



SUPPLEMENTAL INFORMATION
FOURTH QUARTER 2018

DukeREALTY
RELIABLE. ANSWERS.



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When used in this supplemental information package and the conference call to be held in connection herewith, the word "believes," "expects," "estimates" and similar expressions are intended to identify forward-looking statements. Such statements are subject to certain risks and uncertainties which could cause actual results to differ materially. In particular, among the factors that could cause actual results to differ materially are continued qualification as a real estate investment trust, general business and economic conditions, competition, increases in real estate construction costs, interest rates, accessibility of debt and equity capital markets and other risks inherent in the real estate business including tenant defaults, potential liability relating to environmental matters and liquidity of real estate investments. Readers are advised to refer to Duke Realty's Form 10-K Report as filed with the Securities and Exchange Commission on February 16, 2018 for additional information concerning these risks.

Duke Realty Corporation

Duke Realty Corporation (“Duke Realty”), the largest pure-play, domestic only, logistics REIT in the United States, specializes in the ownership, management and development of high quality, modern logistics real estate. Duke Realty is publicly traded on the NYSE under the symbol DRE and is listed on the S&P 500 Index. The Company maintains a Baa1 rating from Moody’s Investor Service and a BBB+ rating from Standard & Poor’s Financial Services.

Product Review

Logistics Properties: Duke Realty owns interests in 518 logistics properties encompassing 153.3 million square feet in 20 major logistics markets. These properties are primarily warehouse facilities with clear ceiling heights of 28 feet or more.

Non-core Properties: Duke Realty owns interests in 5 non-core buildings totaling 422 thousand square feet that we intend to sell in the future. These properties are summarized on page 27.

Development Land: Duke Realty owns or has joint venture interests in approximately 1,100 acres of development land and controls an additional 440 development acres through purchase options. The land, primarily in Tier 1 logistics distribution markets in which the Company has targeted for growth, is primarily unencumbered by debt. The development acres owned and controlled through purchase options can support 26 million square feet of future logistics development. All of these amounts include joint ventures at ownership share.

Common Stock Data (NYSE:DRE):

	4th Quarter 2017	1st Quarter 2018	2nd Quarter 2018	3rd Quarter 2018	4th Quarter 2018
High price	\$29.58	\$27.40	\$29.24	\$29.48	\$28.91
Low price	\$26.65	\$24.30	\$25.29	\$27.52	\$24.67
Closing price	\$27.21	\$26.48	\$29.03	\$28.37	\$25.90
Dividends paid per share	\$0.20 *	\$0.20	\$0.20	\$0.20	\$0.215
Closing dividend yield	2.9%*	3.0%	2.8%	2.8%	3.3%

*A \$0.85 per share special dividend was also paid during the quarter.

Earnings Conference Call

Duke Realty Corporation will hold its quarterly conference call to discuss fourth quarter results on Thursday, January 31, 2019, at 3:00 p.m. Eastern Time. The public may access the conference through a live audio webcast available on the investor relations section of Duke Realty's website at www.dukerealty.com. Institutional investors can also access the conference via Thomson Reuters' password-protected event management site, StreetEvents (www.streetevents.com). Shortly after the conclusion of the conference call, investors can access a replay of the webcast on the Company's website.

Definitions

Supplemental Performance Measures

Funds from Operations ("FFO"): FFO is computed in accordance with standards established by the National Association of Real Estate Investment Trusts ("NAREIT"). In December 2018, NAREIT issued the "NAREIT Funds from Operations White Paper - 2018 Restatement" (the "2018 White Paper"), which reaffirmed, and in some cases refined, NAREIT's prior determinations concerning FFO. The guidance in the 2018 White Paper allows preparers an option as it pertains to whether gains or losses on sale, or impairment charges, on real estate assets incidental to a REIT's business are excluded from the calculation of FFO. We have made the election to exclude activity related to such real estate assets that are incidental to our business. The guidance in the 2018 White Paper is effective for annual periods beginning after December 15, 2018, with early adoption permitted. We early-adopted the guidance in the 2018 White Paper effective December 31, 2018 and have, accordingly, revised prior periods to reflect that guidance. FFO is calculated as net income or loss in accordance with generally accepted accounting principles ("GAAP") excluding depreciation and amortization related to real estate, gains and losses on sales of real estate assets (including real estate assets incidental to our business) and related taxes, gains and losses from change in control, impairment charges related to real estate assets (including real estate assets incidental to our business) and similar adjustments for unconsolidated joint ventures and partially owned consolidated entities. We believe FFO to be most directly comparable to net income or loss as defined by GAAP and that FFO should be examined in conjunction with net income 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 tax expenses or benefits related to (i) changes in deferred tax asset valuation allowances, (ii) changes in tax exposure accruals that were established as the result of the previous adoption of new accounting principles, or (iii) taxable income (loss) related to other items excluded from FFO or Core FFO (collectively referred to as "other income tax items"), gains or losses on debt transactions, gains or losses from involuntary conversion from weather events or natural disasters, promote income, severance and other charges related to major overhead restructuring activities and the expense impact of costs attributable to successful leasing activities. 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 the Core FFO (as defined above), less recurring building improvements and total second generation capital expenditures (the leasing of vacant space that had previously been under lease by the Company is referred to as second generation lease activity) related to leases commencing during the reporting period, and adjusted for certain non-cash items including straight line rental income and expense, non-cash components of interest expense and stock compensation expense, and after similar adjustments for unconsolidated partnerships and joint ventures.

EBITDA for Real Estate ("EBITDAre"): EBITDAre is defined by NAREIT as earnings, before interest, taxes, depreciation and amortization ("EBITDA") adjusted to exclude gains and losses on sales of real estate assets (including real estate assets incidental to our business), gains and losses from change of control, impairment charges related to real estate assets (including real estate assets incidental to our business) and to include share of EBITDAre of unconsolidated joint ventures.

Core EBITDA: Core EBITDA is defined by the Company as the EBITDAre, adjusted to exclude gains or losses on debt transactions, promote income and severance charges related to major overhead restructuring activities.

Property Level Net Operating Income - Cash Basis ("PNOI"): PNOI is comprised of rental revenues from continuing operations less rental expenses and real estate taxes from continuing operations, along with adjustments to exclude the straight line rental income and expense, amortization of above and below market rents, amortization of lease concessions and lease termination fees as well as an adjustment to add back intercompany rent. PNOI, as we calculate it, may not be directly comparable to similarly titled, but differently calculated, measures for other REITs. We believe that PNOI is another useful supplemental performance measure, as it is an input in many REIT valuation models and it provides a means by which to evaluate the performance of the properties within our Rental Operations segments.

Same Property Net Operating Income ("SPNOI - Cash"): We evaluate the performance of our properties, including our share of properties we jointly control, on a "same property" basis, using PNOI with certain minor adjustments. The same property pool of properties is defined once a year at the beginning of the current calendar year, and includes buildings that were in the stabilized portfolio throughout both the current and prior calendar years in both periods. The same property pool is adjusted for dispositions subsequent to its initial establishment. Same property NOI excludes termination fees.

Definitions, continued

Other Terms

Average Net Effective Rent Growth: Represents the percentage change in net effective rent between the original leases and the current leases. Net effective rent represents average annual base rental payments, on a straight-line basis for the term of each lease excluding operating expense reimbursements. The calculation excludes leases with an initial term of less than 12 months and is weighted by the square footage of leases executed.

Cash Rent Growth: Represents the change in starting rental rates per the lease agreement on new and renewed leases signed during the period as compared with the previous ending rental rates in that same space. The calculation excludes leases with an initial term of less than 12 months and excludes any free rent periods. The calculation is weighted by the square footage of leases executed.

Funds Available for Reinvestment: Represents AFFO less regular dividends and distributions.

GAAP Yield (Developments): Stabilized GAAP yield measures the average annualized net operating income expected to be generated over the life of the lease term(s) divided by the average annual investment in the development project over the same period. In the instances where a project is not yet fully leased, the GAAP yield is equal to the five year average, using lease-up projections, and computed for years 2-6, allowing the development project a twelve month stabilization period.

In-Place Cash Yield (Acquisitions): In-place yields of acquisitions are calculated as annualized net operating income, from space leased to tenants at the date of purchase on a lease-up basis, including full rent from all executed leases, even if currently in a free rent period, divided by the acquisition cost. Annualized net operating income is comprised of base rental payments, excluding reimbursement of operating expenses, less current annualized operating expenses not recovered through tenant reimbursements.

In-Place Cap Rate (Dispositions): In-place cap rates of dispositions are calculated as annualized net operating income from space leased to tenants at the date of sale on a lease-up basis, including full rent from all executed leases, even if currently in a free rent period, divided by the sales proceeds. Annualized net operating income is comprised of base rental payments, excluding reimbursement of operating expenses, less current annualized operating expenses not recovered through tenant reimbursements.

Percentage Leased: Percentage leased represents the percentage of total square feet where leases have been executed, without regard to whether the leases have commenced.

Percentage Occupied: Percentage occupied represents the percentage of total square feet where the leases have commenced.

Stabilized Cash Yield (Acquisitions): Stabilized cash yield measures the net operating income expected to be generated upon stabilization divided by the total stabilized cost of the acquisition project(s) inclusive of costs to complete lease-up and anticipated capitalized improvements.

Stabilized Cash Yield (Developments): Stabilized cash yield measures the net operating income expected to be generated upon stabilization divided by the total cost of the development project. The development cost includes estimated carry costs during the lease-up period.

Stabilized Properties: Represents buildings that have reached 90% occupancy (on a percentage leased basis) or have been in-service for at least one year since development completion or acquisition date.

Unstabilized Properties: Represents buildings that have not yet reached 90% occupancy (on a percentage leased basis) and have been in-service for less than one year since development completion or acquisition date.

Value Creation: Estimated value creation is computed by applying a market cap rate at the time a development project is started to the initial net operating income expected to be generated upon stabilization to calculate an implied value. The value creation represents the amount by which the implied value exceeds the estimated stabilized costs of the project.

