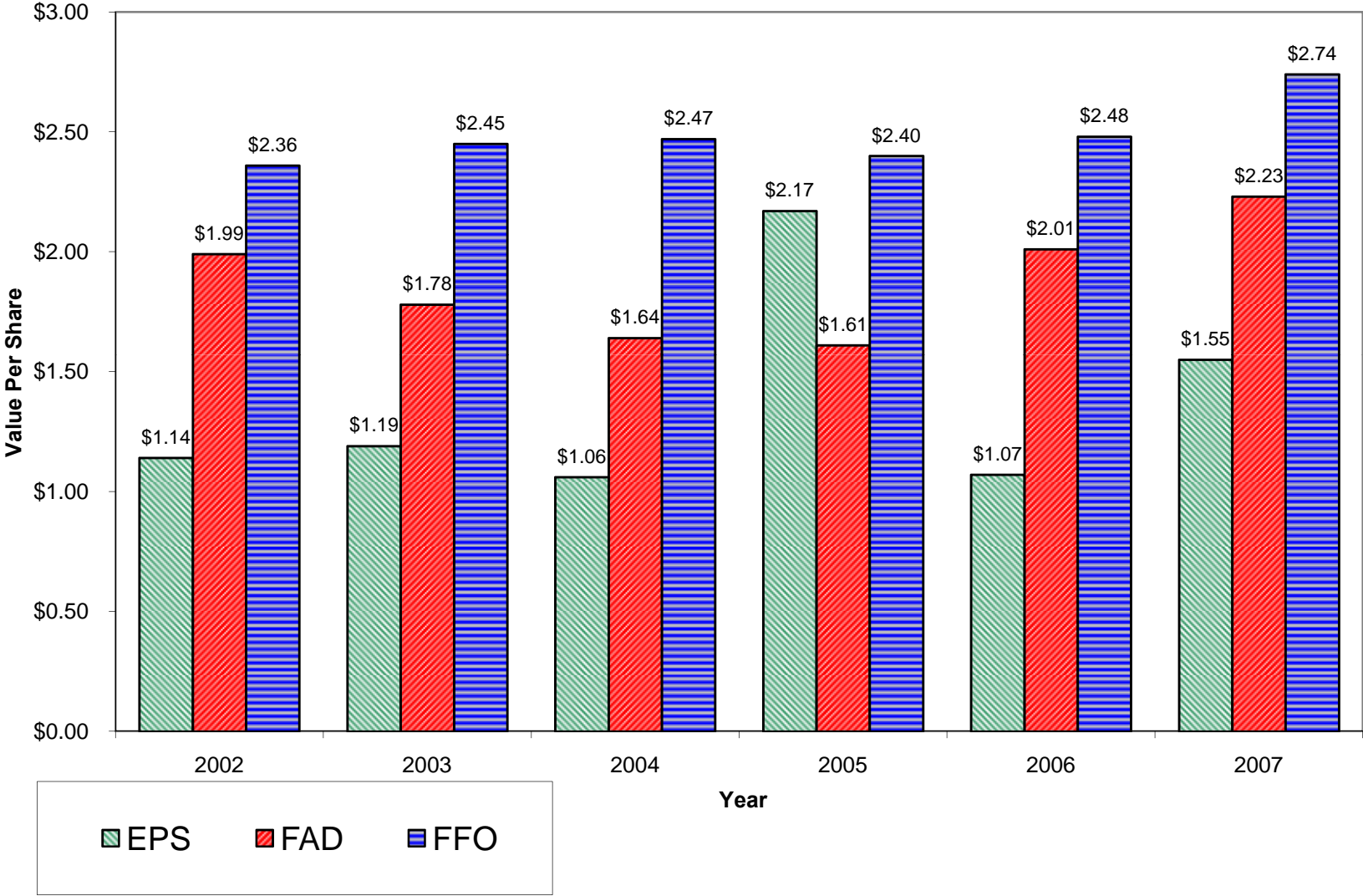


MANAGEMENT'S KEY OPERATING MEASURES



- (1) Basic Funds from Operations (As defined by NAREIT, Gains on Sale of Depreciated Real Estate Investments are Excluded from FFO) divided by the Average Book Value of Common Equity.
- (2) Diluted Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.
- (3) Includes price appreciation plus reinvested dividends. Duke's 5-year average total return of 6.97% per year compares to 18.17% for the NAREIT Equity Index, and 12.82% for the S&P 500 Index.

EPS, FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)

ASSETS:

	December 31, 2007	September 30, 2007	June 30, 2007	March 31, 2007	December 31, 2006	September 30, 2006	June 30, 2006	March 31, 2006
Rental Property	\$5,765,747	\$5,682,985	\$5,464,448	\$5,623,246	\$5,583,188	\$5,854,231	\$5,807,091	\$5,597,621
Less: Accumulated Depreciation	(\$990,280)	(\$969,680)	(\$936,857)	(921,370)	(900,898)	(863,797)	(842,031)	(791,022)
Construction in Progress	\$413,417	\$442,636	\$566,690	452,635	361,230	340,773	295,305	298,476
Land Held for Development	\$912,448	\$800,737	\$797,983	748,392	737,752	696,551	655,834	603,639
Net Real Estate Investments	6,101,332	5,956,678	5,892,264	5,902,903	5,781,272	6,027,758	5,916,199	5,708,714
Cash	48,012	18,424	45,456	9,034	68,484	25,000	7,039	0
Accounts Receivable	23,083	23,324	21,894	27,705	26,168	24,780	23,135	22,133
Straight-line Rents Receivable	116,388	114,147	113,208	112,500	109,887	109,484	106,035	101,296
Receivables on Construction Contracts	67,675	60,995	48,911	48,753	64,768	62,955	45,441	49,996
Investments in and Advances to Unconsolidated Companies	601,801	551,194	537,546	514,630	628,323	453,484	327,832	293,002
Deferred Financing Costs, Net	55,987	57,579	56,984	60,898	62,277	50,916	43,148	44,311
Deferred Leasing and Other Costs, Net	386,832	385,172	353,082	380,413	321,419	350,368	344,424	306,453
Escrow Deposits and Other Assets	255,871	249,329	233,553	215,318	175,997	168,797	201,220	178,114
Total Assets	\$7,661,981	\$7,416,842	\$7,302,898	\$7,272,154	\$7,238,595	\$7,273,542	\$7,014,473	\$6,704,019

LIABILITIES AND SHAREHOLDERS' EQUITY:

Secured Debt	\$524,393	\$518,289	\$521,396	\$650,130	\$662,501	\$371,465	\$1,063,656	\$1,013,312
Unsecured Notes	3,246,000	3,368,920	3,143,351	3,135,402	3,129,653	2,800,218	2,100,278	2,100,337
Unsecured Line of Credit	546,067	304,224	440,000	330,000	317,000	904,000	670,000	508,000
Construction Payables and Amounts due Subcontractors	145,271	148,037	133,624	120,927	136,508	125,299	88,674	87,589
Accrued Real Estate Taxes	67,523	91,208	75,782	65,947	62,802	78,255	72,610	66,426
Accrued Interest	54,631	37,603	52,259	38,984	52,106	31,976	37,949	25,575
Accrued Expenses	59,413	47,159	38,308	34,128	64,097	47,833	39,529	38,303
Other Liabilities	148,651	134,130	133,674	116,145	120,532	111,501	119,820	122,952
Tenant Security Deposits and Prepaid Rents	36,316	29,669	35,178	35,005	32,960	32,309	37,265	37,062
Total Liabilities	4,828,265	4,679,239	4,573,572	4,526,668	4,578,159	4,502,856	4,229,781	3,999,556
Minority Interest	83,683	90,524	114,583	116,722	156,853	172,230	170,644	177,534
Preferred Stock	744,000	876,250	876,250	876,250	876,250	876,250	876,250	766,250
Common Stock and Additional Paid-in Capital	2,634,077	2,379,976	2,324,100	2,321,024	2,197,737	2,279,011	2,276,263	2,268,052
Accumulated Other Comprehensive Income	(1,279)	6,053	16,784	5,703	5,435	4,840	20,496	9,805
Distributions in Excess of Net Income	(626,765)	(615,200)	(602,391)	(574,213)	(575,839)	(561,645)	(558,961)	(517,178)
Total Shareholders' Equity	2,750,033	2,647,079	2,614,743	2,628,764	2,503,583	2,598,456	2,614,048	2,526,929
Total Liabilities and Shareholders' Equity	\$7,661,981	\$7,416,842	\$7,302,898	\$7,272,154	\$7,238,595	\$7,273,542	\$7,014,473	\$6,704,019

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Twelve Months Ended		
	December 31, 2007	December 31, 2006	% Change	December 31, 2007	December 31, 2006	% Change
RENTAL OPERATIONS:						
Revenues:						
Rental Income from Continuing Operations	\$207,165	\$191,867	7.97%	\$794,488	\$743,548	6.85%
Equity in Earnings of Unconsolidated Companies	11,903	16,557	-28.11%	29,381	38,004	-22.69%
	<u>219,068</u>	<u>208,424</u>	5.11%	<u>823,869</u>	<u>781,552</u>	5.41%
Operating Expenses:						
Rental Expenses	43,631	45,196	-3.46%	176,674	169,077	4.49%
Real Estate Taxes	24,992	19,688	26.94%	98,135	83,738	17.19%
Interest Expense	43,643	46,910	-6.96%	168,358	170,484	-1.25%
Depreciation and Amortization	69,192	59,476	16.34%	271,623	232,739	16.71%
	<u>181,458</u>	<u>171,270</u>	5.95%	<u>714,790</u>	<u>656,038</u>	8.96%
Earnings from Rental Operations	<u>37,610</u>	<u>37,154</u>	1.23%	<u>109,079</u>	<u>125,514</u>	-13.09%
SERVICE OPERATIONS:						
Revenues:						
Net general contractor revenue	9,325	6,566	42.02%	33,665	23,929	40.69%
Service fee revenue	9,102	4,919	85.04%	31,011	21,633	43.35%
Gain on sale of service operations properties	23,889	36,442	-34.45%	34,682	44,563	-22.17%
	<u>42,316</u>	<u>47,927</u>	-11.71%	<u>99,358</u>	<u>90,125</u>	10.24%
Operating Expenses						
	<u>16,535</u>	<u>13,208</u>	25.19%	<u>47,324</u>	<u>36,929</u>	28.15%
Earnings from Service Operations	<u>25,781</u>	<u>34,719</u>	-25.74%	<u>52,034</u>	<u>53,196</u>	-2.18%
General and Administrative Expense	(9,768)	(8,155)	19.78%	(37,680)	(35,797)	5.26%
Operating Income	<u>53,623</u>	<u>63,718</u>	-15.84%	<u>123,433</u>	<u>142,913</u>	-13.63%
OTHER INCOME (EXPENSE):						
Interest and Other Income, Net	859	2,137	-59.80%	12,135	10,450	16.12%
Earnings from Sales of Land, Net of Impairment Adjustments	15,215	2,364	543.61%	33,422	7,791	328.98%
Other Minority Interest in Earnings of Subsidiaries	(3,097)	54	-5835.19%	(3,186)	(247)	1189.88%
Minority Interest in Earnings of Common Unitholders	(2,716)	(4,679)	-41.95%	(6,608)	(9,544)	-30.76%
Income from Continuing Operations	<u>63,884</u>	<u>63,594</u>	0.46%	<u>159,196</u>	<u>151,363</u>	5.17%
Discontinued Operations:						
Net Income (Loss) from Discontinued Operations	2,166	1,488		7,149	11,692	
Gain on Sale of Property, Net of Impairment Adjustments	9,320	515		121,071	46,254	
Minority Interest Share of Discontinued Operations	(608)	(175)		(7,949)	(5,162)	
Income from Discontinued Operations	<u>10,878</u>	<u>1,828</u>		<u>120,271</u>	<u>52,784</u>	
Net Income	74,762	65,422	14.28%	279,467	204,147	36.89%
Dividends on Preferred Shares	(12,613)	(15,226)		(58,292)	(56,419)	
Adjustments for Redemption of Preferred Stock	(3,483)	0		(3,483)	(2,633)	
Net Income Available for Common Shareholders	<u>\$58,666</u>	<u>\$50,196</u>	16.87%	<u>\$217,692</u>	<u>\$145,095</u>	50.03%
Basic net income per common share:						
Continued Operations	\$0.33	\$0.36	-8.33%	\$0.70	\$0.69	1.45%
Discontinued Operations	0.07	0.01		0.86	0.39	
Total	<u>\$0.40</u>	<u>\$0.37</u>	8.11%	<u>\$1.56</u>	<u>\$1.08</u>	44.44%
Diluted net income per common share:						
Continued Operations	\$0.33	\$0.36	-8.33%	\$0.69	\$0.68	1.47%
Discontinued Operations	0.07	0.01		0.86	0.39	
Total	<u>\$0.40</u>	<u>\$0.37</u>	8.11%	<u>\$1.55</u>	<u>\$1.07</u>	44.86%

