

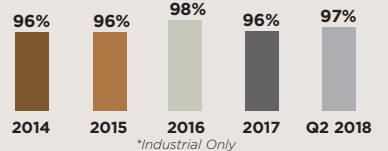


RGLP Intermodal 9789, Columbus, OH — 1,204,580-square-foot, build-to-suit logistics center for Goodyear

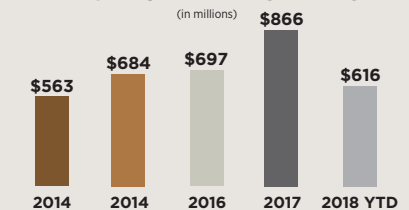
Q2 2018 AT-A-GLANCE

- 97.4% occupancy in total in-service portfolio at end of Q2
- 7.8 million square feet of leases signed during Q2
- Tenant retention of 74.7% for the quarter
- 22% growth in annualized net effective rents on new and renewal leases
- 3.9% increase in same-property net operating income for the 6 months ended June 30, 2018 compared to the same period in 2017
- \$393 million in new development starts in the quarter
- \$301 million in building dispositions in Q2
- \$187 million of building acquisitions in Q2
- Core FFO/diluted share of \$0.33 for the quarter

IN-SERVICE OCCUPANCY*



DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial assets
- 150 million rentable square feet in 20 major U.S. logistics markets
- Member of S&P 500
- Strong balance sheet, liquidity and access to capital
- Investment-grade debt ratings of BBB+/Baa1 by Standard & Poor's and Moody's, respectively
- Services include:
 - Leasing
 - Property management
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of June 30, 2018)

| | |
|------------------------|-----------------|
| NYSE..... | DRE |
| Price..... | \$29.03 |
| 52-Wk Range..... | \$24.30–\$30.14 |
| Annual Dividend..... | \$0.20 |
| Dividend Yield..... | 2.8% |
| Equity Market Cap..... | \$10.5 billion |
| Total Market Cap..... | \$12.9 billion |

RECENT TRANSACTIONS

DEVELOPMENT



24960 San Michele – Moreno Valley, CA
244,336-square-foot spec industrial building; 100% preleased by ResMed, Inc.



Lakeside Ranch 1001 – Flower Mound, TX
634,564-square-foot spec building; 71% preleased by PPG

ACQUISITIONS



Countyline Corporate Park – Hialeah, FL
Three building, 1.0 million-square-foot portfolio; 100% leased



210 West Baywood Avenue – Orange, CA
56,095-square-foot industrial building; 100% leased

LEASES



33 Logistics 1620 – Lehigh Valley, PA
1.0 million-square-foot lease with UPS



ePort 960 and 1000 – Perth Amboy, NJ
Full building leases with 4PX Express (354,250 SF) and Metropolitan Warehouse and Delivery (220,200 SF), bringing recently acquired 3.4 million-square-foot portfolio to 100% occupancy

SELECTED FINANCIAL DATA

(in thousands)

| | Q2 2018 | Q2 2017 | YE 2017 |
|-----------------------------------|--------------|--------------|--------------|
| Assets | \$ 7,502,818 | \$ 7,317,569 | \$ 7,388,196 |
| Total shareholders' equity (GAAP) | \$ 4,660,492 | \$ 4,614,149 | \$ 4,532,844 |
| PER SHARE: | | | |
| NAREIT FFO – diluted* | \$ 0.33 | \$ 0.36 | \$ 1.27 |
| Core FFO – diluted* | \$ 0.33 | \$ 0.32 | \$ 1.24 |

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

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