Balance Sheets
(unaudited and in thousands)

	December 31, 2018	September 30, 2018	December 31, 2017
Assets:			
Real estate assets	\$7,248,346	\$6,943,629	\$6,593,567
Accumulated depreciation	(1,344,176)	(1,294,370)	(1,193,905)
Construction in progress	477,162	515,324	401,407
Land held for development	341,104	291,498	199,292
Non-strategic land	19,712	22,577	27,695
Net real estate investments	<u>6,742,148</u>	<u>6,478,658</u>	<u>6,028,056</u>
Real estate investments and other assets held-for-sale	1,082	53,653	17,550
Cash and cash equivalents	17,901	133,405	67,562
Restricted cash held in escrows for like-kind exchange	—	127,597	116,405
Accounts receivable, net	14,254	19,494	19,427
Straight-line rents receivable, net	109,334	102,480	93,005
Receivables on construction contracts, including retentions	41,215	33,699	13,480
Investments in and advances to unconsolidated joint ventures	110,795	107,811	126,487
Deferred leasing and other costs, net	313,799	305,143	292,682
Notes receivable from property sales	272,550	276,744	426,657
Other escrow deposits and other assets	<u>180,946</u>	<u>186,126</u>	<u>186,885</u>
Total assets	<u><u>\$7,804,024</u></u>	<u><u>\$7,824,810</u></u>	<u><u>\$7,388,196</u></u>
Liabilities and Equity:			
Secured debt, net of deferred financing costs	\$79,563	\$80,716	\$311,349
Unsecured debt, net of deferred financing costs	2,548,938	2,553,460	2,111,542
Unsecured line of credit	<u>30,000</u>	<u>—</u>	<u>—</u>
	<u>2,658,501</u>	<u>2,634,176</u>	<u>2,422,891</u>
Liabilities related to real estate investments held-for-sale	—	606	1,163
Construction payables and amounts due subcontractors, including retentions	92,288	100,323	54,545
Accrued real estate taxes	73,358	89,671	67,374
Accrued interest	16,153	27,463	17,911
Other liabilities	205,433	208,874	210,825
Tenant security deposits and prepaid rents	<u>45,048</u>	<u>38,773</u>	<u>39,109</u>
Total liabilities	<u>3,090,781</u>	<u>3,099,886</u>	<u>2,813,818</u>
Common shares	3,589	3,583	3,564
Additional paid-in-capital	5,244,375	5,240,495	5,205,316
Accumulated other comprehensive loss	(4,676)	—	—
Distributions in excess of net income	<u>(585,087)</u>	<u>(571,617)</u>	<u>(676,036)</u>
Total shareholders' equity	<u>4,658,201</u>	<u>4,672,461</u>	<u>4,532,844</u>
Noncontrolling interest	55,042	52,463	41,534
Total liabilities and equity	<u><u>\$7,804,024</u></u>	<u><u>\$7,824,810</u></u>	<u><u>\$7,388,196</u></u>

Statements of Operations

(unaudited and in thousands)

	Three Months Ended		Twelve Months Ended	
	December 31, 2018	December 31, 2017	December 31, 2018	December 31, 2017
Revenues:				
Rental and related revenue	\$202,858	\$179,391	\$785,319	\$686,514
General contractor and service fee revenue	67,999	36,228	162,551	94,420
	<u>270,857</u>	<u>215,619</u>	<u>947,870</u>	<u>780,934</u>
Expenses:				
Rental expenses	18,206	17,616	73,075	64,582
Real estate taxes	31,412	27,395	125,269	108,964
General contractor and other services expenses	64,517	35,381	153,909	89,457
Depreciation and amortization	80,001	76,533	312,217	273,561
	<u>194,136</u>	<u>156,925</u>	<u>664,470</u>	<u>536,564</u>
Other Operating Activities:				
Equity in earnings of unconsolidated joint ventures	5,923	4,787	21,444	63,310
Promote income	—	—	—	20,007
Gain on sale of properties	10,247	20,330	204,988	113,669
Gain on land sales	3,113	795	10,334	9,244
Other operating expenses	(1,001)	(327)	(3,592)	(2,554)
Impairment charges	—	—	—	(4,481)
General and administrative expenses	(12,777)	(13,779)	(56,218)	(54,944)
	<u>5,505</u>	<u>11,806</u>	<u>176,956</u>	<u>144,251</u>
Operating income	<u>82,226</u>	<u>70,500</u>	<u>460,356</u>	<u>388,621</u>
Other Income (Expenses):				
Interest and other income, net	3,915	5,524	17,234	14,721
Interest expense	(22,869)	(21,602)	(85,006)	(87,003)
Loss on debt extinguishment	(148)	—	(388)	(26,104)
Income tax benefit (expense)	667	8,275	(8,828)	357
Income from continuing operations	<u>63,791</u>	<u>62,697</u>	<u>383,368</u>	<u>290,592</u>
Discontinued operations:				
Income before gain on sales and income taxes	—	689	108	18,436
Gain on sale of properties	635	128,508	3,792	1,357,778
Income tax expense	—	(1,728)	—	(12,465)
Income from discontinued operations	<u>635</u>	<u>127,469</u>	<u>3,900</u>	<u>1,363,749</u>
Net income	<u>64,426</u>	<u>190,166</u>	<u>387,268</u>	<u>1,654,341</u>
Net income attributable to noncontrolling interests	(530)	(1,747)	(3,539)	(19,910)
Net income attributable to common shareholders	<u>\$63,896</u>	<u>\$188,419</u>	<u>\$383,729</u>	<u>\$1,634,431</u>
Basic net income per common share:				
Continuing operations attributable to common shareholders	\$0.18	\$0.17	\$1.06	\$0.80
Discontinued operations attributable to common shareholders	—	0.35	0.01	3.78
Total	<u>\$0.18</u>	<u>\$0.52</u>	<u>\$1.07</u>	<u>\$4.58</u>
Diluted net income per common share:				
Continuing operations attributable to common shareholders	\$0.18	\$0.17	\$1.06	\$0.80
Discontinued operations attributable to common shareholders	—	0.35	0.01	3.76
Total	<u>\$0.18</u>	<u>\$0.52</u>	<u>\$1.07</u>	<u>\$4.56</u>
Weighted average number of common shares outstanding	<u>358,561</u>	<u>356,204</u>	<u>357,569</u>	<u>355,762</u>
Weighted average number of common shares and potential dilutive securities	<u>362,536</u>	<u>360,244</u>	<u>363,297</u>	<u>362,011</u>

Summary of EPS, FFO and AFFO

(unaudited and in thousands)

Three Months Ended December 31,

	2018			2017		
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share
Net income attributable to common shareholders	\$ 63,896			\$ 188,419		
Less dividends on participating securities	(425)			(2,454)		
Net Income Per Common Share-Basic	63,471	358,561	\$ 0.18	185,965	356,204	\$ 0.52
Add back:						
Noncontrolling interest in earnings of unitholders	526	3,111		1,750	3,287	
Other potentially dilutive securities		864			753	
Net Income Attributable to Common Shareholders-Diluted	\$ 63,997	362,536	\$ 0.18	\$ 187,715	360,244	\$ 0.52
Reconciliation to FFO						
Net Income Attributable to Common Shareholders	\$ 63,896	358,561		\$ 188,419	356,204	
Adjustments:						
Depreciation and amortization	80,001			76,558		
Depreciation, amortization and other - unconsolidated joint ventures	2,499			2,408		
Gains on sales of properties	(10,882)			(148,838)		
Gains on land sales	(3,113)			(795)		
Income tax benefit triggered by sales of real estate assets	(667)			(1,481)		
Gains on sales of real estate assets - unconsolidated joint ventures	(3,908)			(3,085)		
Impairment charges - unconsolidated joint venture	2,214			—		
Noncontrolling interest share of adjustments	(568)			689		
NAREIT FFO Attributable to Common Shareholders - Basic	129,472	358,561	\$ 0.36	113,875	356,204	\$ 0.32
Noncontrolling interest in income of unitholders	526	3,111		1,750	3,287	
Noncontrolling interest share of adjustments	568			(689)		
Other potentially dilutive securities		2,811			3,016	
NAREIT FFO Attributable to Common Shareholders - Diluted	\$ 130,566	364,483	\$ 0.36	\$ 114,936	362,507	\$ 0.32
Gains on involuntary conversion - unconsolidated joint venture	(2,500)			—		
Loss on debt extinguishment	148			—		
Other income tax items	—			(5,066)		
Core FFO Attributable to Common Shareholders - Diluted	\$ 128,214	364,483	\$ 0.35	\$ 109,870	362,507	\$ 0.30
AFFO						
Core FFO - Diluted	\$ 128,214	364,483	\$ 0.35	\$ 109,870	362,507	\$ 0.30
Adjustments:						
Straight-line rental income and expense	(8,278)			(4,992)		
Amortization of above/below market rents and concessions	(734)			(694)		
Stock based compensation expense	1,960			2,467		
Noncash interest expense	1,544			1,333		
Second generation concessions	(29)			(678)		
Second generation tenant improvements	(6,242)			(7,433)		
Second generation leasing costs	(9,703)			(9,374)		
Building improvements	(6,782)			(6,900)		
AFFO - Diluted	\$ 99,950	364,483		\$ 83,599	362,507	
Dividends/Distributions paid on common shares and non-controlling units (excluding special dividends)	(77,749)		\$ 0.215	(71,886)		\$ 0.200
Funds Available for Reinvestment	\$ 22,201			\$ 11,713		

Summary of EPS, FFO and AFFO

(unaudited and in thousands)

Twelve Months Ended December 31,

	2018			2017		
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share
Net income attributable to common shareholders	\$ 383,729			\$ 1,634,431		
Less dividends on participating securities	(1,675)			(3,981)		
Net Income Per Common Share-Basic	382,054	357,569	\$ 1.07	1,630,450	355,762	\$ 4.58
Add back:						
Noncontrolling interest in earnings of unitholders	3,528	3,290		15,176	3,303	
Other potentially dilutive securities	1,675	2,438		3,981	2,946	
Net Income Attributable to Common Shareholders-Diluted	\$ 387,257	363,297	\$ 1.07	\$ 1,649,607	362,011	\$ 4.56
Reconciliation to FFO						
Net Income Attributable to Common Shareholders	\$ 383,729	357,569		\$ 1,634,431	355,762	
Adjustments:						
Depreciation and amortization	312,217			299,472		
Depreciation, amortization and other - unconsolidated joint ventures	9,146			9,674		
Gains on sales of properties	(208,780)			(1,466,599)		
Gains on land sales	(10,334)			(9,244)		
Income tax expense triggered by sales of real estate assets	8,828			17,660		
Impairment charges	—			4,481		
Gains on sales of real estate assets - unconsolidated joint ventures	(12,094)			(53,897)		
Impairment charges - unconsolidated joint venture	2,214			—		
Noncontrolling interest share of adjustments	(923)			11,023		
NAREIT FFO Attributable to Common Shareholders - Basic	484,003	357,569	\$ 1.35	447,001	355,762	\$ 1.26
Noncontrolling interest in income of unitholders	3,528	3,290		15,176	3,303	
Noncontrolling interest share of adjustments	923			(11,023)		
Other potentially dilutive securities		2,438			2,946	
NAREIT FFO Attributable to Common Shareholders - Diluted	\$ 488,454	363,297	\$ 1.34	\$ 451,154	362,011	\$ 1.25
Gains on involuntary conversion - unconsolidated joint venture	(3,897)			—		
Loss on debt extinguishment	388			26,104		
Promote income	—			(20,007)		
Other income tax items	—			(7,685)		
Core FFO Attributable to Common Shareholders - Diluted	\$ 484,945	363,297	\$ 1.33	\$ 449,566	362,011	\$ 1.24
AFFO						
Core FFO - Diluted	\$ 484,945	363,297	\$ 1.33	\$ 449,566	362,011	\$ 1.24
Adjustments:						
Straight-line rental income and expense	(26,037)			(17,328)		
Amortization of above/below market rents and concessions	(2,332)			1,201		
Stock based compensation expense	20,198			18,490		
Noncash interest expense	5,788			5,780		
Second generation concessions	(164)			(772)		
Second generation tenant improvements	(18,436)			(18,630)		
Second generation leasing costs	(25,935)			(24,634)		
Building improvements	(9,947)			(15,015)		
AFFO - Diluted	\$ 428,080	363,297		\$ 398,658	362,011	
Dividends/Distributions paid on common shares and non-controlling units (excluding special dividends)	(294,233)		\$ 0.815	(276,540)		\$ 0.770
Funds Available for Reinvestment	\$ 133,847			\$ 122,118		