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

	Three Months Ended December 31 (Unaudited)						Per Share % Change
	2007			2006			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares-Basic	\$58,666	145,623	\$0.40	\$50,196	134,665	\$0.37	8.08%
Add back:							
Minority interest in earnings of unitholders	3,298	8,146		4,842	12,839		
Other common stock equivalents	0	698		0	1,516		
Net Income Available for Common Shares-Diluted	\$61,964	154,467	\$0.40	\$55,038	149,020	\$0.37	8.61%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$58,666	145,623	\$0.40	\$50,196	134,665	\$0.37	8.08%
Adjustments:							
Depreciation and Amortization	69,469			64,156			
Company Share of Joint Venture Depreciation and amortization	5,796			4,700			
Earnings from depreciable property sales-wholly owned	(9,321)			(516)			
Earnings from depreciable property sales-JV	(4,416)			(10,721)			
Minority interest share of adjustments	(3,444)			(5,027)			
Funds From Operations-Basic	116,750	145,623	\$0.80	102,788	134,665	\$0.76	5.04%
Minority interest in earnings of unitholders	3,298	8,146		4,842	12,839		
Minority interest share of adjustments	3,444			5,027			
Other common stock equivalents	-	698		-	1,516		
Funds From Operations-Diluted	\$123,492	154,467	\$0.80	\$112,657	149,020	\$0.76	5.26%
Funds Available for Distribution							
Funds From Operations-Diluted	\$123,492	154,467	\$0.80	\$112,657	149,020	\$0.76	5.75%
Adjustments:							
Straight-line Rental Income	(3,866)			(5,607)			
Adjustments for Redemption Value of Preferred Stock and Debt Modification	3,483			2			
Amortization of Above(Below) Market Rents	62			401			
Stock Based Compensation Expense	2,147			1,875			
Impairment Adjustment on Depreciated Property	-			-			
Amortization of Deferred Financing Fees	2,810			2,367			
Second Generation Tenant Improvements	(11,822)			(5,825)			
Second Generation Leasing Commissions	(7,442)			(5,524)			
Building Improvements	(4,541)			(3,178)			
Funds Available for Distribution-Diluted	\$104,323	154,467	\$0.68	\$97,168	149,020	\$0.65	4.62%
Dividends Declared Per Common Share			<u>\$0.480</u>			<u>\$0.475</u>	
Payout Ratio of Diluted Funds From Operations			<u>60.00%</u>			<u>62.50%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>70.59%</u>			<u>73.08%</u>	

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

	Twelve Months Ended December 31 (Unaudited)						Per Share % Change
	2007			2006			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares-Basic	\$217,692	139,255	\$1.56	\$145,095	134,883	\$1.08	45.30%
Add back:							
Minority interest in earnings of unitholders	14,399	9,204		14,238	13,186		
Other common stock equivalents	0	1,155		0	1,324		
Net Income Available for Common Shares-Diluted	\$232,091	149,614	\$1.55	\$159,333	149,393	\$1.07	44.86%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$217,692	139,255	\$1.56	\$145,095	134,883	\$1.08	45.30%
Adjustments:							
Depreciation and Amortization	277,691			254,268			
Company Share of Joint Venture Depreciation and amortization	26,948			18,395			
Earnings from depreciable property sales-wholly owned	(121,072)			(42,089)			
Earnings from depreciable property sales-share of joint venture	(6,244)			(18,803)			
Minority interest share of adjustments	(10,983)			(18,858)			
Funds From Operations-Basic	384,032	139,255	\$2.76	338,008	134,883	\$2.51	9.96%
Minority interest in earnings of unitholders	14,399	9,204		14,238	13,186		
Minority interest share of adjustments	10,983			18,858			
Other common stock equivalents		1,155			1,324		
Funds From Operations-Diluted	\$409,414	149,614	\$2.74	\$371,104	149,393	\$2.48	10.48%
Funds Available for Distribution							
Funds From Operations-Diluted	\$409,414	149,614	\$2.74	\$371,104	149,393	\$2.48	10.16%
Adjustments:							
Straight-line Rental Income	(18,774)			(21,752)			
Adjustments for Redemption Value of Preferred Stock and Debt Modification	3,483			3,995			
Amortization of Above(Below) Market Rents	345			1,635			
Stock Based Compensation Expense	8,080			6,224			
Impairment Adjustment on Depreciated Property	-			266			
Amortization of Deferred Financing Fees	10,958			7,915			
Second Generation Tenant Improvements	(41,073)			(41,147)			
Second Generation Leasing Commissions	(29,209)			(18,587)			
Building Improvements	(10,008)			(8,841)			
Funds Available for Distribution-Diluted	\$333,216	149,614	\$2.23	\$300,812	149,393	\$2.01	10.95%
Dividends Declared Per Common Share			<u>\$1.915</u>			<u>\$1.895</u>	
Payout Ratio of Diluted Funds From Operations			<u>69.89%</u>			<u>76.41%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>85.87%</u>			<u>94.28%</u>	

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

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2007	2006	2007	2006
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$6,927	\$16,686	\$41,117	\$77,975
Expenses:				
Operating	2,711	6,515	17,187	28,613
Interest	1,767	3,981	10,666	16,022
Depreciation and amortization	277	4,680	6,068	21,529
General and administrative	6	22	47	119
Operating income	2,166	1,488	7,149	11,692
Gain on sale of property, net of impairment adjustment	9,320	515	121,071	46,254
Minority interest expense	(608)	(175)	(7,949)	(5,162)
Income from discontinued operations	<u>\$10,878</u>	<u>\$1,828</u>	<u>\$120,271</u>	<u>\$52,784</u>
	December 31,			
	2007			
Property Held for Sale (2):				
Real estate investments, net	\$132,194			
Other assets	10,152			
Total assets	<u>\$142,346</u>			
Accrued expenses	3,712			
Other liabilities	885			
Total liabilities	<u>\$4,597</u>			

(1) The amounts classified in discontinued operations for the periods ended December 31, 2007 and December 31, 2006 are comprised of 15 buildings that are currently held for sale, 33 buildings sold in 2007, and 21 properties sold in 2006.

(2) Represents 15 buildings that are currently held for sale and included in discontinued operations at December 31, 2007.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended			Twelve Months Ended		
	December 31, 2007	December 31, 2006	% Change	December 31, 2007	December 31, 2006	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$261,384	\$256,351	1.96%	\$923,227	\$871,677	5.91%
Revenues from Discontinued Operations	\$6,927	\$16,686		\$41,117	\$77,975	
Total Revenues	\$268,311	\$273,037	-1.73%	\$964,344	\$949,652	1.55%
Net Income Available for Common Shares	\$58,666	\$50,196	16.87%	\$217,692	\$145,095	50.03%
Funds from Operations - Diluted	\$123,492	\$112,657	9.62%	\$409,414	\$371,104	10.32%
Earnings Before Interest, Depreciation and Amortization (EBIDA)	\$171,527	\$182,392	-5.96%	\$599,432	\$611,622	-1.99%
Interest Expense	\$45,410	\$50,891	-10.77%	\$179,024	\$186,506	-4.01%
Scheduled Principal Payments (normal amortization of secured debt)	\$2,163	\$2,577	-16.07%	\$9,995	\$9,734	2.68%
Capitalized Interest	\$15,287	\$11,692	30.75%	\$59,167	\$36,620	61.57%
Dividends on Preferred Shares	\$12,613	\$15,226	-17.16%	\$58,292	\$56,419	3.32%
Common Dividends Paid	\$69,899	\$64,245	8.80%	\$265,698	\$255,190	4.12%
Unit Distribution Paid	\$3,958	\$6,270	-36.87%	\$17,950	\$25,137	-28.59%
General and Administrative Expenses	\$9,774	\$8,176	19.55%	\$37,727	\$35,915	5.05%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$5,765,747	\$5,583,188	3.27%	\$5,765,747	\$5,583,188	3.27%
Total Assets	\$7,661,981	\$7,238,595	5.85%	\$7,661,981	\$7,238,595	5.85%
<u>Unencumbered Assets</u>						
Number of Properties	449 (2)	441		449 (2)	441	
Total Square Feet	65,401	61,799		65,401	61,799	
Gross Book Value	\$5,407,222	\$4,982,816		\$5,407,222	\$4,982,816	
Annual Stabilized NOI	\$524,417	\$478,073		\$524,417	\$478,073	
Total Debt (including financing for projects currently under development)	\$4,316,460	\$4,109,154		\$4,316,460	\$4,109,154	
Shareholders' Equity (book value)	\$2,750,033	\$2,503,583		\$2,750,033	\$2,503,583	
Common Shares Outstanding	146,175	133,921		146,175	133,921	
Partnership Units Outstanding	7,880	12,407		7,880	12,407	
Total Common Shares and Units Outstanding at end of period	154,055	146,328		154,055	146,328	
Total Preferred Shares Outstanding	29,760	32,405		29,760	32,405	
Common Shares and Units (market value)	\$4,017,754	\$5,984,815		\$4,017,754	\$5,984,815	
Preferred Shares (market value)	587,752	893,415		587,752	893,415	
Equity (market value)	\$4,605,506	\$6,878,230		\$4,605,506	\$6,878,230	
Total Market Capitalization (market value of equity plus debt)	\$8,921,966	\$10,987,384		\$8,921,966	\$10,987,384	

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

(2) Excludes 44 wholly owned properties under development (10 expected to be sold upon completion) at December 31, 2007 which will be unencumbered upon completion. These properties totaled approximately 13.4 million square feet with total project costs of approximately \$896 million and anticipated stabilized NOI of approximately \$77 million.

