

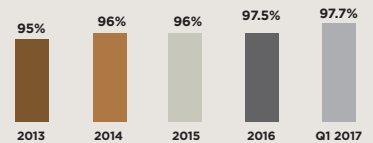


1589 E. 9th Street, Pomona, CA — 197,685-square-foot warehouse that is part of four-building, 751,935-square-foot industrial acquisition in Southern California; 100% leased

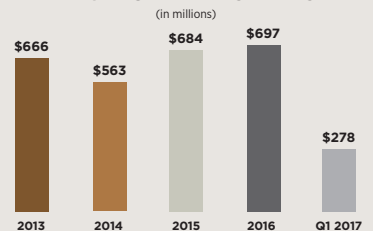
### Q1 2017 AT-A-GLANCE

- 97.7% occupancy in total in-service portfolio at end of Q1
- 5.5 million square feet of leases signed during the quarter
- Tenant retention of 84% for the quarter
- Rent growth on new and renewal leases of 23.5% for the quarter
- 5.2% increase in same-property net operating income for the quarter ended March 31, 2017 compared to same period in 2016
- \$278 million in new development starts in Q1 2017
- 73% preleased 11 million-square-foot development pipeline at end of Q1
- \$115 million in non-strategic buildings and land dispositions in Q1
- \$115 million of acquisitions in Q1
- Core FFO/diluted share of \$0.32 for the quarter

#### IN-SERVICE OCCUPANCY

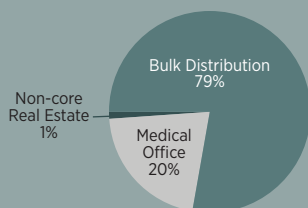


#### DEVELOPMENT STARTS



### ABOUT DUKE REALTY

- Owner, manager and developer of industrial and medical office assets
- 142 million rentable square feet in 21 major U.S. metropolitan areas



[ Based on NOI; March 31, 2017 ]

- Strong balance sheet, liquidity and access to capital
- Member of Standard & Poor's S&P MidCap 400 Index
- Investment-grade debt ratings of BBB+/Baa1 by Standard & Poor's and Moody's, respectively, both with positive outlook
- Services include:
  - Leasing
  - Property management
  - Site selection
  - Development
  - Construction
  - Financing

#### TRADING INFORMATION

(as of March 31, 2017)

NYSE.....	DRE
Price.....	\$26.27
52-Wk Range .....	\$21.11-\$28.99
Annual Dividend.....	\$0.76
Dividend Yield .....	2.9%
Equity Market Cap.....	\$9.4 billion
Total Market Cap.....	\$12.5 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



**Prime Pointe – Dallas, TX**  
557,000-square-foot, build-to-suit headquarters/warehouse and second industrial building developed for Shippers Warehouse in Prime Pointe



**16301 Trojan Way – La Mirada, CA**  
477,000-square-foot industrial building; 100% preleased to UPS



**Premier 370 1000 – St. Louis, MO**  
300,000-square-foot, spec industrial development in Premier 370 Business Park



**RGLP Gateway 2950 – Columbus, OH**  
192,000-square-foot industrial building; 100% preleased

## LEASES



**Hebron 2305 – Cincinnati, OH**  
646,468-square-foot lease with e-commerce company



**Hebron 2285 – Cincinnati, OH**  
598,000-square-foot lease renewal with e-commerce company

## ACQUISITIONS



**2601 Skyview Drive – Lithia Springs, GA**  
225,000-square-foot, 100% leased industrial building

## SELECTED FINANCIAL DATA

(in thousands)

	Q1 2017	Q1 2016	YE 2016
Assets	\$ 6,958,510	\$ 6,896,960	\$ 6,772,002
Total shareholders' equity (GAAP)	\$ 3,467,201	\$ 3,165,431	\$ 3,465,818
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	\$ 0.32	\$ 0.26	\$ 0.29
Core FFO – diluted*	\$ 0.32	\$ 0.28	\$ 0.31

\* 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

**Duke Realty Corporation**  
600 East 96th Street, Suite 100  
Indianapolis, Indiana 46240  
www.dukerealty.com  
317.808.6000

**Investor Relations**  
317.808.6060 or 800.875.3366  
ir@dukerealty.com

**Transfer Agent and Registrar**  
Wells Fargo Shareholder Services  
1110 Centre Point Curve, Suite 101  
Mendota Heights, MN 55120  
877.838.2877 (U.S.)  
651.450.4064 (Outside U.S.)  
www.shareowneronline.com