Discontinued Operations Disclosure and Held-for-Sale Properties

(unaudited and in thousands)

Three Months Ended		Twelve Months Ended	
December 31, 2018	December 31, 2017	December 31, 2018	December 31, 2017

Properties Comprising Discontinued Operations (1):

Income Statement:

Revenues	\$—	\$1,159	\$117	\$87,185
Operating expenses	—	(322)	(9)	(28,102)
Depreciation and amortization	—	(25)	—	(25,911)
Operating income	—	812	108	33,172
Interest expense	—	(123)	—	(14,736)
Gain on sale of depreciable properties	635	128,508	3,792	1,357,778
Income from discontinued operations before income taxes	635	129,197	3,900	1,376,214
Income tax expense	—	(1,728)	—	(12,465)
Income from discontinued operations	\$635	\$127,469	\$3,900	\$1,363,749

- (1) The amounts classified in discontinued operations for the periods ended December 31, 2018 and 2017 are comprised of 81 medical office properties that were sold during 2017. Activity during the year ended December 31, 2018 consisted of true-up activity related to the prior period sales for items such as post-closing capital obligations, expense recoveries and related real estate tax true-ups or refunds. The number of consolidated buildings that we sold (or that are classified as held for sale), as well as their discontinued operations classification, is shown as follows:

Consolidated Properties	Year Ended December 31, 2018	Year Ended December 31, 2017
Sold, or classified as held-for-sale, and classified in discontinued operations	—	81
Sold, or classified as held-for-sale, and excluded from discontinued operations	15	17
	15	98

Held-for-Sale Properties to be Disposed of at December 31, 2018 (in thousands)			
Real Estate Investments and Other Assets Held for Sale	Number of Properties	Square Feet	Percentage Leased
Undeveloped Land (Wholly Owned)	7 Acres		
Total Net Book Basis of Held-for-Sale Properties (Joint Venture Properties Reflected at Our Share of Net Book Basis))		\$1,082	
Total Estimated Net Proceeds of Held-for-Sale Properties (Joint Venture Properties Reflected at Our Share of Proceeds)		\$1,905	

Selected Financial Information

(unaudited and in thousands)

	Three Months Ended		Twelve Months Ended	
	December 31, 2018	December 31, 2017	December 31, 2018	December 31, 2017
Revenues from continuing operations	\$270,857	\$215,619	\$947,870	\$780,934
Revenues from discontinued operations	—	1,159	117	87,185
Total revenues	<u>\$270,857</u>	<u>\$216,778</u>	<u>\$947,987</u>	<u>\$868,119</u>
Lease termination fees - wholly owned (included above in revenues from continuing operations)	\$—	\$447	\$23	\$10,454
Income tax expense triggered by lease termination fee (only applicable to 2017)	—	—	—	(2,132)
Lease termination fees - wholly owned, net of tax	<u>\$—</u>	<u>\$447</u>	<u>\$23</u>	<u>\$8,322</u>
Calculation of Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA)				
Net income	\$64,426	\$190,166	\$387,268	\$1,654,341
Add depreciation and amortization - continuing operations	80,001	76,533	312,217	273,561
Add depreciation and amortization - discontinued operations	—	25	—	25,911
Add non-real estate asset related depreciation	555	378	2,418	2,157
Add interest expense - continuing operations	22,869	21,602	85,006	87,003
Add interest expense - discontinued operations	—	123	—	14,736
Add income tax (benefit) expense - continuing operations	(667)	(8,275)	8,828	(357)
Add income tax expense - discontinued operations	—	1,728	—	12,465
EBITDA	<u>\$167,184</u>	<u>\$282,280</u>	<u>\$795,737</u>	<u>\$2,069,817</u>
Gains on sale of properties	(10,882)	(148,838)	(208,780)	(1,471,447)
Gains on land sales	(3,113)	(795)	(10,334)	(9,244)
Impairment charges	—	—	—	4,481
Equity in earnings of unconsolidated joint ventures	(5,923)	(4,787)	(21,444)	(63,310)
Company's share of unconsolidated joint venture EBITDAre	<u>5,129</u>	<u>4,918</u>	<u>20,212</u>	<u>21,751</u>
EBITDAre, as Defined by NAREIT	<u>\$152,395</u>	<u>\$132,778</u>	<u>\$575,391</u>	<u>\$552,048</u>
Promote income	—	—	—	(20,007)
Loss on debt extinguishment	148	—	388	26,104
Noncontrolling interest share of consolidated joint venture EBITDA	<u>(26)</u>	<u>(46)</u>	<u>(100)</u>	<u>(225)</u>
Core EBITDA	<u>\$152,517</u>	<u>\$132,732</u>	<u>\$575,679</u>	<u>\$557,920</u>
Components of Fixed Charges				
Interest expense, including discontinued operations	\$22,869	\$21,725	\$85,006	\$101,739
Company's share of unconsolidated joint venture interest expense	980	826	3,609	2,963
Less noncontrolling interest share of consolidated joint venture interest expense	(4)	(6)	(13)	(20)
Capitalized interest	5,351	4,432	27,174	18,885
Company's share of unconsolidated joint venture capitalized interest	<u>67</u>	<u>29</u>	<u>367</u>	<u>148</u>
Total Fixed Charges	<u>\$29,263</u>	<u>\$27,006</u>	<u>\$116,143</u>	<u>\$123,715</u>
Common dividends paid	\$77,039	\$374,062	\$291,502	\$576,832
Non-controlling unit distributions paid	\$710	\$3,451	\$2,731	\$5,335
Common shares outstanding	358,851	356,361	358,851	356,361
Non-controlling Partnership units outstanding	<u>2,920</u>	<u>3,283</u>	<u>2,920</u>	<u>3,283</u>
Total common shares and units outstanding at end of period	<u>361,771</u>	<u>359,644</u>	<u>361,771</u>	<u>359,644</u>
Common Equity Market Capitalization (1)	\$9,369,869	\$9,785,913	\$9,369,869	\$9,785,913
Total Market Capitalization (2)	<u>\$12,054,670</u>	<u>\$12,229,918</u>	<u>\$12,054,670</u>	<u>\$12,229,918</u>
Non-controlling share in assets of consolidated real estate joint ventures (excluding operating partnership)	\$1,260	\$1,291	\$1,260	\$1,291
Non-controlling share in debt of consolidated real estate joint ventures (excluding operating partnership)	\$550	\$625	\$550	\$625

Note: Amounts shown represent continuing and discontinued operations except where noted.

(1) Number of common shares and partnership units outstanding multiplied by the Company's closing share price at the end of each reporting period.

(2) Common Equity Market Capitalization plus face/redemption value of outstanding debt.

Leverage Metrics

(dollars in thousands)

	December 31, 2018	September 30, 2018	December 31, 2017
Effective Leverage: (Debt + Company's Share of Unconsolidated Joint Ventures Debt - Noncontrolling Interest Share of Consolidated Debt) / (Total Assets + Accumulated Depreciation + Company's Share of Unconsolidated Joint Venture Gross Assets - Noncontrolling Interest Share of Consolidated Gross Assets - Investments in and Advances to Unconsolidated Joint Ventures)	30%	30%	29%
Debt to Total Market Capitalization: (Debt / Total Market Capitalization as defined on page 9)	22%	21%	20%
Net Debt (Debt - Cash + Share of Joint Ventures Debt - Noncontrolling Interest Share of Consolidated Debt) to Core EBITDA, Including Share of Unconsolidated Joint Ventures:			
Trailing twelve months	4.8	4.8	4.5
Current quarter annualized	4.5	4.4	4.7
Proforma current quarter annualized (*)	4.5		
Fixed Charge Coverage Ratio (Core EBITDA, Including Share of Unconsolidated Joint Ventures/Total Fixed Charges, as calculated on page 9):			
Trailing twelve months	5.0	4.9	4.5
Most recent quarter	5.2	5.1	4.9

	Three months ended December 31, 2018
(*) Proforma Calculations - Core EBITDA and Net Debt	
Core EBITDA, including share of unconsolidated joint ventures	\$ 152,517
Proforma EBITDA adjustment for current quarter acquisitions and developments placed in service	1,236 (1)
Remove EBITDA related to properties sold during the quarter	(56) (2)
Proforma Core EBITDA, including share of unconsolidated joint ventures	\$ 153,697
	x4
Annualized proforma Core EBITDA, including share of unconsolidated joint ventures	\$ 614,788
Total debt, excluding deferred financing costs	\$ 2,684,801
Less cash	(17,901)
Less noncontrolling interest share of consolidated debt	(550)
Share of unconsolidated joint ventures debt	102,159
Proforma Net Debt	\$ 2,768,509
Proforma Net Debt to EBITDA	4.5

Notes to Proforma Calculations:

(1) Adjustment to current quarter acquisitions and developments placed in service in order to reflect a full quarter of actual operations for such properties.

(2) Adjustment to current quarter properties sold to remove the pre-sale operations of these properties from EBITDA for the quarter.