Duke Realty Corporation
Components of FFO

	Quarter Ended					Quarter Ended				
	March 31 2006	June 30 2006	Sept. 30 2006	Dec. 31 2006	Total 2006	March 31 2007	June 30 2007	Sept. 30 2007	Dec. 31 2007	Total 2007
Property operations										
Wholly-owned properties	\$120,436	\$131,471	\$135,230	\$137,261	\$524,398	\$131,491	\$130,082	\$127,631	\$133,969	\$523,173
Joint ventures	9,120	8,845	8,488	10,155	36,608	10,517	11,156	11,484	13,096	46,253
Lease buyouts (Includes Share of Joint Ventures)	4,141	6,095	5,165	756	16,157	3,404	1,912	9,579	9,558	24,453
Interest and other income	2,453	3,087	6,161	3,441	15,142	2,921	2,832	6,923	4,902	17,578
Minority Interest	(233)	(283)	(304)	16	(804)	(40)	(63)	(65)	(182)	(350)
Other	1,124	1,304	1,076	1,060	4,564	1,385	886	510	893	3,674
Property Operations	137,041	150,519	155,816	152,689	596,065	149,678	146,805	156,062	162,236	614,781
Interest expense	(38,961)	(46,053)	(50,601)	(50,891)	(186,506)	(47,218)	(41,961)	(44,435)	(45,410)	(179,024)
Preferred dividends (excludes convertible shares)	(12,712)	(13,255)	(15,226)	(15,226)	(56,419)	(15,226)	(15,226)	(15,227)	(12,613)	(58,292)
Net Property Operations	85,368	91,211	89,989	86,572	353,140	87,234	89,618	96,400	104,213	377,465
Service operations, net	4,302	3,461	5,888	6,727	20,378	4,890	6,606	6,349	7,094	24,939
Gain on held for sale properties, net of taxes & disc-ops	148	15	9,094	27,992	37,249	2,044	7,195	952	14,511	24,702
Gain on land sales	2,810	555	2,982	2,364	8,711	14,037	2,889	2,258	15,319	34,503
Land Maintenance and Real Estate Taxes	(1,402)	(1,415)	(1,394)	(2,054)	(6,265)	(1,691)	(1,896)	(1,651)	(1,526)	(6,764)
Contract Development	(221)	(279)	(667)	(766)	(1,933)	(543)	(315)	(501)	(2,491)	(3,850)
General and administrative expenses	(13,958)	(6,975)	(6,806)	(8,176)	(35,915)	(13,471)	(10,618)	(3,864)	(10,145)	(38,098)
Total FFO - Operations	77,047	86,573	99,086	112,659	375,365	92,500	93,479	99,943	126,975	412,897
Adjustments for carrying value of preferred stock and debt modification	(2,633)	-	(1,360)	(2)	(3,995)	-	-	-	(3,483)	(3,483)
Impairment adjustment on depreciable property	-	(31)	(235)	-	(266)	-	-	-	-	-
Diluted FFO	74,414	86,542	97,491	112,657	371,104	92,500	93,479	99,943	123,492	409,414

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

DUKE REALTY CORPORATION
(IN THOUSANDS)

	<u>Three Months Ended</u>		<u>Twelve Months Ended</u>	
	<u>December 31, 2007</u>	<u>December 31, 2006</u>	<u>December 31, 2007</u>	<u>December 31, 2006</u>
RATIOS COMPUTED FOR INDUSTRY COMPARISONS: (1)				
<i>FINANCIAL POSITION RATIOS</i>				
Total Debt/Total Book Capitalization Ratio (book value) (%)	53.02%	53.57%	53.02%	53.57%
Total Debt/Total Market Capitalization Ratio (market value) (%)	48.38%	37.40%	48.38%	37.40%
Secured Debt/Secured Assets (%)	48.59%	50.54%	48.59%	50.54%
<i>OPERATIONAL RATIOS</i>				
Debt Service Coverage Ratio (Funds from Operations + Interest Expense + Pref Div/Interest + Principal Amort.) (x)	3.82	3.34	3.42	3.13
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend/Interest Expense + Pref Div + Capitalized Int. on Held for Rental Properties + Prin. Amort.) (x)	2.54	2.46	2.26	2.24
Interest Coverage Ratio (Funds from Operations + Interest Expense + Pref Div /Interest Expense) (x)	4.00	3.51	3.61	3.29
Return on Common Shareholders' Equity ((Funds from Operations /Average Adjusted Common Equity (book value)) (%)	16.29%	16.11%	14.13%	13.30%
Return on Real Estate Investments (Funds from Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends / Adjusted Average Operating Real Estate Investments as defined (book value)) (%)	10.16%	9.40%	9.66%	9.55%
FFO Payout Ratio (Dividends/Funds from Operations (%))	60.00%	62.50%	69.89%	76.41%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	70.59%	73.08%	85.87%	94.28%

(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.

Duke Realty Corporation
Unsecured Public Debt Covenants

	2006				2007			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
Total Debt to Undepreciated Assets (Not to exceed 60%)	51.94%	52.53%	54.07%	54.39%	54.33%	53.65%	54.04%	54.92%
Debt Service Ratio (At least 1.5x)	3.75	3.46	3.26	3.19	3.13	3.21	3.28	3.36
Secured Debt to Undepreciated Assets (Not to exceed 40%)	14.53%	14.57%	4.93%	8.77%	8.58%	6.81%	6.68%	6.61%
Undepreciated Unencumbered Assets to Unsecured Debt (Must exceed by 150%)	231.00%	226.00%	187.00%	189.55%	192.63%	193.40%	191.00%	188.25%

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

Duke Realty Corporation
Owned Property Occupancy Analysis
Held For Rental Portfolio

	December 31, 2006			March 31, 2007			June 30, 2007			September 30, 2007			December 31, 2007		
	# 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	323	66,444,467	96.86%	325	66,990,612	96.10%	328	68,158,058	96.76%	324	68,169,273	97.26%	331	70,892,011	96.21%
Suburban Office	281	32,147,563	92.48%	276	31,583,813	92.35%	276	31,672,861	92.30%	278	31,886,908	91.69%	279	31,999,485	92.05%
Service Center/Other	75	5,068,415	93.72%	75	5,068,448	92.73%	75	5,068,448	93.05%	66	4,467,447	94.87%	58	4,035,666	95.02%
Total	679	103,660,445	95.35%	676	103,642,873	94.80%	679	104,899,367	95.24%	668	104,523,628	95.46%	668	106,927,162	94.92%
Unstabilized Developments In Service: (1)															
Bulk Distribution	10	4,552,249	38.83%	9	4,179,103	36.10%	7	3,082,617	48.19%	8	3,147,370	37.91%	10	2,774,177	32.44%
Suburban Office	7	639,699	65.68%	6	583,539	68.02%	7	694,154	52.16%	5	568,952	41.86%	9	1,386,054	41.92%
Service Center/Other	-	-	-	-	-	-	-	-	-	1	51,360	77.88%	1	51,360	77.88%
Total	17	5,191,948	42.14%	15	4,762,642	40.01%	14	3,776,771	48.92%	14	3,767,682	39.05%	20	4,211,591	36.11%
Total In-Service Portfolio:															
Bulk Distribution	333	70,996,716	93.14%	334	71,169,715	92.58%	335	71,240,675	94.66%	332	71,316,643	94.64%	341	73,666,188	93.81%
Suburban Office	288	32,787,262	91.95%	282	32,167,352	91.91%	283	32,367,015	91.44%	283	32,455,860	90.82%	288	33,385,539	89.97%
Service Center/Other	75	5,068,415	93.72%	75	5,068,448	92.73%	75	5,068,448	93.05%	67	4,518,807	94.67%	59	4,087,026	94.81%
Total	696	108,852,393	92.81%	691	108,405,515	92.39%	693	108,676,138	93.63%	682	108,291,310	93.49%	688	111,138,753	92.69%
Properties Under Development:															
Bulk Distribution	9	2,183,629	-	7	2,286,323	1.86%	13	5,652,482	13.34%	19	8,749,803	17.29%	17	7,503,320	24.58%
Suburban Office	16	2,248,532	25.89%	17	2,143,884	24.39%	20	2,623,403	24.96%	22	2,711,659	33.78%	21	2,502,939	36.46%
Service Center/Other	1	51,360	77.88%	1	51,360	77.88%	1	51,360	77.88%	-	-	-	-	-	
Total	26	4,483,521	13.88%	25	4,481,567	13.51%	34	8,327,245	17.40%	41	11,461,462	21.20%	38	10,006,259	27.55%
Total Portfolio:															
Bulk Distribution	342	73,180,345	90.36%	341	73,456,038	89.76%	348	76,893,157	88.68%	351	80,066,446	86.18%	358	81,169,508	87.41%
Suburban Office	304	35,035,794	87.71%	299	34,311,236	87.69%	303	34,990,418	86.46%	305	35,167,519	86.42%	309	35,888,478	86.24%
Service Center/Other	76	5,119,775	93.56%	76	5,119,808	92.58%	76	5,119,808	92.90%	67	4,518,807	94.67%	59	4,087,026	94.81%
Total	722	113,335,914	89.69%	716	112,887,082	89.26%	727	117,003,383	88.20%	723	119,752,772	86.57%	726	121,145,012	87.31%

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

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of December 31, 2007

	Square Feet (1)				Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall			
Primary Market							
Cincinnati	9,600,072	4,734,271	805,641	15,139,984	14.17%	\$ 81,995,110	13.39%
Indianapolis	16,976,763	3,003,522	1,039,939	21,020,224	19.66%	80,951,114	13.21%
Atlanta	8,071,423	4,306,378	25,881	12,403,682	11.60%	74,024,234	12.08%
Chicago	5,312,741	2,885,929	183,055	8,381,725	7.84%	60,403,525	9.86%
St. Louis	2,643,555	3,311,455	622,258	6,577,268	6.15%	54,865,674	8.95%
Columbus	3,561,480	3,220,102	-	6,781,582	6.34%	47,136,502	7.69%
Raleigh	1,531,214	2,493,713	470,235	4,495,162	4.20%	42,366,892	6.91%
Central Florida	2,700,872	1,365,720	-	4,066,592	3.80%	30,001,339	4.90%
Nashville	2,959,810	1,193,091	158,908	4,311,809	4.03%	28,846,390	4.71%
Minneapolis	3,162,530	745,811	258,995	4,167,336	3.90%	27,041,935	4.41%
Dallas	8,128,794	152,000	470,754	8,751,548	8.18%	21,956,027	3.58%
Savannah	4,393,700	-	-	4,393,700	4.11%	14,835,584	2.42%
Cleveland	-	1,324,367	-	1,324,367	1.24%	14,750,841	2.41%
Washington DC	654,918	2,265,750	-	2,920,668	2.73%	14,265,333	2.33%
South Florida	-	773,923	-	773,923	0.72%	8,690,496	1.42%
Norfolk	466,000	-	-	466,000	0.44%	2,290,177	0.37%
Seattle	120,000	-	-	120,000	0.11%	2,160,000	0.35%
Houston	172,000	-	-	172,000	0.16%	1,584,000	0.26%
Other (3)	436,139	223,453	-	659,592	0.62%	4,608,140	0.75%
Total	70,892,011	31,999,485	4,035,666	106,927,162	100.00%	\$ 612,773,313	100.00%
	66.30%	29.93%	3.77%	100.00%			

Occupancy %

	Occupancy %			
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall
Primary Market				
Cincinnati	96.53%	91.38%	98.43%	95.02%
Indianapolis	95.52%	95.68%	93.34%	95.43%
Atlanta	94.55%	92.25%	100.00%	93.76%
Chicago	99.24%	94.68%	99.10%	97.67%
St. Louis	94.62%	91.24%	100.00%	93.43%
Columbus	100.00%	90.47%	-	95.47%
Raleigh	97.13%	98.78%	92.67%	97.58%
Central Florida	100.00%	94.68%	-	98.21%
Nashville	75.89%	87.76%	100.00%	80.06%
Minneapolis	98.96%	94.41%	90.24%	97.60%
Dallas	97.96%	100.00%	87.76%	97.45%
Savannah	100.00%	-	-	100.00%
Cleveland	-	82.39%	-	82.39%
Washington DC	97.69%	90.41%	-	92.04%
South Florida	-	77.64%	-	77.64%
Norfolk	100.00%	-	-	100.00%
Seattle	100.00%	-	-	100.00%
Houston	100.00%	-	-	100.00%
Other (3)	100.00%	96.72%	-	98.89%
Total	96.21%	92.05%	95.02%	94.92%

