

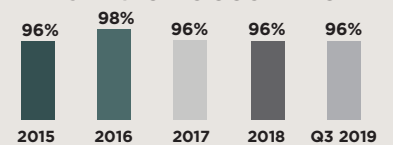


Central Logistics Park 100, Myerstown, PA – 615,600-square-foot build-to-suit distribution center for Max Finkelstein, Inc.

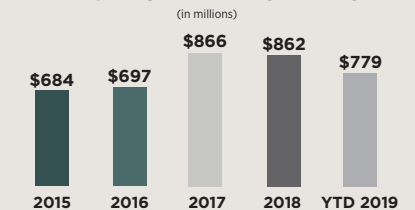
## Q3 2019 AT-A-GLANCE

- 97.9% leased stabilized, in-service portfolio at end of Q3
- 7.0 million square feet of leases signed during Q3
- Tenant retention of 80.4% for the quarter
- 26.8% growth in annualized net effective rents on new and renewal leases
- 4.9% increase in same-property net operating income for the 9 months ended September 30, 2019 compared to the same period in 2018
- \$211 million in new development starts in the quarter; 49% preleased
- \$280 million in building dispositions in Q3
- \$39 million of building acquisitions in Q3
- Core FFO/diluted share of \$0.37 for the quarter

### IN-SERVICE OCCUPANCY



### DEVELOPMENT STARTS



## ABOUT DUKE REALTY

- Owner, manager and developer of logistics real estate
- 155 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 September 30, 2019)

NYSE.....	DRE
Price.....	\$33.97
52-Wk Range.....	\$24.67-\$34.24
Annualized Dividend.....	\$0.86
Dividend Yield.....	2.5%
Equity Market Cap.....	\$12.5 billion
Total Market Cap.....	\$15.3 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



4501 Patterson Avenue – Perris, CA  
800,218-square-foot spec building



AllPoints at Anson 7B – Indianapolis, IN  
133,380-square-foot expansion for Brooks Sports



Camp Creek 4850 – Atlanta, GA  
210,180-square-foot build-to-suit distribution center for Porsche Cars North America



Pinebrooke Business Center 10350 – Tampa, FL  
107,418-square-foot distribution building 50% preleased to Mike's Pies

## LEASES



AllPoints Midwest 10 – Indianapolis, IN  
495,888-square-foot lease with Snyder's-Lance three months after spec building delivery



Airport Logistics Center I – Chicago, IL  
543,780-square-foot lease with RJW Logistics less than two months after spec building delivery

## ACQUISITIONS



Countyline Corporate Park 3850 – Hialeah, FL  
251,986-square-foot 100% leased logistics building

## SELECTED FINANCIAL DATA

(in thousands)

	Q3 2019	Q3 2018	YE 2018
Assets	<b>\$ 8,261,230</b>	\$ 7,824,810	\$ 7,804,024
Total shareholders' equity (GAAP)	<b>\$ 4,957,933</b>	\$ 4,672,461	\$ 4,658,201
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	<b>\$ 0.37</b>	\$ 0.35	\$ 1.34
Core FFO – diluted*	<b>\$ 0.37</b>	\$ 0.35	\$ 1.33

\* 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.

## CONTACT US

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