Property Occupancy

as of December 31, 2018

(Square feet in thousands)

	Stabilized In-Service			Unstabilized In-Service			Total In-Service				Under Development			Total Portfolio		
	Square Feet	Percent Leased	Percent Occupied	Square Feet	Percent Leased	Percent Occupied	Number of Buildings	Square Feet	Percent Leased	Percent Occupied	Number of Building	Square Feet	Percent Leased	Number of Buildings	Square Feet	Percent Leased
Indianapolis	18,170	98.1%	98.1%	—	—	—	41	18,170	98.1%	98.1%	5	1,006	35.5%	46	19,176	94.8%
Dallas	15,681	99.0%	98.7%	189	0.0%	0.0%	42	15,871	97.8%	97.5%	1	635	70.8%	43	16,505	96.8%
Chicago	14,184	98.4%	97.3%	183	0.0%	0.0%	40	14,368	97.1%	96.1%	1	544	0.0%	41	14,911	93.6%
Atlanta	11,278	95.5%	95.5%	498	0.0%	0.0%	45	11,776	91.5%	91.5%	2	783	0.0%	47	12,559	85.8%
Cincinnati	9,755	98.2%	98.2%	285	0.0%	0.0%	31	10,040	95.4%	95.4%	1	618	100.0%	32	10,658	95.7%
Southern California	9,209	95.6%	95.6%	—	—	—	24	9,209	95.6%	95.6%	3	1,241	47.1%	27	10,450	89.9%
Columbus	6,243	100.0%	100.0%	—	—	—	12	6,243	100.0%	100.0%	2	1,827	100.0%	14	8,070	100.0%
South Florida	7,528	99.5%	92.2%	146	74.9%	74.9%	61	7,674	99.1%	91.9%	—	—	—	61	7,674	99.1%
Savannah	7,056	96.3%	95.4%	—	—	—	23	7,056	96.3%	95.4%	1	194	100.0%	24	7,251	96.4%
Houston	6,241	99.4%	97.8%	—	—	—	22	6,241	99.4%	97.8%	1	338	0.0%	23	6,579	94.3%
New Jersey	4,878	100.0%	100.0%	—	—	—	13	4,878	100.0%	100.0%	2	856	14.6%	15	5,734	87.3%
St. Louis	4,492	97.7%	97.7%	—	—	—	14	4,492	97.7%	97.7%	2	1,230	69.5%	16	5,722	91.6%
Minneapolis-St. Paul	4,690	99.4%	99.4%	263	0.0%	0.0%	24	4,953	94.1%	94.1%	1	277	100.0%	25	5,230	94.4%
Pennsylvania	4,306	100.0%	100.0%	832	0.0%	0.0%	7	5,138	83.8%	83.8%	—	—	—	7	5,138	83.8%
Central Florida	3,782	96.1%	96.0%	443	54.9%	54.9%	26	4,225	91.8%	91.6%	—	—	—	26	4,225	91.8%
Nashville	3,645	94.3%	96.6%	—	—	—	20	3,645	94.3%	96.6%	—	—	—	20	3,645	94.3%
DC-Baltimore	3,101	97.1%	97.1%	—	—	—	19	3,101	97.1%	97.1%	—	—	—	19	3,101	97.1%
Raleigh	2,910	96.9%	96.7%	—	—	—	24	2,910	96.9%	96.7%	—	—	—	24	2,910	96.9%
Northern California	1,936	100.0%	100.0%	—	—	—	3	1,936	100.0%	100.0%	—	—	—	3	1,936	100.0%
Seattle	1,648	100.0%	100.0%	—	—	—	4	1,648	100.0%	100.0%	—	—	—	4	1,648	100.0%
Other	153	100.0%	100.0%	—	—	—	1	153	100.0%	100.0%	—	—	—	1	153	100.0%
Total Portfolio	140,886	98.0%	97.4%	2,840	12.4%	12.4%	496	143,726	96.3%	95.7%	22	9,548	55.4%	518	153,274	93.8%

September 30, 2018	139,610	97.9%	96.6%	1,947	18.1%	0.0%	489	141,557	96.8%	95.2%	25	10,555	51.9%	514	152,112	93.7%
June 30, 2018	136,662	98.2%	96.4%	1,378	17.5%	17.5%	483	138,040	97.4%	95.6%	26	12,337	55.2%	509	150,377	94.0%
March 31, 2018	135,449	98.5%	97.5%	3,521	38.4%	18.4%	481	138,969	97.0%	95.5%	18	9,586	57.4%	499	148,555	94.4%
December 31, 2017	132,725	98.5%	97.8%	4,860	21.5%	9.9%	477	137,585	95.7%	94.7%	15	8,537	62.7%	492	146,122	93.8%

Note: Percentage leased represents the percentage of total square feet where leases have been executed, without regard to whether the leases have commenced.

Note: Percentage occupied represents the percentage of total square feet where the leases have commenced.

Note: Joint Ventures are included at 100%.

Note: Excludes non-core buildings which are summarized on page 27.

Note: December 31, 2017 historical figures exclude assets which were GAAP Held for Sale.

FFO and NOI Reconciliation

(unaudited and in thousands)

	Three Months Ended December 31, 2018	Twelve Months Ended December 31, 2018
Core Funds from Operations - Diluted (Page 6 - 7)	\$ 128,214	\$ 484,945
Add back: Interest expense, continuing operations	22,869	85,006
Add back: non-real estate asset related depreciation	555	2,418
Less: FFO attributable to unconsolidated joint ventures	(4,250)	(16,885)
Add: Company's share of unconsolidated joint venture EBITDAre (Page 9)	5,129	20,212
Adjustments related to noncontrolling interest share of consolidated joint ventures	—	(17)
Core EBITDA (Page 9)	\$ 152,517	\$ 575,679
General contractor and service fee revenue, net of related expenses	(3,482)	(8,642)
General and administrative expenses	12,777	56,218
Non-real estate asset related depreciation	(555)	(2,418)
Other operating expenses	1,001	3,592
Company's share of unconsolidated joint venture EBITDAre	(5,129)	(20,212)
Noncontrolling interest share of consolidated joint venture EBITDA	26	100
Interest and other income	(3,915)	(17,234)
Revenues not allocable to operating segments	(449)	(1,744)
Rental expenses and real estate taxes not allocable to operating segments	534	5,716
Revenues from discontinued operations (1)	—	(117)
Rental expenses and real estate taxes from discontinued operations (1)	—	9
Other adjustments (2)	(8,657)	(27,249)
PNOI, continuing operations, before joint ventures (Page 13)	144,668	563,698
Less noncontrolling interest share of consolidated joint venture PNOI	(30)	(100)
Plus share of unconsolidated joint venture PNOI	4,601	18,293
PNOI, including share of joint ventures (Page 13)	149,239	581,891
PNOI of sold assets not in discontinued operations (3)	(272)	10,954
Proforma PNOI adjustments (4)	1,502	3,226
Proforma PNOI (Page 13)	\$ 150,469	\$ 596,071

(1) Includes true up activity from the 81 properties in the medical office portfolio that were disposed of during 2017.

(2) Represents adjustments for straight line rental income and expense, amortization of above and below market rents, amortization of lease concessions, intercompany rents and termination fees.

(3) Represents all other sold properties that did not meet the criteria to be included in discontinued operations.

(4) NOI is adjusted to reflect a full quarter of operations for properties that were placed in service or acquired during the quarter.

Net Operating Income

(dollars and SF in thousands)

	Logistics	Non-Core Real Estate	Total	
Total Wholly Owned and Joint Venture In-Service Portfolio				
Rental revenues from continuing operations	\$ 200,847	\$ 1,562	\$ 202,409	(1)
Rental and real estate tax expenses from continuing operations	(48,652)	(432)	(49,084)	(2)
Less straight line rental income and expense	(7,787)	(54)	(7,841)	
Other adjustments	(786)	(30)	(816)	(3)
PNOI, continuing operations, before joint ventures	143,622	1,046	144,668	
Plus share of unconsolidated joint venture PNOI	4,445	156	4,601	(4)
Less noncontrolling interest share of consolidated joint venture PNOI	—	(30)	(30)	
PNOI, adjusted for joint ventures	148,067	1,172	149,239	
Less PNOI from sold properties (not in discontinued operations)	(146)	(126)	(272)	
Proforma property level NOI adjustments	1,502	—	1,502	(5)
Proforma PNOI	\$ 149,423	\$ 1,046	\$ 150,469	
Number of properties	496	5	501	
Total square footage (JV's at economic ownership %)	138,250	274	138,524	
Avg. % occupied for the three months ended 12/31/18 (JV's included at economic ownership %)	96.0%	74.5%	96.0%	
Ending percentage leased at 12/31/18 (JV's included at economic ownership %)	96.3%	74.8%	96.3%	
Embedded Future PNOI in Recently Stabilized Properties (Signed Leases not yet Commenced or Free Rent Expiration):				
Stabilized Properties In-Service Less than One Year	\$ 2,152	\$ —	\$ 2,152	
Stabilized Properties with Negative NOI In-Service Less than One Year	831	—	831	
Total Embedded Future PNOI in Stabilized properties from Signed Leases (A)	\$ 2,983	\$ —	\$ 2,983	
Future PNOI in Unstabilized In-Service Properties:				
Embedded Future PNOI from Signed Leases in Unstabilized Properties	\$ 460	\$ —	\$ 460	
Estimated PNOI from Future Lease Up of Unstabilized Properties	2,774	—	2,774	
Total Future PNOI in Unstabilized in-service properties (B)	\$ 3,234	\$ —	\$ 3,234	
Total Additional Future PNOI (A+B)	\$ 6,217	\$ —	\$ 6,217	

Note: NOI information is for the most recently completed three month period and includes only wholly owned and joint venture in-service properties at the end of the reporting period. Joint venture property NOI is shown at economic ownership percentage.

Note: See page 14 and 15 for further detail regarding the composition of our in-service portfolio.

- (1) Rental revenues from continuing operations as included in the segment reporting disclosures in the notes to our consolidated financial statements. Revenues not allocated to reportable segments, which are not included above, totaled \$449 for the three months ended December 31, 2018.
- (2) Rental and real estate taxes as used in the computation of PNOI from the segment reporting disclosures in the notes to our consolidated financial statements. Rental expenses and real estate taxes not allocated to reportable segments, which are not included above totaled \$534 for the three months ended December 31, 2018.
- (3) Represents adjustments for amortization of above and below market rents, amortization of lease concessions, intercompany rents and lease termination fees.
- (4) NOI for unconsolidated joint venture properties is presented at Duke's effective ownership percentage.
- (5) NOI is adjusted to reflect a full quarter of operations for properties that were placed in service or acquired during the quarter.