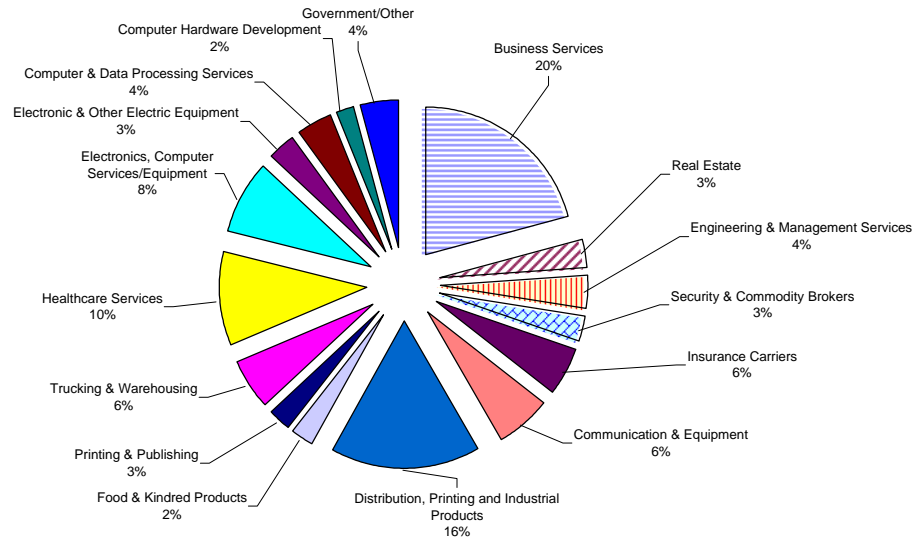
(1) Includes all wholly owned and joint venture projects shown at 100% as of report date .

(2) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents. Joint Venture properties are shown at the Company's ownership percentage.

(3) Represents properties not located in the Company's primary markets. These properties are located in similar midwest or southeast markets.

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

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
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	\$9,610	1.15%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2008 - 2015	8,936	1.07%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2009 - 2013	8,800	1.06%
AT&T	Columbus	Communication & Equipment	2009 - 2013	8,630	1.03%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2012 - 2016	8,001	0.96%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.77%
Pearson Education PLC	Indianapolis	Educational Services	2012 - 2019	6,390	0.77%
Lenovo (United States) Inc.	Raleigh	Computer Hardware Development	2017 - 2019	6,226	0.75%
General Services Admin	Washington DC	Federal Government	2008 - 2016	5,953	0.71%
Express Scripts, Inc.	St. Louis	Healthcare Services	2009 - 2010	5,645	0.68%
CitiGroup	Cincinnati	Financial Services	2010 - 2022	5,637	0.68%
Wal Mart	Savannah	General Merchandise Stores	2011 - 2021	5,420	0.65%
Qwest Communications Intl	Columbus	Communication & Equipment	2008 - 2015	5,173	0.62%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.62%
Central States Pension Fund	Chicago	Distribution/Warehousing	2010	5,127	0.61%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,108	0.61%
State Farm Insurance Companies	St. Louis	Insurance Carriers	2008 - 2013	5,018	0.60%
Tekelek	Raleigh	Communication & Equipment	2013	4,932	0.59%
Anheuser-Busch	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.57%
Eveready Battery Company	St. Louis	Distribution, Printing and Industrial Products	2011	4,693	0.56%
				\$125,586	15.06%

(1) Represents annual gross effective rents due from tenants in service as of December 31, 2007. 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 held for sale portfolio.

Duke Realty Corporation
Same Property Performance

	Three Months Ended December 31, 2007 and 2006				Twelve Months Ended December 31, 2007 and 2006				
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total	
All Properties:									
Number of properties	276	206	58	540	276	206	58	540	
Square feet	56,946,444	23,302,980	4,035,666	84,285,090	56,946,444	23,302,980	4,035,666	84,285,090	
Percent of in-service properties	77.30%	69.80%	98.74%	75.84%	77.30%	69.80%	98.74%	75.84%	
2007 Average occupancy (1)	96.69%	92.30%	95.15%	95.40%	95.77%	92.58%	94.20%	94.82%	
Period over period percent change	1.78%	0.02%	-0.82%	1.18%	1.92%	1.76%	-1.28%	1.72%	
	Three Months Ended December 31			Twelve Months Ended December 31					
	2007	2006	% Change	2007	2006	% Change			
	Bulk Distribution								
Total operating revenues	\$ 68,401,145	\$ 62,799,570	8.92%	\$ 264,006,078	\$ 245,831,386	7.39%			
Total operating expenses	19,943,970	16,401,419	21.60%	73,806,290	65,537,936	12.62%			
Net Operating Income (2)	\$ 48,457,176	\$ 46,398,151	4.44%	\$ 190,199,788	\$ 180,293,449	5.49%			
	Suburban Office								
Total operating revenues	\$ 113,045,159	\$ 111,340,170	1.53%	\$ 451,561,540	\$ 433,059,890	4.27%			
Total operating expenses	45,778,865	42,807,323	6.94%	186,573,887	172,958,210	7.87%			
Net Operating Income (2)	\$ 67,266,293	\$ 68,532,848	-1.85%	\$ 264,987,654	\$ 260,101,680	1.88%			
	Service Center/Other								
Total operating revenues	\$ 12,283,738	\$ 11,395,540	7.79%	\$ 46,777,901	\$ 45,262,040	3.35%			
Total operating expenses	4,328,890	3,588,355	20.64%	16,150,173	15,146,087	6.63%			
Net Operating Income (2)	\$ 7,954,847	\$ 7,807,185	1.89%	\$ 30,627,728	\$ 30,115,953	1.70%			
	Total								
Total operating revenues	\$ 193,730,042	\$ 185,535,280	4.42%	\$ 762,345,519	\$ 724,153,315	5.27%			
Total operating expenses	70,051,726	62,797,096	11.55%	276,530,350	253,642,232	9.02%			
Net Operating Income (2)	\$ 123,678,316	\$ 122,738,184	0.77%	\$ 485,815,169	\$ 470,511,083	3.25%			

(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 held for sale portfolio and held for rental properties expected to be sold in the short term.

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

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

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
December 31, 2007

	Dugan Realty, LLC	Dugan Texas, LLC	Dugan Millenia, LLC	Eaton/Vance (Winkler) (1)	Park Creek	Triple Net Properties LLC	Other (2)	Total
In-Service Properties								
Bulk Distribution	105	36	-	11	11	-	2	165
Suburban Office	1	-	2	20	-	1	1	25
Service Center/Other	-	-	-	-	-	-	1	1
Underdevelopment Properties								
Bulk Distribution	-	2	-	-	-	-	-	2
Suburban Office	-	-	1	-	-	-	1	2
Total Number of Properties	106	38	3	31	11	1	5	195
Percent Leased	93.98%	88.69%	76.30%	95.99%	99.31%	100.00%	74.46%	92.67%
Square Feet In-Service (in 000's):								
Bulk Distribution	20,506	6,700	-	655	2,066	112	211	30,250
Suburban Office	36	-	308	2,146	-	-	90	2,580
Service Center/Other	-	-	-	-	-	-	206	206
	<u>20,542</u>	<u>6,700</u>	<u>308</u>	<u>2,801</u>	<u>2,066</u>	<u>112</u>	<u>507</u>	<u>33,036</u>
Square Feet Under Development (in 000's):								
Bulk Distribution	-	600	-	-	-	-	-	600
Suburban Office	-	-	107	-	-	-	303	410
	<u>-</u>	<u>600</u>	<u>107</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>303</u>	<u>1,010</u>
Total Square Feet (in 000's)	20,542	7,300	415	2,801	2,066	112	810	34,046
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	30.0%	10.0%	20.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)								
Real Estate Assets	\$ 601,843	\$ 224,873	\$ 34,667	\$ 587,704	\$ 38,502	\$ 36,476	\$ 19,402	\$ 1,543,467
Construction In Progress	9,436	11,655	13,055	166	30	-	6,815	41,157
Land Held for Development	7,113	2,259	5,612	-	-	-	12,574	27,558
Other Assets	42,091	12,491	5,283	90,327	3,105	123	5,558	158,978
Total Assets	\$ 660,483	\$ 251,278	\$ 58,617	\$ 678,197	\$ 41,637	\$ 36,599	\$ 44,349	\$ 1,771,160
Debt	\$ 318,561	\$ 17,997	\$ -	\$ 479,584	\$ 23,932	\$ 22,000	\$ 11,537	\$ 873,611
Other Liabilities	22,628	11,585	843	7,414	2,277	38	5,562	50,347
Equity	319,294	221,696	57,774	191,199	15,428	14,561	27,250	847,202
Total Liabilities and Equity	\$ 660,483	\$ 251,278	\$ 58,617	\$ 678,197	\$ 41,637	\$ 36,599	\$ 44,349	\$ 1,771,160
Selected QTD Financial Information (C)								
QTD Share of Rental Revenue (in 000's)	\$11,685	\$4,310	\$972	\$5,278	\$253	\$21	\$507	\$23,026
QTD Share of Unlevered NOI (in 000's)	\$11,404	\$2,857	\$605	\$3,203	\$158	\$21	\$428	\$18,676
QTD Share of Interest Expense (in 000's)	\$2,568	\$2	\$0	\$2,066	\$42	\$8	\$101	\$4,787
QTD Share of EBITDA (in 000's)	\$8,081	\$2,818	\$588	\$3,435	\$158	\$21	\$309	\$15,410
Interest Rate (B)	(3)	L + 1%	N/A	(1)	6.48%	L + 1.75%	(2)	N/A
Company Share of Debt (in 000's)	\$159,281	\$8,999	\$0	\$143,875	\$2,393	\$4,400	\$5,320	\$324,268
Debt Maturity Date	(3)	3/29	N/A	(1)	4/09	12/10	(2)	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 as of 12/31/07 consists of nine separate loans:

i) \$7,966,582 at a fixed rate of 8.21% maturing December of 2015, ii) \$13,889,323 at a fixed rate of 6.00% maturing March 2016, iii) \$30,778,782 at a fixed rate of 6.19% maturing June 2016, iv) \$131,250,000 at a fixed rate of 5.40% maturing March 2017, v) \$203,250,000 at a fixed rate of 5.40% maturing March 2017, vi) \$17,021,136 at a fixed rate of 5.57% maturing December 2019, vii) \$37,564,463 at a fixed rate of 5.89% maturing January 2020, viii) \$9,013,294 at a fixed rate of 8.33% maturing November 2023, ix) \$25,114,644 at a fixed rate of 6.39% maturing August 2014.

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

Debt balance consists of four separate loans: i) \$705,494 at a fixed rate of 5.87% maturing April of 2010 ii) \$850,063 at a fixed rate of 8.13% maturing April 2010 iii) \$9,317,946 at a fixed rate of 7.39% maturing June 2011, iv) \$663,554 at a variable rate of Libor + 2.0% maturing June 2010.

(3) This debt consists of four separate loans: i) \$87,561,825 at a fixed rate of 5.92% maturing September 2012, ii) \$28,999,288 at a fixed rate of 6.75% maturing May 2009, iii) \$200,000,000 at a fixed rate of 7.52% maturing October 2010, and iv) \$2,000,000 at a variable rate of Euro plus 90 basis points maturing September 2008.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
December 31, 2007

	Bremner	3630	Anderson	All Points		
	Medical Offices (1)	Peachtree (2)	Retail (3)	Industrial (4)	DRCS, LLC (5)	Total
In-Service Properties						
Bulk Distribution	-	-	-	1	2	3
Suburban Office	1	-	-	-	-	1
Service Center/Other	-	-	2	-	-	2
Underdevelopment Properties						
Bulk Distribution	-	-	-	2	-	2
Suburban Office	-	1	-	-	-	1
Total Number of Properties	1	1	2	3	2	9
Percent Leased	100.00%	0.00%	83.72%	67.29%	100.00%	73.28%
Square Feet In-Service (in 000's):						
Bulk Distribution	-	-	-	631	1,199	1,830
Suburban Office	54	-	-	-	-	54
Service Center/Other	-	-	702	-	-	702
	54	-	702	631	1,199	2,586
Square Feet Under Development (in 000's):						
Bulk Distribution	-	-	-	1,480	-	1,480
Suburban Office	-	425	-	-	-	425
	-	425	-	1,480	-	1,905
Total Square Feet (in 000's)	54	425	702	2,111	1,199	4,491
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)						
Real Estate Assets	\$ 13,816	\$ -	\$ 164,971	\$ 17,287	\$ 31,801	\$ 227,875
Construction In Progress	-	27,128	9,282	25,728	2,501	64,639
Land Held for Development	-	-	31,785	53,506	1,404	86,695
Other Assets	238	22	8,445	7,855	19,078	35,638
Total Assets	\$ 14,054	\$ 27,150	\$ 214,483	\$ 104,376	\$ 54,784	\$ 414,847
Debt	\$ -	\$ 9,170	\$ 14,400	\$ 68,236	\$ 23,703	\$ 115,509
Other Liabilities	11,312	145	152,541	7,068	3,055	174,121
Equity	2,742	17,835	47,542	29,072	28,026	125,217
Total Liabilities and Equity	\$ 14,054	\$ 27,150	\$ 214,483	\$ 104,376	\$ 54,784	\$ 414,847
Selected QTD Financial Information (C)						
QTD Rental Revenue (in 000's)	\$101	\$0	\$1,156	\$28	\$464	\$1,749
QTD Share of Unlevered NOI (in 000's)	\$99	\$0	\$721	\$128	\$394	\$1,342
QTD Share of Interest Expense (in 000's)	\$0	\$0	\$611	\$11	\$98	\$720
QTD Share of EBITDA (in 000's)	\$99	\$0	\$803	\$128	\$551	\$1,581
Interest Rate (B)	N/A	(2)	(3)	(4)	(5)	N/A
Company Share of Debt (in 000's)	\$0	\$4,585	\$7,200	\$34,118	\$11,851	\$57,754
Debt Maturity Date	N/A	(2)	(3)	(4)	(5)	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) In the first quarter of 2007 Duke acquired 100% ownership and fully consolidated eight of the nine existing joint Bremner Healthcare joint ventures with one 50% joint venture remaining as an unconsolidated equity method subsidiary. The other liabilities balance represents construction advances from Duke in the amount of \$11,311,778.

(2) Through an unconsolidated subsidiary we hold a 50% ownership interest in the office component of a multi-use office and residential development joint venture. This joint venture is capitalized through a debt facility that is split into distinct construction loans for the office and residential components. The debt is a variable rate loan of LIBOR plus 135 basis points maturing July 2011, current amount outstanding \$9,170,371.

(3) Consists of three different joint ventures to develop three separate retail "life style" centers. Other liabilities include construction advances from Duke for two of the properties in the amount of \$152,017,180. The debt represents Westend's variable rate land loan of LIBOR plus 90 basis points maturing September 2010, current amount outstanding \$14,400,000.

(4) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 90 basis points maturing September 2010, current amount outstanding \$41,804,939 and (ii) land acquisition line of credit at LIBOR plus 100 basis points maturing September 2010, current amount outstanding \$26,430,429.

(5) Represents a secured floating line of credit at Libor + 92 basis points current amount outstanding \$23,702,791 maturing October 2009.

DUKE REALTY CORPORATION
DEBT & PREFERRED STOCK ANALYSIS
December 31, 2007

<u>Year</u>	<u>Scheduled Amortization</u>	<u>Maturities</u>	<u>Total</u>	<u>Weighted Average Interest Rate of Future Reductions</u>		<u>Balance</u>	<u>Interest Rate</u>	<u>Weighted Average Maturity (yrs)</u>
2008	10,960,420	268,967,616	\$ 279,928,037	5.04%	Fixed Rate Secured Debt	\$ 515,423,097	6.11%	6.72
2009	10,577,992	275,000,000	\$ 285,577,992	7.37%	Fixed Rate Unsecured Debt	3,246,000,000	5.73%	4.93
2010	10,252,696	718,000,000	\$ 728,252,696	5.49%	Variable Rate Debt and LOC's	555,036,675	5.49%	2.08
2011	10,188,186	1,036,205,816	\$ 1,046,394,003	5.12%				
2012	8,016,617	201,216,222	\$ 209,232,839	5.89%	Total	\$ 4,316,459,772	5.74%	4.77
2013	7,896,951	150,000,000	\$ 157,896,951	4.71%				
2014	7,941,429	272,111,634	\$ 280,053,063	6.44%				
2015	6,006,053	-	\$ 6,006,053	6.14%				
2016	4,944,301	490,899,744	\$ 495,844,044	6.16%				
2017	4,054,255	450,000,000	\$ 454,054,255	5.95%				
2018	2,697,525	300,000,000	\$ 302,697,525	6.16%				
Thereafter	20,522,315	50,000,000	\$ 70,522,315	6.84%				
	<u>\$ 104,058,740</u>	<u>\$ 4,212,401,032</u>	<u>\$ 4,316,459,772</u>	<u>5.74%</u>				

Line of Credit Summary

<u>Commitment</u>	<u>Balance O/S @ 12/31</u>	<u>Maturity</u>	<u>Blended Rate @ 12/31</u>
\$ 1,300,000,000	\$ 543,000,000	January 2010	5.51%

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%	100,000,000	4,000,000	August 29, 2008
Series K preferred stock	6.50%	150,000,000	6,000,000	February 13, 2009
Series L preferred stock	6.60%	200,000,000	8,000,000	November 30, 2009
Series M preferred stock	6.95%	184,000,000	7,360,000	January 31, 2011
Series N preferred stock	7.25%	110,000,000	4,400,000	June 30, 2011
Weighted Average	<u>6.77%</u>	<u>\$ 744,000,000</u>		

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of December 31, 2007
(IN 000'S)

WHOLLY OWNED AND JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION		SUBURBAN OFFICE		SERVICE CENTER/OTHER		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	12,443	\$ 65,183	9%	9,571	\$ 33,729	2,504	\$ 28,618	368	\$ 2,836	
2009	11,780	77,664	11%	7,956	30,138	3,381	43,868	443	3,658	
2010	13,509	99,945	14%	8,328	31,717	4,258	59,738	923	8,490	
2011	13,937	87,564	12%	10,001	36,098	3,516	47,686	420	3,780	
2012	10,992	77,328	11%	7,103	26,354	3,453	46,887	436	4,087	
2013	9,401	82,544	12%	5,033	20,562	4,144	59,538	224	2,444	
2014	6,485	38,275	5%	4,812	16,781	1,485	19,875	188	1,619	
2015	8,248	60,814	8%	5,850	22,111	2,260	37,192	138	1,511	
2016	3,994	27,347	4%	2,772	9,581	965	15,334	257	2,432	
2017	6,458	44,872	6%	4,444	16,424	1,743	25,576	271	2,872	
2018 AND THEREAFTER	5,769	54,201	8%	3,234	16,704	2,328	36,636	207	861	
	<u>103,016</u>	<u>\$ 715,737</u>	100%	<u>69,104</u>	<u>\$ 260,199</u>	<u>30,037</u>	<u>\$ 420,948</u>	<u>3,875</u>	<u>\$ 34,590</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>111,139</u>			<u>73,666</u>		<u>33,386</u>		<u>4,087</u>		
PERCENT OCCUPIED	<u>92.69%</u>			<u>93.81%</u>		<u>89.97%</u>		<u>94.81%</u>		

JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	4,903	\$ 18,676	13%	4,624	\$ 15,946	95	\$ 1,247	184	\$ 1,483	
2009	5,254	21,746	14%	4,955	17,681	184	3,255	115	810	
2010	4,280	20,857	13%	3,804	14,137	285	4,963	191	1,757	
2011	4,713	20,330	13%	4,269	14,552	244	4,291	200	1,487	
2012	2,888	17,290	11%	2,304	8,083	342	7,032	242	2,175	
2013	1,720	9,292	6%	1,557	5,770	139	3,123	24	399	
2014	1,480	5,398	3%	1,321	3,774	30	554	129	1,070	
2015	2,039	21,017	14%	1,193	4,383	818	16,395	28	239	
2016	1,075	7,704	5%	778	2,302	214	4,642	83	760	
2017	1,522	7,408	5%	1,384	4,443	98	2,305	40	660	
2018 AND THEREAFTER	847	5,060	3%	647	3,888	19	520	181	652	
	<u>30,721</u>	<u>\$ 154,778</u>	100%	<u>26,836</u>	<u>\$ 94,959</u>	<u>2,468</u>	<u>\$ 48,327</u>	<u>1,417</u>	<u>\$ 11,492</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>32,614</u>			<u>28,483</u>		<u>2,579</u>		<u>1,552</u>		
PERCENT OCCUPIED	<u>94.19%</u>			<u>94.21%</u>		<u>95.72%</u>		<u>91.33%</u>		

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

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

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

**Duke Realty Corporation
Percent Leased Summary**

	Properties in Service (1)		Under Development		Total Portfolio	
	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased
December 31, 1993	10,850	92.92%	1,270	100.00%	12,120	93.59%
December 31, 1994	12,895	94.48%	2,362	81.56%	15,257	92.48%
December 31, 1995	20,073	95.45%	3,448	87.61%	23,521	94.30%
December 31, 1996	27,402	95.00%	3,801	65.78%	31,203	91.44%
December 31, 1997	40,668	94.07%	5,243	60.24%	45,911	90.21%
December 31, 1998	52,028	95.09%	6,218	37.80%	58,246	88.98%
December 31, 1999	92,269	91.84%	8,438	31.40%	100,707	86.77%
December 31, 2000	100,595	93.61%	4,136	24.60%	104,731	90.88%
December 31, 2001	100,124	88.50%	3,457	21.26%	103,581	86.25%
December 31, 2002	104,939	87.02%	2,565	78.15%	107,504	86.81%
December 31, 2003	106,169	89.28%	2,103	63.35%	108,272	88.78%
December 31, 2004	109,352	91.09%	3,023	44.59%	112,375	89.84%
December 31, 2005	97,835	92.68%	6,160	40.12%	103,995	89.57%
December 31, 2006	108,852	92.81%	4,484	13.88%	113,336	89.69%
March 31, 2007	108,405	92.39%	4,482	13.51%	112,887	89.26%
June 30, 2007	108,676	93.63%	8,327	17.40%	117,003	88.20%
September 30, 2007	108,291	93.49%	11,462	21.20%	119,753	86.57%
December 31, 2007	111,139	92.69%	10,006	27.55%	121,145	87.31%