Net Operating Income

(dollars and SF in thousands)

	Logistics	Non-Core Real Estate	Total
Stabilized Properties Generating Positive NOI (1)			
Wholly owned pro-forma property level NOI-cash basis, included in total from page 13	\$ 145,779	\$ 890	\$ 146,669
Joint venture pro-forma property level NOI-cash basis, included in total from page 13	\$ 4,462	\$ 156	\$ 4,618
Subtotal WO & JV stabilized properties generating positive NOI, as shown on page 15	<u>\$ 150,241</u>	<u>\$ 1,046</u>	<u>\$ 151,287</u>
Gross book value (4)	\$ 7,558,678	\$ 62,780	\$ 7,621,458
Number of properties	477	5	482
Average age	11.5	16.6	11.5
Total square footage (JV's at economic ownership %)	132,720	274	132,994
Avg. % occupied for the three months ended 12/31/18 (JV's included at economic ownership %)	98.5%	74.5%	98.5%
Ending percentage leased at 12/31/18 (JV's included at economic ownership %)	98.8%	74.8%	98.8%
Stabilized Properties with Negative NOI (2)			
Wholly owned pro-forma property level NOI-cash basis, included in total from page 13	\$ (797)	\$ —	\$ (797)
Joint venture pro-forma property level NOI-cash basis, included in total from page 13	\$ (17)	\$ —	\$ (17)
Gross book value (4)	\$ 198,396	\$ —	\$ 198,396
Number of properties	11	—	11
Average age	5.4	N/A	5.4
Total square footage (JV's at economic ownership %)	2,691	—	2,691
Avg. % occupied for the three months ended 12/31/18 (JV's included at economic ownership %)	40.9%	N/A	40.9%
Ending percentage leased at 12/31/18 (JV's included at economic ownership %)	61.6%	N/A	61.6%
Unstabilized Properties (3)			
Wholly owned pro-forma property level NOI-cash basis, included in total from page 13	\$ (4)	\$ —	\$ (4)
Joint venture pro-forma property level NOI-cash basis, included in total from page 13	\$ —	\$ —	\$ —
Gross book value (4)	\$ 169,242	\$ —	\$ 169,242
Number of properties	8	—	8
Average age	0.3	N/A	0.3
Total square footage (JV's at economic ownership %)	2,840	—	2,840
Avg. % occupied for the three months ended 12/31/18 (JV's included at economic ownership %)	9.4%	N/A	9.4%
Ending percentage leased at 12/31/18 (JV's included at economic ownership %)	12.4%	N/A	12.4%

Note: NOI information is for the most recently completed three month period and includes only wholly owned and joint venture in-service properties at the end of the reporting period. Joint venture property NOI is shown at economic ownership percentage.

Note: This schedule provides supplemental information for the same population of properties presented on page 12 and 13.

- (1) Represents buildings that have become 90% leased and/or been in service for at least one year and that have positive NOI for the current reporting period. Figures exclude \$2,152 of embedded future PNOI from signed leases in recently placed in-service properties as shown on page 13.
- (2) Represents buildings that have become 90% leased and/or been in service for at least one year and that have negative NOI for the current reporting period. Figures exclude \$831 of embedded future PNOI from signed leases in recently placed in-service properties as shown on page 13.
- (3) Represents buildings that have been in service for less than one year and have not become 90% leased. Figures exclude \$460 of embedded future PNOI from signed leases in recently placed in-service properties as shown on page 13.
- (4) Joint ventures are included at ownership percentage.

Net Operating Income and Square Feet by Market

(dollars and SF in thousands and shown at economic ownership %)

Market	NOI at Economic Ownership %	% of NOI	Square Feet at Economic Ownership %	3-Month Avg. Percentage Occupied
Chicago	\$ 14,099	9.3%	13,281	100.0%
Indianapolis	13,203	8.7%	15,654	98.9%
Southern California	12,653	8.4%	8,808	99.6%
South Florida	11,999	7.9%	6,990	95.8%
Atlanta	11,118	7.3%	10,941	98.4%
Dallas	10,876	7.2%	12,658	99.2%
Cincinnati	8,516	5.6%	9,720	98.4%
New Jersey	8,461	5.6%	4,878	100.0%
Houston	8,184	5.4%	6,241	98.2%
Savannah	6,434	4.3%	6,956	95.4%
Minneapolis-St. Paul	6,309	4.2%	4,690	99.4%
Pennsylvania	5,477	3.6%	4,306	100.0%
Central Florida	4,929	3.3%	3,782	95.6%
Nashville	4,850	3.2%	3,645	96.6%
DC / Baltimore	4,691	3.1%	2,890	98.4%
Columbus	4,579	3.0%	6,243	100.0%
Raleigh	4,359	2.9%	2,910	96.1%
St. Louis	3,998	2.6%	4,492	97.3%
Seattle	2,958	2.0%	1,648	100.0%
Northern California	2,508	1.7%	1,936	100.0%
Other	40	0.0%	51	100.0%
Logistics total	\$ 150,241	99.3%	132,720	98.5%
Non-Core Real Estate	1,046	0.7%	274	74.5%
Total	\$ 151,287	100.0%	132,994	98.5%

Note: NOI information is for the three months ended December 31, 2018 and includes only wholly owned and joint venture stabilized in-service properties generating positive NOI as of December 31, 2018. Joint venture property NOI is shown at economic ownership percentage.

Note: Schedule does not include an additional \$2,152 of quarterly unreported NOI from signed leases in recently placed in-service properties which are stabilized from a lease-up perspective (>= 90% leased) and generating positive NOI, but are unstabilized from an economic perspective due to rent concessions or the leases have not yet commenced.

Note: This schedule provides supplemental information for the stabilized properties generating positive NOI shown on page 14.

Note: Percentage occupied represents the percentage of total square feet where the leases have commenced. JV's are included at economic ownership %.

Largest Customers

Customer	Rentable SF	% of Leased SF	Annualized GLV (1)	% of AGLV
Amazon.com	8,006,587	5.8%	\$39,160,002	6.2%
UPS of America, Inc.	2,515,718	1.8%	15,337,661	2.4%
Wayfair, Inc	3,387,308	2.4%	15,040,525	2.4%
NFI Industries	1,973,267	1.4%	8,709,909	1.4%
Floor & Decor Outlets	1,771,911	1.3%	8,490,295	1.3%
Crate and Barrel	1,776,848	1.3%	8,236,164	1.3%
Target Corporation	1,027,169	0.7%	7,581,168	1.2%
Deckers Outdoor Corporation	1,530,944	1.1%	7,473,214	1.2%
Home Depot	1,243,687	0.9%	6,988,220	1.1%
HD Supply Inc	1,583,574	1.1%	6,220,088	1.0%
	24,817,013	17.9%	\$123,237,246	19.5%

Note: Joint Venture annualized gross lease value is included at the Company's economic ownership percentage.

Note: Figures exclude non-core buildings which are summarized on page 27.

(1) Represents average annual gross effective rents due from tenants in service as of December 31, 2018. Average 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.

Same Property Net Operating Income - Cash

Population Summary		Property Performance						
		Quarter Ended December 31			Year to Date December 31			
		2018	2017	% Change	2018	2017	% Change	
Number of properties	417	Total operating revenues	\$ 158,007,791	\$ 152,730,691	3.5%	\$ 628,839,062	\$ 602,000,212	4.5%
Square feet	107,224,503	Total operating expenses	41,896,398	40,516,886	3.4%	169,166,804	161,325,961	4.9%
Same Property SF as a % of total in service SF (at ownership share)	77.6%	SPNOI - Cash	<u>\$ 116,111,394</u>	<u>\$ 112,213,805</u>	3.5%	<u>\$ 459,672,257</u>	<u>\$ 440,674,251</u>	4.3%
		Average percentage occupied	98.5%	97.9%	0.6%	98.3%	97.7%	0.6%
QTD SPNOI - Cash as a % of total Proforma PNOI	77.2%							
YTD SPNOI - Cash as a % of total Proforma PNOI	77.1%							

Note: All information for joint venture properties is presented at Duke's effective ownership percentage.

Note: Figures exclude non-core buildings which are summarized on page 27.

The same property population for the periods shown is derived from the 496 in-service properties that we own or jointly control, as of December 31, 2018, less (i) 36 in-service buildings that were acquired since January 1, 2017, (ii) 40 in-service buildings we developed and placed in-service since January 1, 2017, (iii) 3 additional in-service buildings that were unstabilized as of January 1, 2017.

Lease Expirations

In-Service Properties as of December 31, 2018

(dollars and square feet in thousands)

Year of Expiration	Wholly Owned		Joint Venture		Total In-Service Portfolio	
	Square Feet	Avg. Annual Rental Revenue (1)	Square Feet	Avg. Annual Rental Revenue (1)	Square Feet	Avg. Annual Rental Revenue (1)
2019	7,374	\$32,851	381	\$1,433	7,755	\$34,284
2020	13,304	61,340	558	2,220	13,862	63,560
2021	13,880	62,601	629	2,212	14,509	64,813
2022	17,602	72,965	281	1,091	17,883	74,056
2023	12,880	62,877	546	2,209	13,426	65,086
2024	13,445	62,860	250	1,150	13,695	64,010
2025	10,073	46,368	116	399	10,189	46,767
2026	9,368	42,739	104	521	9,472	43,260
2027	6,331	27,770	171	867	6,502	28,637
2028	7,900	48,857	574	2,254	8,474	51,111
2029 and Thereafter	15,874	82,535	1,556	5,859	17,430	88,394
	<u>128,031</u>	<u>\$603,763</u>	<u>5,166</u>	<u>\$20,215</u>	<u>133,197</u>	<u>\$623,978</u>
Total Square Feet	<u>132,836</u>		<u>5,414</u>		<u>138,250</u>	
Percent Leased	<u>96.4%</u>		<u>95.4%</u>		<u>96.3%</u>	
Average Remaining Lease Term (by SF)	<u>5.7</u>		<u>6.7</u>		<u>5.8</u>	
Average Remaining Lease Term (by ANLV)	<u>6.0</u>		<u>6.8</u>		<u>6.0</u>	

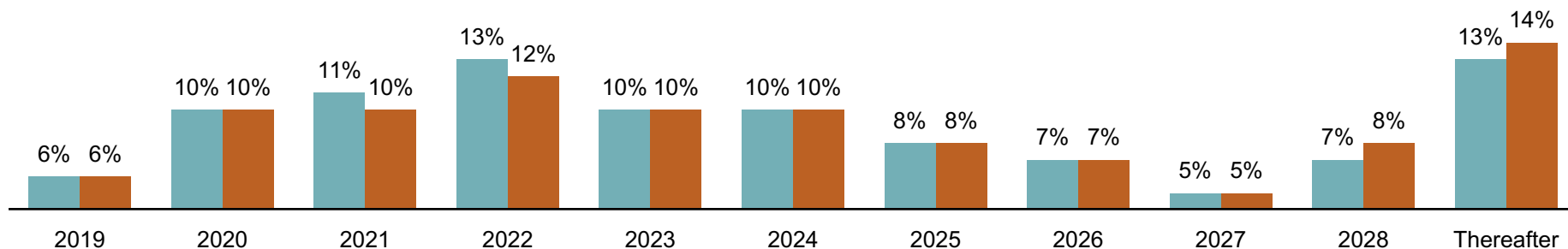
Note: Figures exclude non-core buildings which are summarized on page 27.