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

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

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2006					2007				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Services Operating Expenses	\$ 7,039,331	\$ 6,642,761	\$ 9,272,041	\$ 8,553,528	\$ 31,507,661	\$ 7,954,384	\$ 9,205,425	\$ 11,827,066	\$ 12,076,515	\$ 41,063,390
Rental Operating Expenses	8,956,666	9,387,505	10,594,791	10,835,761	39,774,723	9,622,226	9,248,472	9,611,886	11,325,415	39,807,999
General & Administrative Expenses	13,957,806	6,975,110	6,806,205	8,175,791	35,914,912	13,470,815	10,618,340	3,863,530	9,774,775	37,727,460
Capitalized Construc/Dev. Costs	6,467,734	9,607,823	10,527,867	10,865,304	37,468,728	10,617,841	11,398,373	14,029,713	13,632,147	49,678,074
Capitalized Internal Leasing Costs	4,663,853	8,005,937	6,997,800	8,138,064	27,805,654	7,375,559	9,133,817	13,394,196	10,273,227	40,176,799
Total Overhead Costs	\$ 41,085,390	\$ 40,619,136	\$ 44,198,704	\$ 46,568,448	\$ 172,471,678	\$ 49,040,825	\$ 49,604,427	\$ 52,726,391	\$ 57,082,079	\$ 208,453,722

Allocation Percentages:

Services Operating Expenses	17%	16%	21%	18%	18%	16%	19%	22%	21%	20%
Rental Operating Expenses	22%	23%	24%	23%	23%	20%	19%	18%	20%	19%
General & Administrative Expenses	34%	17%	15%	18%	21%	27%	21%	7%	17%	18%
Capitalized Construction/Development	16%	24%	24%	23%	22%	22%	23%	27%	24%	24%
Capitalized Internal Leasing Costs	11%	20%	16%	17%	16%	15%	18%	25%	18%	19%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

Duke Realty Corporation
New Lease Analysis
As of December 31, 2007

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 2006						
BULK DISTRIBUTION	83	2,482,825	3.31	0.62	5.36	3.62
SUBURBAN OFFICE	397	2,574,959	16.95	2.67	6.36	12.43
SERVICE CENTER/OTHER	57	292,311	7.81	1.54	5.06	7.73
	<u>537</u>	<u>5,350,095</u>	<u>10.12</u>	<u>1.74</u>	<u>5.83</u>	<u>8.08</u>
1ST QTR 2007						
BULK DISTRIBUTION	25	997,721	5.10	0.97	5.26	3.89
SUBURBAN OFFICE	92	540,005	19.37	2.95	6.57	13.02
SERVICE CENTER/OTHER	16	156,171	8.96	1.42	6.29	9.70
	<u>133</u>	<u>1,693,897</u>	<u>10.01</u>	<u>1.73</u>	<u>5.78</u>	<u>7.33</u>
2ND QTR 2007						
BULK DISTRIBUTION	24	1,293,584	2.40	0.38	6.31	3.03
SUBURBAN OFFICE	90	477,381	20.00	3.39	5.89	13.18
SERVICE CENTER/OTHER	16	86,313	12.83	2.24	5.73	10.36
	<u>130</u>	<u>1,857,278</u>	<u>7.41</u>	<u>1.20</u>	<u>6.18</u>	<u>5.98</u>
3RD QTR 2007						
BULK DISTRIBUTION	22	642,348	4.46	0.84	5.28	4.08
SUBURBAN OFFICE	81	526,906	23.74	3.50	6.79	13.26
SERVICE CENTER/OTHER	13	60,818	10.15	2.17	4.67	7.61
	<u>116</u>	<u>1,230,072</u>	<u>13.00</u>	<u>2.20</u>	<u>5.90</u>	<u>8.19</u>
4TH QTR 2007						
BULK DISTRIBUTION	19	649,569	4.10	0.83	4.94	3.98
SUBURBAN OFFICE	92	498,082	23.32	3.38	6.89	14.25
SERVICE CENTER/OTHER	6	70,344	3.72	0.88	4.20	9.42
	<u>117</u>	<u>1,217,995</u>	<u>11.94</u>	<u>2.10</u>	<u>5.70</u>	<u>8.50</u>
YEAR TO DATE 2007						
BULK DISTRIBUTION	90	3,583,222	3.83	0.68	5.59	3.63
SUBURBAN OFFICE	355	2,042,374	21.61	3.30	6.55	13.42
SERVICE CENTER/OTHER	51	373,646	9.06	1.65	5.51	9.46
	<u>496</u>	<u>5,999,242</u>	<u>10.21</u>	<u>1.73</u>	<u>5.91</u>	<u>7.33</u>

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 HELD FOR SALE PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of December 31, 2007

TYPE	LEASES UP FOR RENEWAL		LEASES RENEWED		PERCENT RENEWED (1)	AVG TERM IN YEARS	AVERAGE NET EFFECTIVE RENT	GROWTH IN NET EFF. RENT	AVG CAPEX	
	NUMBER	SQUARE FEET	NUMBER	SQUARE FEET					PER SQ. FT./ PER YEAR OF LEASE TERM	
YEAR ENDED 2006										
BULK DISTRIBUTION	124	5,879,640	91	4,869,291	82.82%	3.23	4.20	3.35%	1.17	0.36
SUBURBAN OFFICE	400	2,707,884	245	2,049,399	75.68%	4.39	13.87	3.12%	7.01	1.60
SERVICE CENTER/OTHER	96	784,252	51	564,534	71.98%	4.55	8.47	1.88%	4.34	0.95
	<u>620</u>	<u>9,371,776</u>	<u>387</u>	<u>7,483,224</u>	<u>79.85%</u>	<u>3.65</u>	<u>7.17</u>	<u>3.09%</u>	<u>3.01</u>	<u>0.82</u>
1ST QTR 2007										
BULK DISTRIBUTION	43	1,596,630	33	1,393,816	87.30%	3.31	4.45	7.50%	1.37	0.41
SUBURBAN OFFICE	90	508,361	55	315,647	62.09%	4.68	13.89	1.65%	8.71	1.86
SERVICE CENTER/OTHER	23	165,949	18	143,344	86.38%	3.95	8.25	5.05%	2.76	0.70
	<u>156</u>	<u>2,270,940</u>	<u>106</u>	<u>1,852,807</u>	<u>81.59%</u>	<u>3.60</u>	<u>6.35</u>	<u>5.00%</u>	<u>2.73</u>	<u>0.76</u>
2ND QTR 2007										
BULK DISTRIBUTION	40	3,121,969	28	2,723,745	87.24%	5.24	3.53	5.67%	1.24	0.24
SUBURBAN OFFICE	111	959,911	70	628,070	65.43%	3.94	13.72	2.08%	4.79	1.22
SERVICE CENTER/OTHER	33	433,578	23	393,129	90.67%	3.04	8.89	2.53%	1.51	0.50
	<u>184</u>	<u>4,515,458</u>	<u>121</u>	<u>3,744,944</u>	<u>82.94%</u>	<u>4.79</u>	<u>5.80</u>	<u>3.71%</u>	<u>1.87</u>	<u>0.39</u>
3RD QTR 2007										
BULK DISTRIBUTION	40	2,594,530	31	2,261,653	87.17%	2.61	3.54	6.61%	0.71	0.27
SUBURBAN OFFICE	95	894,560	62	582,061	65.07%	4.73	13.53	8.63%	8.80	1.86
SERVICE CENTER/OTHER	17	77,951	10	39,440	50.60%	2.71	6.75	7.05%	2.18	0.81
	<u>152</u>	<u>3,567,041</u>	<u>103</u>	<u>2,883,154</u>	<u>80.83%</u>	<u>3.04</u>	<u>5.60</u>	<u>7.60%</u>	<u>2.37</u>	<u>0.78</u>
4TH QTR 2007										
BULK DISTRIBUTION	26	1,319,545	16	909,427	68.92%	3.05	3.63	1.43%	0.92	0.30
SUBURBAN OFFICE	83	541,818	55	390,083	72.00%	3.81	13.90	14.38%	5.41	1.42
SERVICE CENTER/OTHER	12	98,388	6	36,876	37.48%	3.85	7.87	4.71%	2.96	0.77
	<u>121</u>	<u>1,959,751</u>	<u>77</u>	<u>1,336,386</u>	<u>68.19%</u>	<u>3.29</u>	<u>6.74</u>	<u>8.97%</u>	<u>2.28</u>	<u>0.69</u>
YEAR TO DATE 2007										
BULK DISTRIBUTION	149	8,632,674	108	7,288,641	84.43%	3.78	3.72	5.82%	1.06	0.28
SUBURBAN OFFICE	379	2,904,650	242	1,915,861	65.96%	4.27	13.73	6.28%	6.78	1.59
SERVICE CENTER/OTHER	85	775,866	57	612,789	78.98%	3.28	8.54	3.43%	1.93	0.59
	<u>613</u>	<u>12,313,190</u>	<u>407</u>	<u>9,817,291</u>	<u>79.73%</u>	<u>3.85</u>	<u>5.98</u>	<u>5.81%</u>	<u>2.23</u>	<u>0.58</u>

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

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

	TOTAL	TERMINATIONS	SPACE VACATED FOR THE FOLLOWING REASONS										
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)		
YEAR ENDED 2006													
BULK DISTRIBUTION	75	2,455,951	33	1,010,349	13	183,621	5	523,811	20	665,023	4	73,147	
SUBURBAN OFFICE	365	2,273,922	155	658,485	33	132,216	31	396,790	128	1,014,788	18	71,643	
SERVICE CENTER/OTHER	67	342,786	45	219,718	10	70,681	-	-	11	51,532	1	855	
	<u>507</u>	<u>5,072,659</u>	<u>233</u>	<u>1,888,552</u>	<u>56</u>	<u>386,518</u>	<u>36</u>	<u>920,601</u>	<u>159</u>	<u>1,731,343</u>	<u>23</u>	<u>145,645</u>	
1ST QTR 2007													
BULK DISTRIBUTION	25	775,784	10	202,814	4	163,353	3	144,951	6	198,779	2	65,887	
SUBURBAN OFFICE	108	642,795	35	192,714	9	34,715	5	67,748	49	282,407	10	65,211	
SERVICE CENTER/OTHER	11	152,734	5	22,605	2	17,431	-	-	3	73,248	1	39,450	
	<u>144</u>	<u>1,571,313</u>	<u>50</u>	<u>418,133</u>	<u>15</u>	<u>215,499</u>	<u>8</u>	<u>212,699</u>	<u>58</u>	<u>554,434</u>	<u>13</u>	<u>170,548</u>	
2ND QTR 2007													
BULK DISTRIBUTION	23	883,705	12	398,224	2	31,960	2	125,555	7	327,966	-	-	
SUBURBAN OFFICE	84	521,218	41	331,841	9	27,731	9	64,355	24	96,812	1	479	
SERVICE CENTER/OTHER	14	67,887	10	40,449	2	14,918	1	5,400	1	7,120	-	-	
	<u>121</u>	<u>1,472,810</u>	<u>63</u>	<u>770,514</u>	<u>13</u>	<u>74,609</u>	<u>12</u>	<u>195,310</u>	<u>32</u>	<u>431,898</u>	<u>1</u>	<u>479</u>	
3RD QTR 2007													
BULK DISTRIBUTION	19	508,515	9	332,877	3	26,233	-	-	6	121,405	1	28,000	
SUBURBAN OFFICE	96	816,699	33	312,499	18	101,326	11	201,676	26	129,678	8	71,520	
SERVICE CENTER/OTHER	8	46,616	7	38,511	1	8,105	-	-	-	-	-	-	
	<u>123</u>	<u>1,371,830</u>	<u>49</u>	<u>683,887</u>	<u>22</u>	<u>135,664</u>	<u>11</u>	<u>201,676</u>	<u>32</u>	<u>251,083</u>	<u>9</u>	<u>99,520</u>	
4TH QTR 2007													
BULK DISTRIBUTION	20	699,098	10	410,118	-	-	2	79,256	6	146,823	2	62,901	
SUBURBAN OFFICE	65	498,803	28	151,735	2	5,989	15	225,625	16	81,224	4	34,230	
SERVICE CENTER/OTHER	10	93,073	6	61,512	-	-	-	-	4	31,561	-	-	
	<u>95</u>	<u>1,290,974</u>	<u>44</u>	<u>623,365</u>	<u>2</u>	<u>5,989</u>	<u>17</u>	<u>304,881</u>	<u>26</u>	<u>259,608</u>	<u>6</u>	<u>97,131</u>	
YEAR TO DATE 2007													
BULK DISTRIBUTION	87	2,867,102	41	1,344,033	9	221,546	7	349,762	25	794,973	5	156,788	
SUBURBAN OFFICE	353	2,479,515	137	988,789	38	169,761	40	559,404	115	590,121	23	171,440	
SERVICE CENTER/OTHER	43	360,310	28	163,077	5	40,454	1	5,400	8	111,929	1	39,450	
	<u>483</u>	<u>5,706,927</u>	<u>206</u>	<u>2,495,899</u>	<u>52</u>	<u>431,761</u>	<u>48</u>	<u>914,566</u>	<u>148</u>	<u>1,497,023</u>	<u>29</u>	<u>367,678</u>	

(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.

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

(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.

(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 HELD FOR SALE PORTFOLIO

Duke Realty Corporation
Value Creation Pipeline (1)
December 31, 2007

(Dollars and Square Feet in Thousands)

As of	Properties Held For Rental (2)			Properties Held For Sale (3)			Third Party Construction (4)		Total Pipeline
	Total Square Feet	Cost	Stabilized Return	Total Square Feet	Cost	Stabilized Return	\$ Backlog	Fee %	\$ Volume
December 31, 1993	1,249	\$ 50,341	10.91%	-	-	-	\$ 16,969	9.38%	\$ 67,310
December 31, 1994	2,362	110,975	11.88%	-	-	-	12,680	15.54%	123,655
December 31, 1995	3,448	168,600	11.31%	-	-	-	61,617	6.89%	230,217
December 31, 1996	3,801	141,781	11.58%	-	-	-	46,197	6.84%	187,978
December 31, 1997	5,243	268,813	11.26%	-	-	-	30,532	7.81%	299,345
December 31, 1998	6,217	415,348	11.40%	1,023	\$ 76,242	10.67%	83,572	14.62%	575,162
December 31, 1999	8,438	611,453	11.37%	1,671	124,598	10.89%	32,294	12.08%	768,345
December 31, 2000	4,136	253,168	11.63%	4,213	293,946	11.59%	77,894	17.93%	625,008
December 31, 2001	3,457	214,017	10.90%	3,436	238,667	11.73%	67,016	9.94%	519,699
December 31, 2002	2,565	141,889	10.37%	750	80,273	10.80%	113,429	11.08%	335,590
December 31, 2003	2,103	94,467	10.11%	761	71,381	9.66%	175,559	7.83%	341,407
December 31, 2004	3,244	160,051	10.19%	1,336	65,738	8.62%	182,608	9.34%	408,397
December 31, 2005	6,808	389,663	9.56%	2,229	290,572	8.94%	114,985	10.03%	795,220
December 31, 2006	4,484	434,636	9.41%	7,436	787,168	8.62%	79,449	12.78%	1,301,253
March 31, 2007	4,482	445,917	9.33%	7,887	762,479	8.65%	63,355	12.40%	1,271,751
June 30, 2007	8,327	621,731	9.37%	8,187	827,758	8.45%	141,336	19.21%	1,590,825
September 30, 2007	11,461	772,812	9.19%	11,169	1,076,424	8.45%	181,565	15.04%	2,030,801
December 31, 2007	10,006	741,980	9.04%	11,644	1,036,159	8.37% (3)	182,622	15.78%	1,960,761 (5)

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

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

(3) Held for Sale population includes properties under development and properties placed in service that are expected to be sold within approximately one year of construction completion (approximately 5.1M square feet at a cost of \$580.3M and stabilized return of 8.5% as of 12/31/07). Profit from these assets is recognized at the time of sale and is included in both net income and funds from operations (FFO).

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

(5) Includes approximately \$580 million of Joint Venture developments in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Developments Value Creation Pipeline by Product Type

	Square Feet	# of Projects	Projected Stabilized Project Costs Yield		Percent Leased	Duke share Project Costs
<i>Held for Rental Pipeline Under Construction</i>						
Industrial	7,503,320	17	\$ 310,122,272	8.63%	25%	\$ 293,461,901
Office	2,009,375	16	314,525,186	9.56%	28%	232,010,502
Healthcare	493,564	5	117,332,368	8.73%	70%	117,332,368
Retail	-	-	-	-	-	-
Total	10,006,259	38	\$ 741,979,826	9.04%	28%	\$ 642,804,771
<i>Held for Sale Pipeline Under Construction</i>						
Industrial	5,627,105	8	\$ 241,826,998	7.84%	94%	\$ 214,202,584
Office	944,571	5	214,020,328	8.72%	41%	152,019,304
Healthcare	-	-	-	-	-	-
Retail	-	-	-	-	-	-
Total	6,571,676	13	\$ 455,847,326	8.25%	86%	\$ 366,221,888
<i>Held for Sale Projects Placed In-Service</i>						
Industrial	3,217,499	7	\$ 141,849,382	8.58%	79%	\$ 111,616,650
Office	975,767	5	195,778,987	8.46%	70%	195,778,987
Healthcare	53,560	1	16,263,031	9.95%	100%	8,131,516
Retail	825,022	4	226,420,087	8.29%	80%	126,841,829
Total	5,071,848	17	\$ 580,311,487	8.47%	77%	\$ 442,368,981
<i>Total</i>						
Industrial	16,347,924	32	\$ 693,798,652	8.34%	59%	\$ 619,281,135
Office	3,929,713	26	724,324,501	8.58%	42%	579,808,793
Healthcare	547,124	6	133,595,399	8.88%	73%	125,463,884
Retail	825,022	4	226,420,087	8.29%	80%	126,841,829
Total	21,649,783	68	\$ 1,778,138,639	8.65%	57%	\$ 1,451,395,639

Duke Realty Corporation
Development Summary

	Total Portfolio (1)				Joint Ventures (2)			
	Square Feet	Current % Leased	Project Costs	Stabilized Return	Square Feet	Current % Leased	Project Costs	Stabilized Return
<u>Held for Rental Placed In-Service:</u>								
Total 2005	4,161,578	100%	\$181,774,547	9.80%	343,000	100%	\$14,528,373	10.78%
2006:								
1st Quarter	429,685	68%	33,725,787	8.95%	-	-	-	-
2nd Quarter	2,585,672	93%	132,262,848	9.41%	238,786	100%	12,038,540	9.12%
3rd Quarter	1,517,540	98%	99,684,292	9.22%	192,600	100%	6,584,754	10.19%
4th Quarter	3,889,260	71%	199,885,227	9.45%	533,624	66%	30,783,720	9.33%
Total 2006	8,422,157	83%	\$465,558,154	9.36%	965,010	81%	\$49,407,014	9.39%
2007:								
1st Quarter	695,532	83%	72,313,827	9.97%	-	-	-	-
2nd Quarter	483,138	70%	64,374,853	9.40%	-	-	-	-
3rd Quarter	1,078,348	43%	88,596,715	9.06%	51,360	78%	7,125,866	10.01%
4th Quarter	2,790,192	35%	224,497,701	9.40%	531,950	47%	17,367,493	8.80%
Total 2007	5,047,210	47%	\$449,783,096	9.42%	583,310	50%	\$24,493,359	9.15%
<u>Under Development:</u>								
(Anticipated In Service Date)								
<u>Projects Held for Rental:</u>								
1st Quarter 2008	3,888,071	32%	190,661,332	9.43%	1,016,024	52%	51,175,457	9.42%
2nd Quarter 2008	4,305,105	17%	244,298,264	8.67%	-	-	-	-
3rd Quarter 2008	1,180,245	35%	170,430,401	9.31%	-	-	-	-
Thereafter	632,838	60%	136,589,829	8.82%	302,446	33%	73,587,327	8.72%
	10,006,259	28%	\$741,979,826	9.04%	1,318,470	48%	\$124,762,784	9.01%
(Anticipated In Service Date)								
<u>Projects Held for Sale:</u>								
1st Quarter 2008	1,230,780	70%	50,999,154	8.69%	926,380	94%	32,243,130	8.46%
2nd Quarter 2008	1,044,372	88%	85,708,108	8.20%	-	-	-	-
3rd Quarter 2008	1,251,610	100%	78,373,893	8.43%	-	-	-	-
Thereafter	3,044,914	86%	240,766,171	8.11%	979,040	57%	147,007,747	8.41%
	6,571,676	86%	\$455,847,326	8.25%	1,905,420	75%	\$179,250,877	8.42%
Total Under Development	16,577,935	51%	\$1,197,827,152	8.74%	3,223,890	64%	\$304,013,661	8.66%

(1) Includes Square Feet and Project Costs at 100% for all Joint Ventures, in which the Company has an approximate 50% ownership interest.

(2) Includes Square Feet and Project Costs at 100%.