Note: Joint Venture square feet and dollars shown at the Company's economic ownership percentage.

(1) Annualized rental revenue represents average annual base rental payments, on a straight-line basis for the term of each lease, from space leased to tenants at the end of the most recent reporting period. Annualized rental revenue excludes amounts paid by tenants as reimbursement for operating expenses and real estate taxes, as well as percentage rents.

% of Expiring Leases: Total In-Service Portfolio

■ % of Leased Square Feet
 ■ % of Annualized Rental Revenue



Leasing Activity

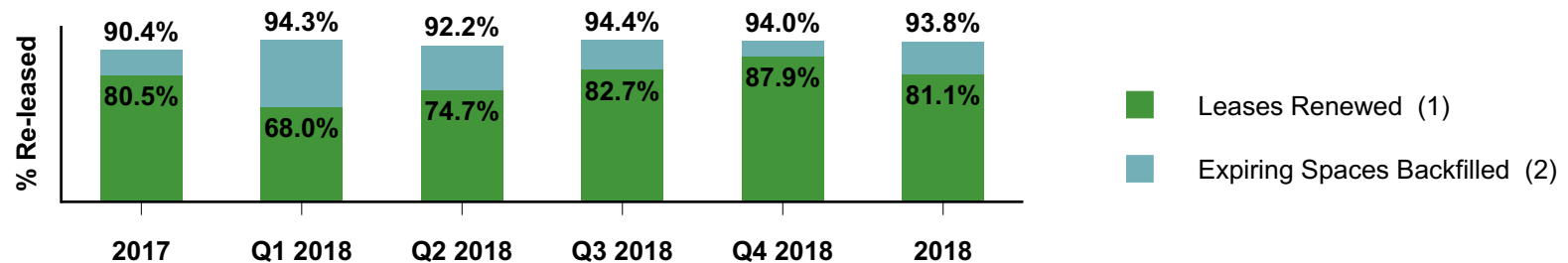
as of December 31, 2018

	First Generation Square Feet	Second Generation						Total Leasing Square Feet
		Square Feet	Average Term in Years	Average Net Effective Rent	Average Capital Expenditures per SF	Average Capital Expenditures per SF per Year	Average NER Growth	
Year Ended 2017								
New leases	8,415,920	5,288,853	5.9	\$ 4.40	\$ 3.79	\$ 0.65		13,704,773
Renewal leases	—	9,969,667	5.6	4.36	1.93	0.34		9,969,667
Total	8,415,920	15,258,520	5.7	\$ 4.37	\$ 2.57	\$ 0.45	19.2%	23,674,440
1st Quarter 2018								
New leases	2,650,749	2,760,768	7.3	\$ 4.18	\$ 3.74	\$ 0.51		5,411,517
Renewal leases	—	1,538,142	4.6	5.62	2.55	0.55		1,538,142
Total	2,650,749	4,298,910	6.4	\$ 4.70	\$ 3.30	\$ 0.52	25.6%	6,949,659
2nd Quarter 2018								
New leases	4,964,333	739,400	4.1	\$ 4.87	\$ 2.71	\$ 0.66		5,703,733
Renewal leases	—	2,084,919	4.4	4.57	2.10	0.48		2,084,919
Total	4,964,333	2,824,319	4.3	\$ 4.64	\$ 2.26	\$ 0.52	22.1%	7,788,652
3rd Quarter 2018								
New leases	1,654,052	593,826	5.2	\$ 5.15	\$ 3.81	\$ 0.73		2,247,878
Renewal leases	—	2,920,505	4.4	4.90	1.56	0.36		2,920,505
Total	1,654,052	3,514,331	4.5	\$ 4.94	\$ 1.94	\$ 0.43	27.9%	5,168,383
4th Quarter 2018								
New leases	1,593,775	1,158,973	7.2	\$ 4.73	\$ 5.26	\$ 0.74		2,752,748
Renewal leases	—	5,382,989	6.4	4.29	1.87	0.29		5,382,989
Total	1,593,775	6,541,962	6.6	\$ 4.37	\$ 2.47	\$ 0.38	25.3%	8,135,737
Year Ended 2018								
New leases	10,862,909	5,252,967	6.6	\$ 4.51	\$ 3.94	\$ 0.60		16,115,876
Renewal leases	—	11,926,555	5.3	4.66	1.92	0.36		11,926,555
Total	10,862,909	17,179,522	5.7	\$ 4.61	\$ 2.54	\$ 0.44	25.4%	28,042,431

Note: Activity is based on leases signed during the period and excludes temporary leases of space.

Note: Joint ventures are shown at 100%

Percent Renewed and Effective Percentage Re-Leased



(1) 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.

(2) Represents the additional percentage of expiring spaces which were re-leased during the same quarter the prior lease expired.

Debt Maturities

December 31, 2018

(in thousands)

Year	Mortgages (1)		Unsecured (1)		Credit Facility (2)	Total	Weighted Average Effective Interest Rates
	Amortization	Maturities	Amortization	Maturities			
2019	\$ 4,077	\$ 41,438	\$ —	\$ —	\$ —	\$ 45,515	7.59%
2020	3,883	—	—	—	—	3,883	5.65%
2021	3,416	9,047	—	250,000	—	262,463	3.99%
2022	3,611	—	—	600,000	—	603,611	4.20%
2023	3,817	—	—	250,000	30,000	283,817	3.71%
2024	4,036	—	—	300,000	—	304,036	3.92%
2025	3,938	—	—	—	—	3,938	5.60%
2026	2,029	—	—	375,000	—	377,029	3.37%
2027	358	—	—	300,000	—	300,358	3.40%
2028	—	—	—	500,000	—	500,000	4.45%
2029	—	—	—	—	—	—	—
Thereafter	—	—	—	—	—	—	—
	<u>\$ 29,165</u>	<u>\$ 50,485</u>	<u>\$ —</u>	<u>\$ 2,575,000</u>	<u>\$ 30,000</u>	<u>\$ 2,684,650</u>	4.00%

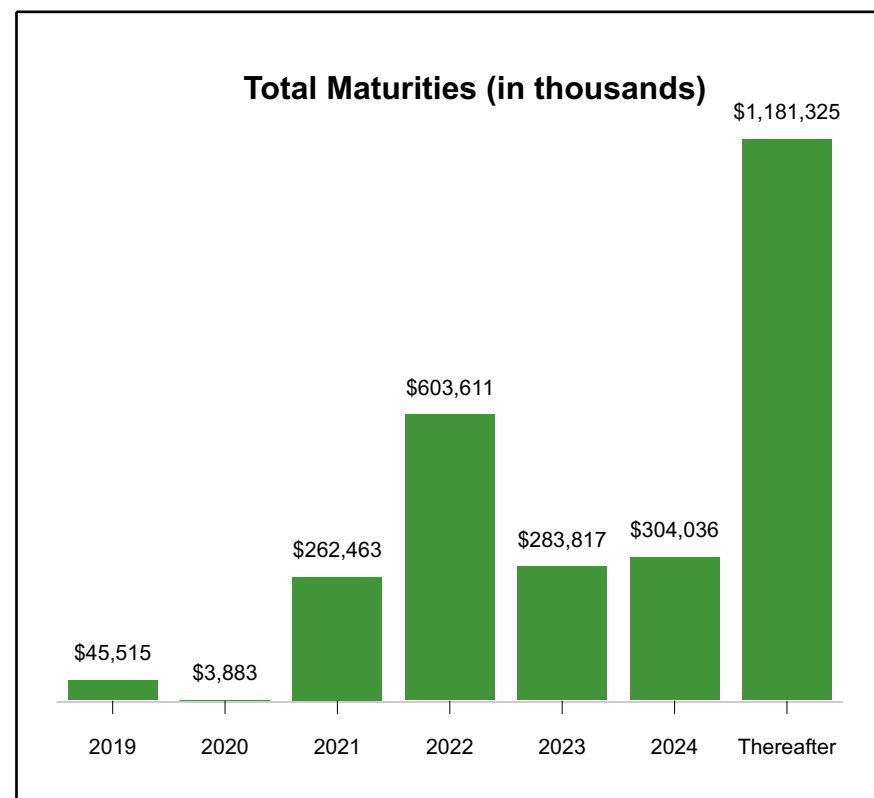
(1) Scheduled amortizations and maturities represent only Duke's consolidated debt obligations.

(2) Comprised of the following:

Commitment	Balance O/S @ 12/31	Maturity *	Rate @ 12/31
\$1,200,000	\$30,000	January 2023	L + .875% (3.39%)

*Date shown is final maturity date including extension options.

Fixed and Variable Rate Components of Debt	Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
Fixed Rate Secured Debt	\$77,450	6.92%	1.6
Fixed Rate Unsecured Debt	2,575,000	3.92%	6.2
Variable Rate Debt and LOC	32,200	3.28%	4.0
	<u>\$2,684,650</u>	4.00%	6.0
Deferred Financing Costs	(26,300)		
Fair Value Adjustments	151		
Total Debt per Balance Sheet	<u>\$2,658,501</u>		



Unsecured Public Debt Covenants

Debt Covenants	Threshold	Fourth Quarter 2018	Third Quarter 2018	Second Quarter 2018	First Quarter 2018
Total Debt to Undepreciated Assets	<60%	31%	30%	29%	30%
Debt Service Coverage	>1.5x	6.6	6.5	6.3	5.7
Secured Debt to Undepreciated Assets	<40%	1%	1%	4%	4%
Undepreciated Unencumbered Assets to Unsecured Debt	>150%	317%	320%	343%	330%

Note: The ratios are based upon the results of Duke Realty Limited Partnership, the partnership through which Duke Realty conducts its operations, using calculations that are defined in the trust indenture.

Unencumbered Consolidated Assets	Three Months Ended	
	December 31, 2018	December 31, 2017
Number of properties	443 (1)	391
Total square feet (in thousands)	127,995 (1)	108,507
Gross book value (in thousands)	\$7,536,509 (1)	\$6,335,696
Annual stabilized NOI (in thousands)	\$590,072 (1)	\$495,989

(1) Excludes 17 consolidated properties under development at December 31, 2018 which will be unencumbered upon completion. These properties totaled approximately 7.6 million square feet with total anticipated stabilized project costs of approximately \$696.6 million and anticipated stabilized NOI of approximately \$41.3 million.

Senior Unsecured Debt Ratings:

Standard & Poor's	BBB+, Stable Outlook
Moody's	Baa1, Stable Outlook

Unconsolidated Joint Ventures

December 31, 2018

	Logistics (1)	Non-Core Real Estate (2)	Total
Total in-service properties	37	2	39
Total properties under development	5	—	5
Percentage leased	91.1%	54.1%	90.5%
Square feet (in thousands):			
Total in-service properties	10,890	211	11,101
Total properties under development	1,901	—	1,901
Total square feet	<u>12,791</u>	<u>211</u>	<u>13,002</u>
Company effective ownership percentage	33%-50%	30%	
Balance sheet information (in thousands) (A)			
Real estate assets	\$ 299,898	\$ 29,061	\$ 328,959
Construction in progress	43,892	—	43,892
Undeveloped land	28,247	—	28,247
Other assets	82,193	6,255	88,448
Total assets	<u>\$ 454,230</u>	<u>\$ 35,316</u>	<u>\$ 489,546</u>
Debt	\$ 196,418	\$ 13,166	\$ 209,584
Other liabilities	33,593	4,579	38,172
Equity	224,219	17,571	241,790
Total liabilities and equity	<u>\$ 454,230</u>	<u>\$ 35,316</u>	<u>\$ 489,546</u>
Selected QTD financial information (Dollars in Thousands) (B)			
QTD share of rental revenue	\$6,690	\$536	\$7,226
QTD share of in-service property unlevered NOI	\$4,445	\$156	\$4,601
QTD share of interest expense	\$830	\$150	\$980
QTD share of EBITDA	\$4,847	\$282	\$5,129
Company share of JV gross assets	\$281,538	\$14,735	\$296,273
Company share of debt	\$98,209	\$3,950	\$102,159

(A) Balance sheet information is reported at 100% of joint venture. (B) Reported at Duke's share of joint venture.

(1) Includes seven separate joint ventures. The outstanding debt consists of three separate loans: i) \$122,168 at a variable rate of LIBOR plus .98% maturing November 2021 ii) \$61,500 at a fixed rate of 3.3% maturing July 2025 and iii) \$12,750 at a fixed rate of 3.6% maturing November 2026.

(2) Includes one joint venture. The outstanding debt consists of a loan in an amount of \$13,185 at a fixed rate of 5.6% maturing December 2019. During the quarter, this joint venture completed the planned transfer of one of its properties to a secured lender pursuant to a deed in lieu of foreclosure, de-recognizing both the property and the mortgage loan it was encumbered by.

Joint Venture Debt Maturities

December 31, 2018

(in thousands)

Year	Scheduled Amortization	Maturities	Total	Weighted Average Interest Rate
2019	\$ 131	\$ 3,824	\$ 3,955	5.57%
2020	—	—	—	—
2021	10	61,084	61,094	3.36%
2022	122	—	122	3.55%
2023	126	—	126	3.55%
2024	131	—	131	3.55%
2025	135	30,750	30,885	3.25%
2026	116	5,735	5,851	3.55%
2027	—	—	—	—
2028	—	—	—	—
2029	—	—	—	—
Thereafter	—	—	—	—
	<u>\$ 771</u>	<u>\$ 101,393</u>	<u>\$ 102,164</u>	3.42%

	Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
Fixed Rate Secured Debt	\$41,080	3.52%	5.8
Fixed Rate Unsecured Debt	—	N/A	N/A
Variable Rate Debt and LOC's	61,084	3.36%	2.9
Total	<u>\$102,164</u>	3.42%	4.1

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

Development Projects Under Construction

December 31, 2018

(in thousands)

Property Information (1)

Development	Market	Own %	Square feet	% Leased	Stabilized Costs
(J) AllPoints Anson Building 2	Indianapolis	50%	149	100 %	
Camp Creek 4900	Atlanta	100%	193	0 %	
Premier 370 Business Park 1001	St. Louis	100%	375	0 %	
24960 San Michele	Southern California	100%	244	100 %	
4323 Indian Ave	Southern California	100%	657	0 %	
1380 Jesse Cronin Rd	Atlanta	100%	590	0 %	
5 Ethel Boulevard	New Jersey	100%	194	64 %	
Projected In-Service First Quarter 2019			2,402	22 %	\$ 196,773
Arbor Lakes 10501	Minneapolis-St. Paul	100%	277	100 %	
Point North Three	Houston	100%	338	0 %	
Premier 370 Business Park 4000	St. Louis	100%	855	100 %	
Lakeside Ranch 1130	Dallas	100%	635	71 %	
(J) AllPoints Anson Building 4	Indianapolis	50%	149	0 %	
(J) AllPoints Anson Building 17	Indianapolis	50%	134	100 %	
South Afton Industrial Park 3001	Cincinnati	100%	618	100 %	
Park 70 at West Jefferson 1550	Columbus	100%	855	100 %	
(J) AllPoints Midwest Building 10	Indianapolis	50%	496	0 %	
(J) RGLP Intermodal South 9570	Columbus	50%	972	100 %	
Projected In-Service Second Quarter 2019			5,329	78 %	\$ 300,484
Airport Logistics Center I	Chicago	100%	544	0 %	
276 Jimmy Deloach Parkway	Savannah	100%	194	100 %	
24975 Nandina Avenue	Southern California	100%	340	100 %	
Projected In-Service Third Quarter 2019			1,078	50 %	\$ 83,491
429 Delancy Street	New Jersey	100%	662	0 %	
(J) 8711 North River Crossing Blvd.	Indianapolis	50%	77	95 %	
Projected In-Service Fourth Quarter 2019 or thereafter			739	10 %	\$ 168,102
Company Total			9,548	55 %	\$ 748,850

Financial Information Summary (2)

Stabilized Costs (Own %)	Projected Costs Remaining (Own %)	Initial Stabilized Cash Yield	Stabilized GAAP Yield
\$ 748,850	\$ 284,677	6.0%	6.5%

Estimated Value Creation

Low value	Mid value	High value
-----------	-----------	------------

Stabilized NOI	\$45,176	\$45,176	\$45,176
Blended cap rate (3)	5.25%	5.00%	4.75%
Implied value (Own %)	\$860,495	\$903,520	\$951,074
Value creation (Own %)	\$111,644	\$154,670	\$202,224
Margin	15%	21%	27%

(J) Designates a joint venture property. Square feet shown at 100%; Stabilized costs included at ownership share.

(1) Square feet and percentage leased included at 100% for all properties while stabilized costs are included at ownership share.

(2) All Financial figures included at ownership share.

(3) Midpoint cap rate represents weighted average estimated cap rates. High and low represent sensitivity analysis of +/- 25 basis points.

Development Project Deliveries

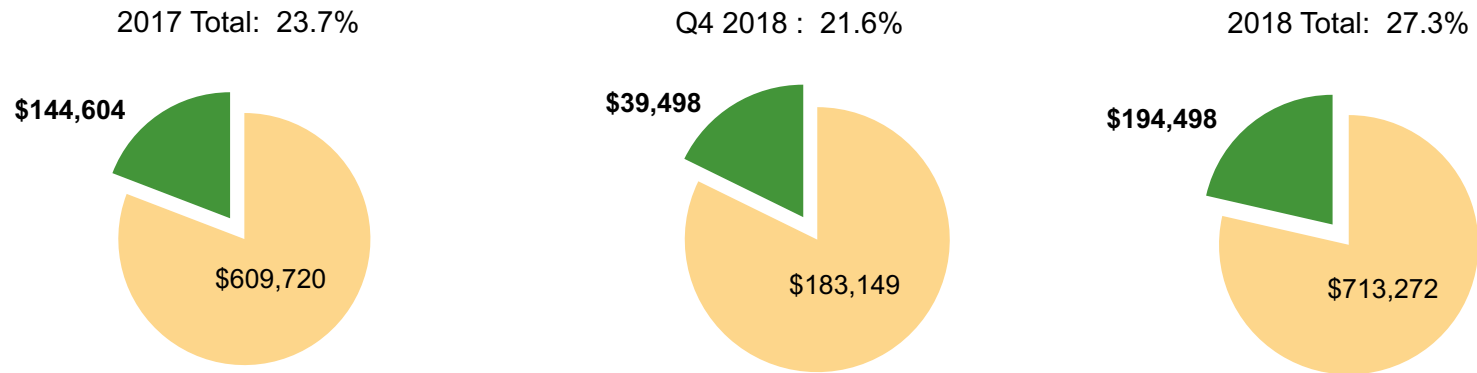
(in thousands)

	Wholly Owned						Joint Venture						Total						
	Square Feet	% Leased at Start	% Leased Current	Initial Stabilized			Square Feet	% Leased at Start	% Leased Current	Initial Stabilized			Square Feet	% Leased at Start	% Leased Current	% Occupied Current	Initial Stabilized		
				Project Costs	Cash Yield	GAAP Yield				Project Costs	Cash Yield	GAAP Yield					Project Costs	Cash Yield	GAAP Yield
2017:																			
1st Quarter	965	100%	100%	\$ 56,346	6.4%	6.9%	708	0%	52%	\$ 15,279	7.4%	7.9%	1,674	58%	80%	80%	\$ 71,625	6.6%	7.1%
2nd Quarter	1,883	65%	92%	142,064	6.1%	6.5%	—	—	—	—	—	—	1,883	65%	92%	92%	142,064	6.1%	6.5%
3rd Quarter	3,116	44%	87%	222,980	6.8%	7.3%	—	—	—	—	—	—	3,116	44%	87%	87%	222,980	6.8%	7.3%
4th Quarter	2,815	57%	88%	173,050	6.9%	7.2%	—	—	—	—	—	—	2,815	57%	88%	88%	173,050	6.9%	7.2%
2017 Total	8,779	59%	90%	\$ 594,440	6.6%	7.1%	708	0%	52%	\$ 15,279	7.4%	7.9%	9,488	55%	87%	87%	\$ 609,720	6.6%	7.1%
2018:																			
1st Quarter	1,205	84%	84%	\$ 86,085	6.4%	7.0%	—	—	—	—	—	—	1,205	84%	84%	84%	\$ 86,085	6.4%	7.0%
2nd Quarter	2,220	54%	100%	181,352	6.9%	7.2%	708	65%	100%	16,490	8.4%	8.8%	2,928	57%	100%	100%	197,842	7.0%	7.3%
3rd Quarter	3,401	52%	69%	236,629	5.8%	6.0%	400	100%	100%	9,568	7.0%	7.2%	3,801	57%	72%	69%	246,197	5.8%	6.0%
4th Quarter	2,716	44%	55%	183,149	6.2%	6.7%	—	—	—	—	—	—	2,716	44%	55%	55%	183,149	6.2%	6.7%
2018 Total	9,542	54%	74%	\$ 687,213	6.3%	6.6%	1,108	78%	100%	\$ 26,059	7.9%	8.2%	10,650	57%	77%	76%	\$ 713,272	6.3%	6.7%

Note: Square feet for Joint Venture projects is shown at 100%; Project costs & returns included at ownership share.

Note: Excludes development projects that have subsequently been sold.