Duke Realty Corporation
Under Development Pipelines (by In-Service Date)

Held for Rental					
Project	Product	Market	Own %	Sq Feet	Occ %
Camp Crk Bus Ctr - GSA BTS	Office	Atlanta	100%	46,924	100%
Millenia Lakes III	Office	Central Florida	50%	107,204	16%
Baltimore Building B-2	Industrial	Baltimore	100%	117,600	50%
Baltimore Building B-4	Industrial	Baltimore	100%	342,500	0%
Point West VII	Industrial	Dallas	100%	756,577	48%
Westland I	Industrial	Houston	100%	262,800	52%
Lebanon Building 2 Expansion	Industrial	Indianapolis	50%	308,770	100%
Grand Lakes II	Industrial	Dallas	100%	1,060,075	0%
Centre Pointe VI	Office	Cincinnati	100%	135,571	16%
Crosspoint II	Industrial	Dallas	50%	206,675	0%
Crosspoint III	Industrial	Dallas	50%	393,375	53%
Woodland Corporate Park VI	Office	Indianapolis	100%	150,000	53%
First Quarter 2008				3,888,071	32%
West Lake at Conway	Office	Chicago	100%	99,538	35%
Middle Tennessee Medical Ctr	Healthcare	Nashville	100%	120,000	46%
Goodyear One	Industrial	Phoenix	100%	194,899	0%
Goodyear Two	Industrial	Phoenix	100%	513,407	0%
1350 Braselton Parkway	Industrial	Atlanta	100%	632,500	0%
Point West I	Office	Dallas	100%	179,365	0%
Stafford Distribution Center	Industrial	Houston	100%	241,200	0%
Howard 220 Redev/Exp	Industrial	Chicago	100%	234,715	0%
1500 Centre Parkway	Office	Atlanta	100%	98,978	0%
Point West VI	Industrial	Dallas	100%	1,079,475	51%
Walnut Creek V	Industrial	Raleigh	100%	100,000	80%
Aspen Corporate Center 300	Office	Nashville	100%	46,888	0%
Butterfield 550	Industrial	Chicago	100%	551,200	0%
4800 N. Commerce Dr. (Site Q)	Industrial	Atlanta	100%	212,940	0%
Second Quarter 2008				4,305,105	17%
Duke Univ MOB, Morrisville	Healthcare	Raleigh	100%	20,000	100%
Point North One	Industrial	Houston	100%	158,400	0%
River Road Building II	Office	Indianapolis	100%	120,000	45%
Regency Creek I	Office	Raleigh	100%	120,000	26%
Rosemont Crossing I	Office	Chicago	100%	140,156	0%
Fairfield Distribution Ctr. IX	Industrial	Central Florida	100%	136,212	100%
Sawgrass Pointe II	Office	South Florida	100%	92,362	0%
Highland Oaks IV	Office	Central Florida	100%	128,376	0%
Ortho Indy West	Healthcare	Indianapolis	100%	38,308	100%
2250 Perimeter Park	Office	Raleigh	100%	106,431	46%
St. Vincent Northeast Medical Ctr	Healthcare	Indianapolis	100%	120,000	71%
Third Quarter 2008				1,180,245	35%
Lenovo BTS III	Office	Raleigh	100%	135,136	100%
Saint Joseph Regional Medical Ctr	Healthcare	Chicago	100%	195,256	75%
North Hills Tower	Office	Raleigh	0%	302,446	33%
Thereafter				632,838	60%
Total Held for Rental				10,006,259	28%

Held for Sale					
Project	Product	Market	Own %	Sq Feet	Occ %
67 Buckeye	Industrial	Phoenix	100%	304,400	0%
AllPoints Anson Bldg 14	Industrial	Indianapolis	50%	280,000	79%
AllPoints Midwest Bldg. 1	Industrial	Indianapolis	50%	646,380	100%
First Quarter 2008				1,230,780	70%
4807 Stonecroft	Office	Washington DC	100%	111,469	100%
Lakeside Crossing Office One	Office	St. Louis	100%	127,778	0%
Restoration Hardware BTS	Industrial	Columbus	100%	805,125	100%
Second Quarter 2008				1,044,372	88%
Unilever Jacksonville BTS	Industrial	National	100%	772,210	100%
Aspen Corp 500 (Verizon BTS)	Office	Nashville	100%	179,400	100%
GE Aviation NBTS	Industrial	National	100%	300,000	100%
Third Quarter 2008				1,251,610	100%
Unilever	Industrial	Dallas	100%	822,550	100%
AllPoints Midwest Bldg. 1 Expansion	Industrial	Indianapolis	50%	554,040	100%
Kelloggs BTS	Industrial	Columbus	100%	1,142,400	100%
Celebration Office Center III	Office	Central Florida	100%	100,924	100%
3630 Peachtree	Office	Atlanta	50%	425,000	0%
Thereafter				3,044,914	86%
Total Held for Sale				6,571,676	86%

Duke Realty Corporation
Dispositions and Acquisitions Summary
(000s)

Dispositions

	Properties Held for Sale				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds	Cap Rate	Square Feet	Sales Proceeds	Cap Rate
2007										
1st Quarter	103	\$25,859	6.36%	11.57%	1,119	\$151,006	8.23%	1,222	\$176,865	7.96%
2nd Quarter	1,503	56,563	7.63%	20.00% (2)	605	68,031	7.61% (2)	2,108	124,594	7.62% (2)
3rd Quarter	21	6,700	7.61%	26.96%	1,108	103,801	8.06%	1,129	110,501	8.04%
4th Quarter	1,776	172,709	7.09%	16.43%	698	36,621	7.52%	2,474	209,330	7.17%
Total	3,403	\$261,831	7.11%	16.87% (2)	3,530	\$359,459	7.99% (2)	6,933	\$621,290	7.64% (2)

	Properties Held for Sale				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds	Cap Rate	Square Feet	Sales Proceeds	Cap Rate
2006										
1st Quarter	-	-	-	-	937	\$57,905	8.18%	937	\$57,905	8.18%
2nd Quarter	-	-	-	-	955	40,102	8.38%	955	40,102	8.38%
3rd Quarter	523	39,031	7.18%	43.56%	1,609	101,260	8.41%	2,132	140,291	8.07%
4th Quarter	1,657	149,771	6.64%	32.03%	974	33,152	8.23%	2,631	182,923	6.94%
Total	2,180	\$188,802	6.76%	34.26%	4,475	\$232,419	8.32%	6,655	\$421,221	7.63%

(1) Based on building cost.

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

Acquisitions

	Square Feet	Current % Leased	Stabilized Investment	Stabilized Return
2007				
1st Quarter	-	-	-	-
2nd Quarter	390	80%	69,688	8.28%
3rd Quarter	-	-	-	-
4th Quarter	758	100%	69,825	8.64%
Total	1,148	93%	139,513	8.46%
2006 (3)				
1st Quarter	5,140	100%	\$194,601	8.30%
2nd Quarter	547	100%	5,250	20.82%
3rd Quarter	(4) -	-	34,098	7.43%
4th Quarter	-	-	-	-
Total	5,687	100%	\$233,949	8.46%

(3) Excludes Washington DC portfolio acquisition in 2006 that was subsequently placed into a joint venture fund.

(4) Incremental costs and return associated with the Company's buyout of partner's interest in a joint venture.

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of December 31, 2007

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Atlanta</u>						
Wholly Owned	497	6,218	109	2,029	607	8,247
Joint Venture	133	1,225	24	150	157	1,375
Options	-	-	-	-	-	-
	<u>630</u>	<u>7,443</u>	<u>133</u>	<u>2,179</u>	<u>764</u>	<u>9,622</u>
<u>Baltimore</u>						
Wholly Owned	136	2,322	16	246	152	2,568
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>136</u>	<u>2,322</u>	<u>16</u>	<u>246</u>	<u>152</u>	<u>2,568</u>
<u>Central Florida</u>						
Wholly Owned	113	2,166	34	438	147	2,604
Joint Venture	-	-	12	255	12	255
Options	-	-	-	-	-	-
	<u>113</u>	<u>2,166</u>	<u>47</u>	<u>693</u>	<u>160</u>	<u>2,860</u>
<u>Chicago</u>						
Wholly Owned	226	4,223	48	546	274	4,769
Joint Venture	26	478	-	-	26	478
Options	-	-	10	70	10	70
	<u>252</u>	<u>4,701</u>	<u>58</u>	<u>616</u>	<u>311</u>	<u>5,317</u>
<u>Cincinnati</u>						
Wholly Owned	94	1,893	75	1,421	169	3,314
Joint Venture	14	247	-	-	14	247
Options	-	-	-	-	-	-
	<u>109</u>	<u>2,140</u>	<u>75</u>	<u>1,421</u>	<u>183</u>	<u>3,561</u>
<u>Cleveland</u>						
Wholly Owned	-	-	40	680	40	680
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>40</u>	<u>680</u>	<u>40</u>	<u>680</u>
<u>Columbus</u>						
Wholly Owned	109	1,916	110	1,785	219	3,701
Joint Venture	-	-	-	-	-	-
Options	1,450	21,218	69	1,230	1,519	22,448
	<u>1,559</u>	<u>23,134</u>	<u>179</u>	<u>3,015</u>	<u>1,738</u>	<u>26,149</u>
<u>Dallas</u>						
Wholly Owned	87	1,751	72	1,040	159	2,791
Joint Venture	19	272	-	-	19	272
Options	-	-	-	-	-	-
	<u>106</u>	<u>2,023</u>	<u>72</u>	<u>1,040</u>	<u>178</u>	<u>3,063</u>
<u>Houston</u>						
Wholly Owned	235	3,940	33	552	268	4,493
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>235</u>	<u>3,940</u>	<u>33</u>	<u>552</u>	<u>268</u>	<u>4,493</u>
<u>Indianapolis</u>						
Wholly Owned	339	5,389	47	956	386	6,345
Joint Venture	1,056	16,974	-	-	1,056	16,974
Options	139	2,239	-	-	139	2,239
	<u>1,534</u>	<u>24,602</u>	<u>47</u>	<u>956</u>	<u>1,582</u>	<u>25,558</u>
<u>Anson (1)</u>						
Wholly Owned	-	-	57	399	57	399
Joint Venture	-	-	-	-	-	-
Options	-	-	151	1,227	151	1,227
	<u>-</u>	<u>-</u>	<u>208</u>	<u>1,626</u>	<u>208</u>	<u>1,626</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of December 31, 2007

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
Minneapolis						
Wholly Owned	119	1,245	32	1,992	151	3,237
Joint Venture	-	-	18	363	18	363
Options	-	-	-	-	-	-
	<u>119</u>	<u>1,245</u>	<u>50</u>	<u>2,355</u>	<u>169</u>	<u>3,600</u>
Nashville						
Wholly Owned	105	1,936	49	882	154	2,818
Joint Venture	-	-	-	-	-	-
Options	35	272	-	-	35	272
	<u>139</u>	<u>2,209</u>	<u>49</u>	<u>882</u>	<u>189</u>	<u>3,090</u>
New Jersey						
Wholly Owned	100	1,523	-	-	100	1,523
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>100</u>	<u>1,523</u>	<u>-</u>	<u>-</u>	<u>100</u>	<u>1,523</u>
Phoenix						
Wholly Owned	189	2,835	-	-	189	2,835
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>189</u>	<u>2,835</u>	<u>-</u>	<u>-</u>	<u>189</u>	<u>2,835</u>
Raleigh						
Wholly Owned	6	65	140	1,678	146	1,743
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>6</u>	<u>65</u>	<u>140</u>	<u>1,678</u>	<u>146</u>	<u>1,743</u>
Savannah						
Wholly Owned	22	150	-	-	22	150
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>22</u>	<u>150</u>	<u>-</u>	<u>-</u>	<u>22</u>	<u>150</u>
South Florida						
Wholly Owned	68	1,093	58	787	127	1,880
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>68</u>	<u>1,093</u>	<u>58</u>	<u>787</u>	<u>127</u>	<u>1,880</u>
Southern California						
Wholly Owned	36	773	-	-	36	773
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>36</u>	<u>773</u>	<u>-</u>	<u>-</u>	<u>36</u>	<u>773</u>
St. Louis						
Wholly Owned	465	6,710	60	911	526	7,621
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>465</u>	<u>6,710</u>	<u>60</u>	<u>911</u>	<u>526</u>	<u>7,621</u>
Washington DC						
Wholly Owned	36	485	66	2,239	102	2,724
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>36</u>	<u>485</u>	<u>66</u>	<u>2,239</u>	<u>102</u>	<u>2,724</u>
Total Wholly Owned	2,983	46,635	1,048	18,580	4,030	65,214
Total Joint Venture	1,248	19,197	54	769	1,303	19,965
Total Options	1,624	23,729	230	2,526	1,854	26,256
	<u>5,855</u>	<u>89,560</u>	<u>1,332</u>	<u>21,875</u>	<u>7,187</u>	<u>111,434</u>

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

(2) Total excludes approximately 500 acres designated for "Retail" and "Mixed-Use" development. Approximately 40% are held for retail or residential sales while the remaining 60% can support 2.1 million square feet of development.