Estimated Value Creation of Deliveries



Dispositions and Acquisitions

(in thousands)

Dispositions			
Square Feet	Sales Proceeds	In-Place Cap Rate	In-Place % Leased
	(1)	(2)	(3)

Acquisitions						
Square Feet	In-Place % Leased	Acquisition Cost	In-Place Cash Yield	Stabilized Investment	Stabilized Yield	Current % Leased
	(3)	(4)	(5)	(6)	(6)	(3)

2017

1st Quarter	1,122	\$ 90,244	8.9%	95.0%	1,060	82.7%	\$ 115,423	3.7%	\$ 116,635	4.8%	100.0%
2nd Quarter	5,529	2,456,841	4.6%	94.7%	1,179	42.6%	124,280	0.4%	133,275	5.0%	98.2%
3rd Quarter	909	300,582	4.8%	87.3%	3,131	74.7%	390,908	2.9%	401,557	4.6%	95.7%
4th Quarter	1,527	247,650	5.2%	90.4%	2,606	67.8%	366,549	2.5%	377,421	4.6%	100.0%
2017 Total	9,087	\$ 3,095,317	4.8%	93.3%	7,977	68.8%	\$ 997,160	2.5%	\$ 1,028,888	4.6%	98.1%

2018

1st Quarter	1,325	\$ 169,696	4.7%	71.6%	119	100.0%	\$ 22,862	4.4%	\$ 22,862	4.4%	100.0%
2nd Quarter	4,981	301,337	5.7%	97.1%	1,115	100.0%	187,065	4.3%	187,697	4.4%	100.0%
3rd Quarter	142	8,600	5.5%	100.0%	—	—	—	—	—	—	—
4th Quarter	1,245	77,923	5.1%	92.1%	720	100.0%	143,011	4.0%	145,455	4.0%	100.0%
2018 Total	7,693	\$ 557,556	5.3%	92.0%	1,954	100.0%	\$ 352,938	4.2%	\$ 356,014	4.2%	100.0%

Note: Joint venture properties are included at ownership share for all figures for both Dispositions and Acquisitions.

- (1) Joint venture sales included at our ownership share and include any applicable preferred returns.
- (2) In-place cap rates of dispositions are calculated as annualized net operating income from space leased to tenants at the date of sale on a lease-up basis, including full rent from all executed leases, even if currently in a free rent period, divided by the sales proceeds. Annualized net operating income is comprised of base rental payments, excluding reimbursement of operating expenses, less current annualized operating expenses not recovered through tenant reimbursements.
- (3) Percentage leased represents the percentage of square feet where leases have been executed, without regard to whether the leases have commenced. In-Place figures for dispositions are as of the date of sale and as of the date of acquisition for acquisitions. Current figures represent the percent leased as of the current period ended.
- (4) Includes real estate assets and net acquired lease-related intangible assets but excludes other acquired working capital assets and liabilities.
- (5) In-place yields are calculated as annualized net operating income, from space leased to tenants at the date of purchase on a lease-up basis, including full rent from all executed leases, even if currently in a free rent period, divided by the acquisition cost. Annualized net operating income is comprised of base rental payments, excluding reimbursement of operating expenses, less current annualized operating expenses not recovered through tenant reimbursements.
- (6) Represents projected stabilized investment and expected return on real estate assets acquired after stabilization costs such as costs to complete lease-up and anticipated capitalized improvements.

Non-Core Buildings

December 31, 2018

Property Information

	# of buildings	At 100%		At Economic Ownership %		Quarterly NOI \$ (000s) (1)
		Square Feet (000s)	% Leased	Square Feet (000s)	% Leased	
Consolidated:						
Various markets	3	211	81%	211	81%	\$890
Joint venture:						
Washington DC	2	211	54%	63	54%	156
Total Non-core buildings	5	422	67%	274	75%	\$1,046

(1) Per NOI report (page 13).

Lease Expirations

Year of Expiration	Sq. Feet (000s) (2)	Annual Revenue (000s) (3)	% of Annual Revenue
2019	13	\$168	4%
2020	35	639	13%
2021	1	16	0%
2022	15	184	4%
2023	15	202	4%
2024	5	62	1%
2025	—	—	—
2026	—	—	—
2027	2	38	1%
2028	119	3,487	73%
2029 or Thereafter	—	—	—
	205	\$4,796	100%

(2) Joint venture properties are included at the Company's economic ownership percentage.

(3) Annualized rental revenue represents average annual base rental payments, on a straight-line basis for the term of each lease, from space leased to tenants at the end of the most recent reporting period. Annualized rental revenue excludes additional amounts paid by tenants as reimbursement for operating expenses and real estate taxes, as well as percentage rents. Joint venture properties are included at the Company's economic ownership percentage.

Components of Net Asset Value

December 31, 2018

(unaudited and in thousands)

Real Estate	Services Operations Net Income
Stabilized Operating Portfolio Generating Positive NOI - Current Quarter (Page 14)	
Wholly Owned Logistics Properties Proforma NOI	\$ 145,779
Share of JV Logistics Properties Proforma NOI	4,462
Adjustment to exclude PNOI (included above) from Held-for-Sale Properties	—
Total Logistics Properties	<u>\$ 150,241</u>
Other Assets	
Wholly Owned Non-Core Real Estate Proforma NOI	\$ 890
Share of Non-Core Real Estate JV Proforma NOI	156
Total Non-Core Real Estate	<u>\$ 1,046</u>
Embedded Future PNOI from Signed Leases in Recently Stabilized Properties (Page 13)	
Stabilized properties in service less than one year generating positive PNOI	\$ 2,152
PNOI from Unstabilized In-Service Properties	
In-place PNOI - Logistics Properties (Page 14)	\$ (4)
Embedded Future PNOI from Signed Leases - Logistics Properties (Page 13)	\$ 460
Estimated PNOI from Future Lease Up - Logistics Properties (Page 13)	\$ 2,774
Real Estate Not Valued Above by Income Capitalization	
Gross Book Value of Stabilized Portfolio Generating Negative NOI (page 14)	\$ 198,396
<i>As noted on page 13, leases in recently stabilized properties currently generating negative PNOI will result in an additional \$831 of PNOI on a quarterly basis in future periods when such leases commence and all periods of free rent have expired.</i>	
Estimated Proceeds from Assets Held for Sale (1)	<u>\$ 1,905</u>
Development and Land	
Wholly Owned CIP (2)	\$ 477,162
Share of JV CIP	21,946
Estimated Development Value Creation at Own % (page 24)	154,670
Wholly Owned Development Land (2)	341,104
Wholly Owned Sale Land (2)	19,712
Share of JV Land	14,124
	<u>\$1,028,718</u>
Mid-Point of 2019 Full Year Guidance	
	\$ 5,000
Other Assets	
Cash (2)	\$ 17,901
Restricted Cash Held for Like-Kind Exchange (2)	—
Notes Receivable from Property Sales (3)	272,550
Accounts Receivable and Construction Receivables (2)	55,469
Other Tangible Assets (4)	85,130
Subtotal Other Assets	<u>\$ 431,050</u>
Liabilities	
Total Debt, excluding deferred financing costs (page 10)	\$2,684,801
Share of JV Debt (page 22)	102,159
Other Tangible Liabilities (4)	348,681
Total Liabilities	<u>\$3,135,641</u>
Outstanding Shares and Share Equivalents	
Common Shares Outstanding (page 9)	358,851
Partnership Units Outstanding (page 9)	2,920
Other Potentially Dilutive Securities (page 7)	2,438
	<u>364,209</u>
Notes	
(1) Comprised of one parcel of land.	
(2) As shown on the Balance Sheets (page 4).	
(3) Includes \$255 million of seller notes receivable received as part of the proceeds from the medical office disposition, which bear interest at 4% and mature in various tranches with the final maturity in January 2020.	
(4) Other tangible assets are comprised of amounts from the Balance Sheets (as presented on page 4) for escrow deposits and other assets (but excluding intangible assets of \$89,314 and deferred financing costs of \$6,502). Other tangible liabilities are comprised of the sum of construction payables, accrued real estate taxes, accrued interest, security deposits, prepaid rents and other liabilities (excluding non-cash liabilities of \$83,599).	

2019 Range of Estimates

(dollars in millions except per share amounts)

Metrics	2018 Actual (Unaudited)	Range of Estimates		Key Assumptions
		Pessimistic	Optimistic	
Net Income per Share Attributable to Common Shareholders - Diluted (1)	\$1.07	\$0.92	\$1.16	- Lower gains on property sales partially offset by lease-up of development properties. - Negative impact of \$0.02 to \$0.04 per share in 2019 for new lease accounting standard.
NAREIT FFO per Share Attributable to Common Shareholders - Diluted (1)	\$1.34	\$1.33	\$1.43	- Negative impact of \$0.02 to \$0.04 per share in 2019 for new lease accounting standard.
Core FFO per Share Attributable to Common Shareholders - Diluted	\$1.33	\$1.37	\$1.43	- Lease up of new developments. - Strong rent growth. - No impact from new lease accounting standard.
Growth in AFFO - Share Adjusted	7.3%	5.1%	10.2%	- Driven by same factors impacting Core FFO. - Lower capital expenditures.
Average Percentage Leased (stabilized portfolio)	98.2%	96.7%	98.7%	- Historical highs in 2018. - Speculative developments placed in service.
Average Percentage Leased (In-service portfolio)	96.9%	94.5%	96.5%	- Speculative developments placed in service.
Same Property NOI - Cash	4.30%	3.25%	4.75%	- Continued solid rent growth expected, embedded lease escalators. - Net effective NOI 1.0% to 1.25% lower.
Building Acquisitions (Duke share)	\$353	\$100	\$300	- Focused on high barrier markets.
Building Dispositions (Duke share)	\$558	\$350	\$550	- Midwest non-strategic industrial.
Development Starts (JVs at 100%)	\$862	\$600	\$800	- Significant number of BTS projects. - Speculative starts in targeted growth markets.
Service Operations Income	\$9	\$3	\$7	- Joint venture development. - Less third party construction expected.
General & Administrative Expense	\$56	\$61	\$57	- Increased technology costs and ESG investments.
Effective Leverage (Gross Book Basis)	30%	34%	30%	- Modest increase in leverage to fund development.
Fixed Charge Coverage (TTM)	5.0X	4.7X	5.1X	
Net Debt to Core EBITDA (TTM)	4.8X	5.3X	4.9X	- Modest increase in leverage to fund development. - Maintain Baa1/BBB+ ratings.

(1) If the new leasing standard (ASC 842) were effective during 2018, \$12.3 million of capitalized leasing costs would have been expensed, which would have resulted in a \$0.03 per share negative impact to net income and NAREIT FFO per diluted share.